

RESOLUTION NO. 2002- 115

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM ST. JOE RESIDENTIAL ACQUISITIONS, INC. TO ST. JOHNS COUNTY IN ACCORDANCE WITH THE ST. JOE DEVELOPMENT AND IMPACT FEE AGREEMENT.

WHEREAS, St. Joe Residential Acquisitions, Inc. has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, in accordance with The St. Joe Development Impact Fee Agreement recorded in Official Records Book 1451 Page 561 of the Public Records of St. Johns County, Florida; and

WHEREAS, acquiring the property is necessary for the required right-of-way for the County Road 210 West, and

WHEREAS, it is in the best interest of the public to acquire the property for purposes mentioned above.

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

1. The Board hereby accepts the Special Warranty Deed attached hereto.
2. The Clerk is instructed to record the Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 25 day of June, 2002.

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

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

ATTEST: Cheryl Strickland, Clerk

Patricia DeStefano
Deputy Clerk

RENDITION DATE 06-26-02

THIS DOCUMENT PREPARED
BY AND RETURN TO:

THOMAS M. JENKS, ESQ.
PAPPAS METCALF JENKS & MILLER, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FLORIDA 32202-4327

Exhibit "A" to Resolution

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 15th day of April, 2002, by and between **ST. JOE RESIDENTIAL ACQUISITIONS, INC.**, a Florida corporation (the "Grantor"), whose mailing address is 224 St. Johns Golf Drive, St. Augustine, FL 32092, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "Grantee"), whose mailing address is 4020 Lewis Speedway, St. Augustine, FL 32095.

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and the Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of St. Johns, State of Florida, and more particularly described on Exhibit A attached hereto and made a part hereof (Part of RE Parcels 026341-0010, 026341-0140, 026341-0130, 026390-0040, 026390-0030, 026390-0060 and 026340-0000.

TOGETHER WITH, all and singular, the tenements, hereditaments and appurtenances thereunto belonging or in anyway appertaining.

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

SUBJECT TO covenants, restrictions, easements, reservations, conditions, limitations, utility services agreements and all other matters of record (provided this Deed shall not operate to reimpose the same), applicable zoning restrictions and the lien of real property taxes accruing subsequent to December 31, 2002.

AND the Grantor, for itself and its successors, hereby covenants with the Grantee and the Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, except for those matters referenced above.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ST. JOE RESIDENTIAL ACQUISITIONS, INC., a Florida corporation

Donna J. Mylod
Donna J. Mylod
(Print Name)
Nicole Applegate
Nicole Applegate
(Print Name)

By: [Signature]
Mark Ambach
Vice President

STATE OF FLORIDA)
)SS
COUNTY OF St Johns)

The foregoing instrument was acknowledged before me this 15th day of April, 2002, by Mark Ambach, the Vice President of ST. JOE RESIDENTIAL ACQUISITIONS, INC., a Florida corporation, on behalf of the corporation.

Donna J. Mylod
(Print Name Donna J. Mylod)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires:
Personally Known X
or Produced I.D. _____
[check one of the above]

Type of Identification Produced



Donna J. Mylod
MY COMMISSION # CC350761 EXPIRES
August 28, 2003
BONDED THROUGH TRQY FAIN INSURANCE, INC.

EXHIBIT A

THE FOLLOWING NINE (9) PARCELS:

A PART OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, BEING THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.01°18'09"W., ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 1664.81 FEET; THENCE S.73°21'24"W., A DISTANCE OF 33.67 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2270.00 FEET; THENCE SOUTHWESTERLY 506.29 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.66°58'02"W. AND A CHORD DISTANCE OF 505.24 FEET TO A POINT ON SAID CURVE; THENCE CONTINUE SOUTHWESTERLY 110.19 FEET ALONG THE ARC OF LAST SAID CURVE A CHORD BEARING S.59°11'14"W. AND A CHORD DISTANCE OF 110.17 TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.57°47'48"W., A DISTANCE OF 261.59 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.57°47'48"W., A DISTANCE OF 206.61 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF LEO MAGUIRE ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE N.14°59'04"E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.36 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, AN ARC DISTANCE OF 138.29 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2915.00 FEET, A CHORD BEARING N.52°39'17"E. AND A CHORD DISTANCE OF 138.27 FEET TO A POINT ON SAID CURVE THENCE S.82°55'00"E., A DISTANCE OF 56.45 FEET TO THE POINT OF BEGINNING.

A PART OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, BEING THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.01°18'09"W., ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 1664.81 FEET TO THE POINT OF BEGINNING; THENCE S.73°21'24"W., A DISTANCE OF 38.67 FEET TO A POINT OF CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2270.00 FEET; THENCE SOUTHWESTERLY 506.29 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.66°58'02"W. AND A CHORD DISTANCE OF 505.24 FEET TO A POINT ON SAID CURVE; THENCE N.11°20'53"E., A DISTANCE OF 73.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, THE FOLLOWING TWO COURSES: COURSE (1) 121.83 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1096.24 FEET, A CHORD BEARING N.70°10'28"E. AND A CHORD DISTANCE OF 121.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2) N.73°21'24"E., A DISTANCE OF 384.04 FEET TO AN INTERSECTION WITH THE EAST LINE OF AFORESAID SECTION 17; THENCE S.01°18'09"E., ALONG SAID EAST LINE A DISTANCE OF 15.55 FEET TO THE POINT OF BEGINNING;

A PART OF GOVERNMENT LOT 3, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 4, BEING THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.01°18'09"W., ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 1784.05 FEET TO THE POINT OF BEGINNING, AN INTERSECTION WITH THE SOUTHEASTERLY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S.73°21'24"W., ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 388.12 FEET TO A POINT ON SAID LINE; THENCE NORTHEASTERLY 258.47 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2400.00 FEET, A CHORD BEARING N.70°09'08"E. AND A CHORD DISTANCE OF 268.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.73°21'24"E., A DISTANCE OF 69.33 FEET; THENCE S.01°18'09"E., A DISTANCE OF 15.55 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210; THE POINT OF BEGINNING;

A STRIP OF LAND 17.0 FEET WIDE, IN PART, BEING A PART OF THE LANDS DESCRIBED AS PARCEL 4, RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 421 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; BEING A PART OF GOVERNMENT LOTS 4 AND 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCT AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SECTION 17; THENCE N 89°23'23" W, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING SAID GOVERNMENT LOTS 4 AND 5; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1041.14 FEET TO THE POINT OF BEGINNING; THENCE S 57°47'48" W, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, (A 100 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED, A DISTANCE OF 319.81 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, AFORESAID; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: COURSE (1) N 57°47'48" E, A DISTANCE OF 336.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2915.00 FEET; COURSE (2) NORTHEASTERLY 99.02 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 56°49'25" E, AND A CHORD DISTANCE OF 99.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LEO MACUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 14°59'04" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.02 FEET TO A POINT OF CUSP ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY 71.85 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING N 53°37'48" W AND A CHORD DISTANCE OF 55.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 2.29 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2932.00 FEET, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, A CHORD BEARING S 57°46'28" W, AND A CHORD DISTANCE OF 2.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 57°47'48" W, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 16.23 FEET TO THE POINT OF BEGINNING, CONTAINING 1,885 SQUARE FEET MORE OR LESS.

A STRIP OF LAND 17.0 FEET IN WIDTH; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1224, PAGE 158 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; BEING A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE N 89°23'23" W ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1061.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 57°47'48" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; THENCE S 32°12'12" E, A DISTANCE OF 17.00 FEET; THENCE S 57°47'48" W, A DISTANCE OF 245.00 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210; THENCE N 57°47'48" E, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING.

A STRIP OF LAND 17.0 FEET IN WIDTH; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1174, PAGE 886 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; BEING A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE N 89°23'23" W ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1061.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 57°47'48" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 331.43 FEET TO THE POINT OF BEGINNING; THENCE S 32°12'12" E, A DISTANCE OF 17.00 FEET; THENCE S 57°47'48" W, A DISTANCE OF 240.00 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210; THENCE N 57°47'48" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING.

A STRIP OF LAND 17.0 FEET IN WIDTH; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1314, PAGE 1105 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; BEING A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE N 89°23'23" W ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1061.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 57°47'48" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 816.43 FEET TO THE POINT OF BEGINNING; THENCE S 32°12'12" E, A DISTANCE OF 17.00 FEET; THENCE S 57°47'48" W, A DISTANCE OF 201.96 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210; THENCE N 57°47'48" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 201.96 FEET TO THE POINT OF BEGINNING.

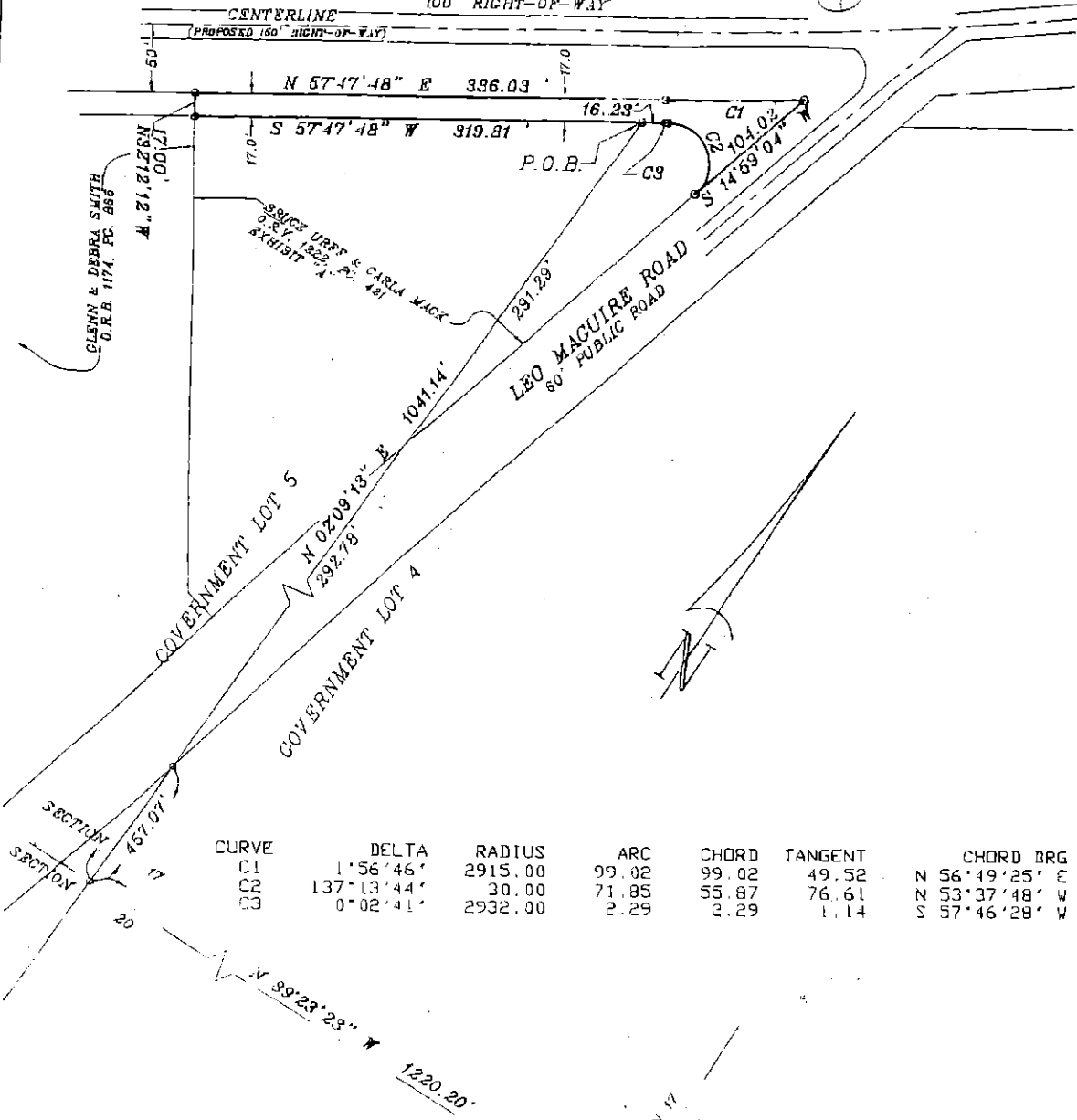
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF PARCEL 85-2-2, RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, AS SHOWN ON SURVEY BY RICHARD MILLER & ASSOCIATES, FILE NO. 16-949, DATED AUGUST 14, 1998, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N 16°15'49" E, ALONG AFORESAID WESTERLY BOUNDARY OF PARCEL 85-2-2, A DISTANCE OF 13.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2226.48 FEET; THENCE NORTHEASTERLY 109.23 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 60°21'37" E, AND A CHORD DISTANCE OF 199.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 57°47'48" E, A DISTANCE OF 1461.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2002.00 FEET; THENCE NORTHEASTERLY 73.02 ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 57°03'00" E, AND A CHORD DISTANCE OF 73.02 FEET TO A POINT ON SAID CURVE; THENCE S 02°24'05" W, ALONG THE EASTERLY BOUNDARY OF AFORESAID PARCEL 85-2-2, A DISTANCE OF 16.07 FEET TO A POINT ON A CURVE CONCENTRIC TO LAST SAID CURVE, BEING THE NORTH RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD 210; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE COURSES: COURSE (1), 63.90 FEET ALONG THE ARC OF A CURVE CONCENTRIC TO LAST, HAVING A RADIUS OF 2915.00 FEET; A CHORD BEARING S 67°08'17" W, AND A CHORD DISTANCE OF 63.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2), S 57°47'48" W, A DISTANCE OF 1461.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2239.40 FEET; COURSE (3), 202.88 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 60°23'31" W, AND A CHORD DISTANCE OF 202.81 FEET TO THE POINT OF BEGINNING, CONTAINING 0.52 ACRES MORE OR LESS.

A PART OF GOVERNMENT LOTS 3 & 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 4, BEING THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE N.01°18'09"W., ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 1664.81 FEET; THENCE S.73°21'24"W., A DISTANCE OF 33.67 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2270.00 FEET; THENCE SOUTHWESTERLY 506.29 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.66°58'02"W., AND A CHORD DISTANCE OF 505.24 FEET TO A POINT ON SAID CURVE, THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY 110.19 FEET ALONG THE ARC OF LAST SAID CURVE, A CHORD BEARING S.59°11'14"W., AND A CHORD DISTANCE OF 110.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.57°47'48"W., A DISTANCE OF 261.59 FEET; THENCE N.82°55'00"W., A DISTANCE OF 56.45 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY LINE, THE FOLLOWING THREE COURSES: COURSE (1) NORTHEASTERLY 57.60 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2915.00 FEET, A CHORD BEARING N.50°48'46"E., AND A CHORD DISTANCE OF 57.60 FEET TO THE POINT OF TANGENCY THEREOF; COURSE (2) N.50°09'48"E., A DISTANCE OF 88.60 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1096.24 FEET; COURSE (3) 321.93 FEET ALONG THE ARC OF SAID CURVE, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A CHORD BEARING N.58°34'35"E., AND A CHORD DISTANCE OF 320.78 FEET TO A POINT ON SAID CURVE; THENCE S.11°20'55"W., A DISTANCE OF 73.00 FEET TO THE POINT OF BEGINNING;

MAP OF:

COUNTY ROAD No. 210
100' RIGHT-OF-WAY

(4)



CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BRG
C1	1°56'46"	2915.00	99.02	99.02	49.52	N 56°49'25" E
C2	137°13'44"	30.00	71.85	55.87	76.61	N 53°37'48" W
C3	0°02'41"	2932.00	2.29	2.29	1.14	S 57°46'28" W

POINT OF REFERENCE
FOUND CONCRETE
MONUMENT
"RAYONIER"

REVISED 2-4-2000 TO CHANGE THE CERTIFICATION.
REVISED 1-28-2000 TO CHANGE THE CONFIGURATION FROM 1 PARCEL TO 2.
REVISED 1-20-2000 TO ADD A 30' RADIUS AT THE INTERSECTION OF COUNTY ROAD 210 & LEO MacGUIRE ROAD AND CHANGE LEGAL

LEGEND:
O.R.V. DENOTES OFFICIAL RECORDS BOOK
P.O.B. DENOTES POINT OF BEGINNING

NOTES:
1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.

I HEREBY CERTIFY TO: CHICAGO TITLE INS. CO.
BRUCE W. URF & CARLA W. MACK
ST JOE RESIDENTIAL ACQUISITIONS, INC.
PAPPAS WETCALF JENKS MILLER & REINSCH

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61C17-6 FLORIDA ADMINISTRATION CODE.

Jerry M. Sizemore
FLORIDA REGISTERED SURVEYOR NO. 4177
JERRY M. SIZEMORE
SIGNED JULY 14, 1999
SCALE: 1" = 100'

SHEET 1 OF 2 SHEETS

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
1750 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 398-9555

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID

MAP OF:

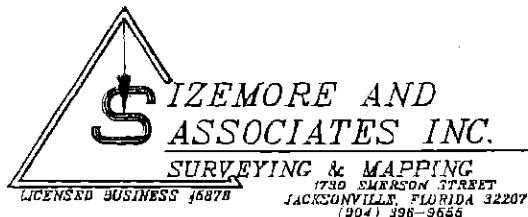
A STRIP OF LAND 17.0 FEET WIDE, IN PART, BEING A PART OF THE LANDS DESCRIBED AS PARCEL 4, RECORDED IN OFFICIAL RECORDS BOOK 1222, PAGE 421 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; BEING A PART OF GOVERNMENT LOTS 4 AND 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCT AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SECTION 17; THENCE N 89°23'23" W, ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING SAID GOVERNMENT LOTS 4 AND 5; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1041.14 FEET TO THE POINT OF BEGINNING; THENCE S 57°47'48" W, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, (A 100 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED, A DISTANCE OF 319.81 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, AFORESAID; THENCE NORTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING TWO COURSES: COURSE (1) N 57°47'48" E, A DISTANCE OF 336.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2915.00 FEET; COURSE (2) NORTHEASTERLY 99.02 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 56°49'25" E, AND A CHORD DISTANCE OF 99.02 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF LEO MAGUIRE ROAD, A COUNTY ROAD (FORMERLY ELWOOD ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 14°59'04" W, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.02 FEET TO A POINT OF CUSP ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTHWESTERLY 71.85 FEET ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING N 53°37'48" W AND A CHORD DISTANCE OF 55.87 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY 2.29 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 2932.00 FEET, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, A CHORD BEARING S 57°46'28" W, AND A CHORD DISTANCE OF 2.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 57°47'48" W, PARALLEL WITH AND 17.00 FEET SOUTHERLY OF THE EXISTING SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 16.23 FEET TO THE POINT OF BEGINNING, CONTAINING 1,885 SQUARE FEET MORE OR LESS.

REVISED 2-3-2000 TO CORRECT BEARING IN COURSE (1) OF THE LEGAL DSCRIPTION.

REVISED 1-28-2000 TO CHANGE CONFIGURATION FROM 2 PARCELS TO 1 PARCEL

LEGEND:
O.R.V. DENOTES OFFICIAL RECORDS BOOK
P.O.B. DENOTES POINT OF BEGINNING

NOTES:
1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.



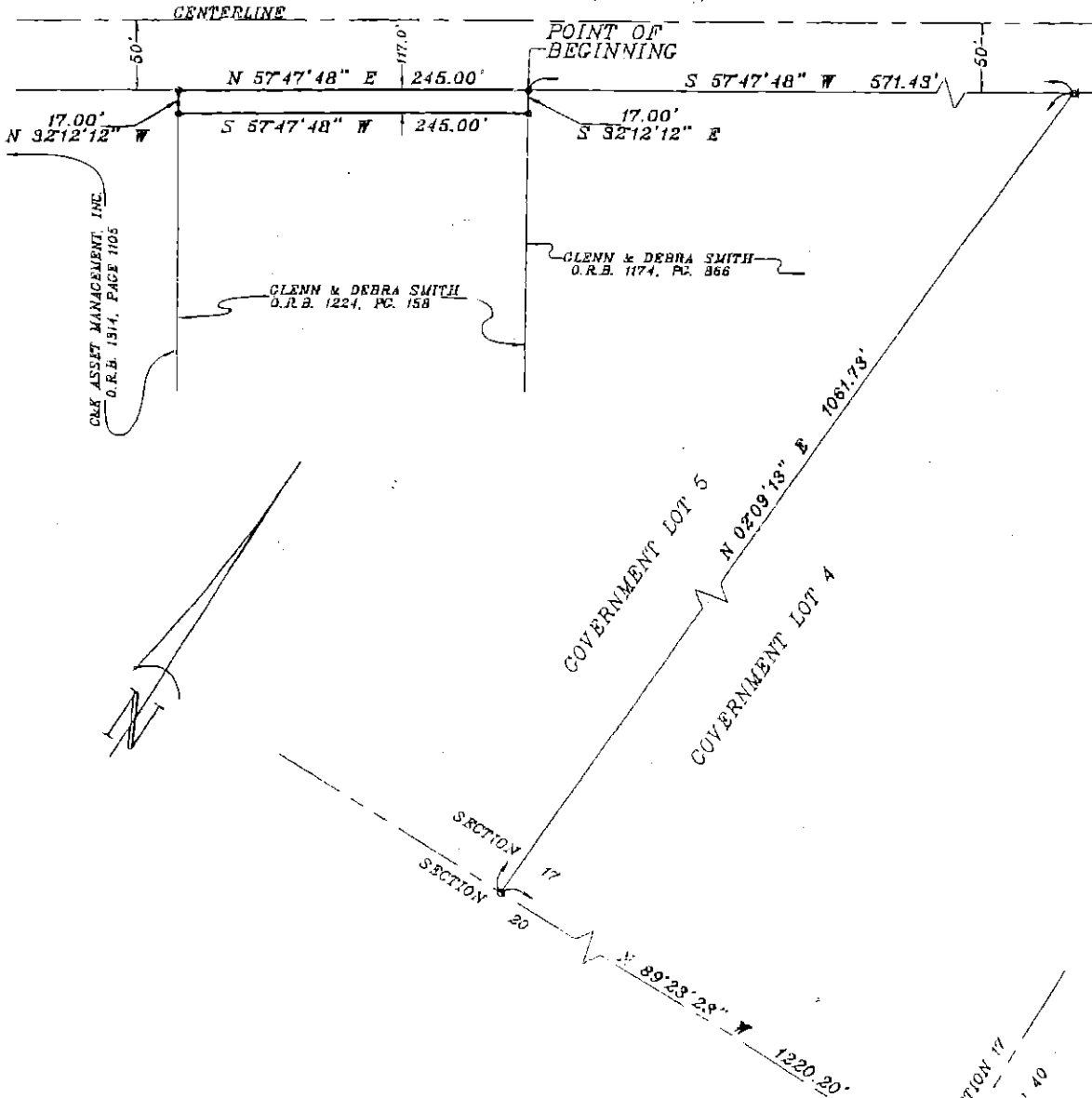
Jan
2-3-2000

SHEET 2 OF 2 SHEETS

MAP C.F.

COUNTY ROAD No. 210
100' RIGHT-OF-WAY

(5)



REVISED 1-28-2000 TO CHANGE FROM 2 PARCELS TO 1 PARCEL

LEGEND:
O.R.B. DENOTES OFFICIAL RECORDS BOOK

- NOTES:
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - 2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.
 - 3) SURVEY INFORMATION WAS TAKEN FROM NOTES OF A SURVEY IN PROGRESS.
 - 4) SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.

POINT OF REFERENCE
FOUND CONCRETE MONUMENT
"RAYONIER"

I HEREBY CERTIFY TO: CHICAGO TITLE INS. CO.
GLENN G. SMITH & DEBRA A. SMITH
ST. JOE RESIDENTIAL ACQUISITIONS INC.
PAPPAS METCALE JENKS MILLER & REINSCH

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61C17-8 FLORIDA ADMINISTRATION CODE.

Jerry M. Sizemore
FLORIDA REGISTERED SURVEYOR NO. 4177
JERRY M. SIZEMORE

SIGNED JULY 14, 1999

SCALE: 1" = 100'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID.

SHEET 1 OF 2 SHEETS

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS 15278
1730 EMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 398-9555

MAP OF:

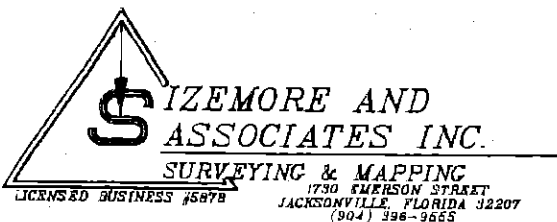
A STRIP OF LAND 17.0 FEET IN WIDTH; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1224, PAGE 15B OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; BEING A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE N 89°23'23" W ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1061.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 57°47'48" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 571.43 FEET TO THE POINT OF BEGINNING; THENCE S 32°12'12" E, A DISTANCE OF 17.00 FEET; THENCE S 57°47'48" W, A DISTANCE OF 245.00 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210; THENCE N 57°47'48" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 245.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4,165 SQUARE FEET MORE OR LESS.

REVISED 1-28-2000 TO CHANGE FROM 2 PARCELS TO 1 PARCEL

LEGEND:
O.R.B. DENOTES OFFICIAL RECORDS BOOK

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
- 2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.
- 3) SURVEY INFORMATION WAS TAKEN FROM NOTES OF A SURVEY IN PROGRESS.
- 4) SEE SHEET 1 OF 2 FOR MAP OF PROPERTY.

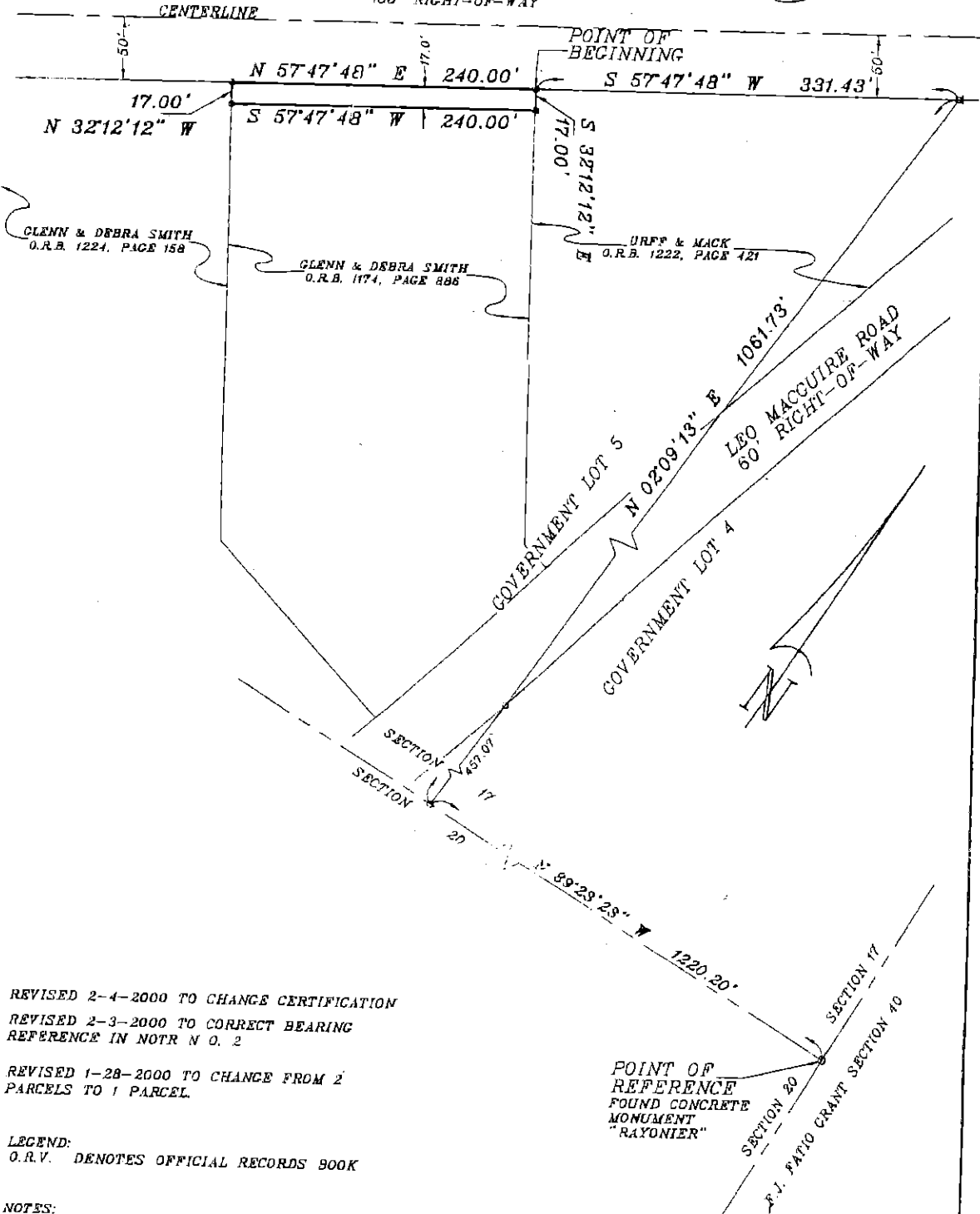


Qms
1-28-2000
SHEET 2 OF 2 SHEETS

MAP OF:

COUNTY ROAD No. 210
100' RIGHT-OF-WAY

6



REVISED 2-4-2000 TO CHANGE CERTIFICATION
 REVISED 2-3-2000 TO CORRECT BEARING
 REFERENCE IN NOTR N O. 2
 REVISED 1-28-2000 TO CHANGE FROM 2
 PARCELS TO 1 PARCEL

LEGEND:
 O.R.V. DENOTES OFFICIAL RECORDS BOOK

- NOTES:
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - 2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.
 - 3) SURVEY INFORMATION WAS TAKEN FROM NOTES OF A SURVEY IN PROGRESS.
 - 4) SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.

I HEREBY CERTIFY TO: CHICAGO TITLE INS. CO.
 GLENN C. SMITH & DEBRA E. SMITH
 ST. JOE RESIDENTIAL ACQUISITIONS, INC.
 PAPPAS METCALF JENKS MILLER & BRINSCH

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61C17-6 FLORIDA ADMINISTRATION CODE.

Jerry M. Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY M. SIZEMORE

SIGNED JULY 14, 1999
 SCALE: 1" = 100'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID

SHEET 1 OF 2 SHEETS

SIZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 LICENSED BUSINESS #5878
 1730 EMERSON STREET
 JACKSONVILLE, FLORIDA 32207
 (904) 396-9855

MAP OF:

A STRIP OF LAND 17.0 FEET IN WIDTH; BEING A PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1174, PAGE 886 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; BEING A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE F. J. FATIO GRANT, SECTION 40 WITH THE SOUTH LINE OF SAID SECTION 17; THENCE N 89°23'23" W ALONG SAID SOUTH LINE OF SECTION 17, A DISTANCE OF 1220.20 FEET TO THE LINE DIVIDING GOVERNMENT LOTS 4 AND 5 OF SAID SECTION 17; THENCE N 02°09'13" E, ALONG SAID LINE DIVIDING GOVERNMENT LOTS 4 AND 5, A DISTANCE OF 1061.73 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 57°47'48" W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 331.43 FEET TO THE POINT OF BEGINNING; THENCE S 32°12'12" E, A DISTANCE OF 17.00 FEET; THENCE S 57°47'48" W, A DISTANCE OF 240.00 FEET; THENCE N 32°12'12" W, A DISTANCE OF 17.00 FEET TO AN INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210; THENCE N 57°47'48" E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 240.00 FEET TO THE POINT OF BEGINNING, CONTAINING 4.080 SQUARE FEET MORE OR LESS.

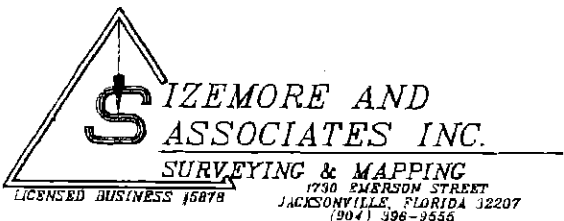
Qms
2-3-2000

REVISED 2-3-2000 TO CORRECT BEARING NOTE AND DEED REFERENCE IN LEGAL DESCRIPTION.

REVISED 1-28-2000 TO CHANGE FROM 2 PARCELS TO 1 PARCEL

LEGEND:
O.R.V. DENOTES OFFICIAL RECORDS BOOK

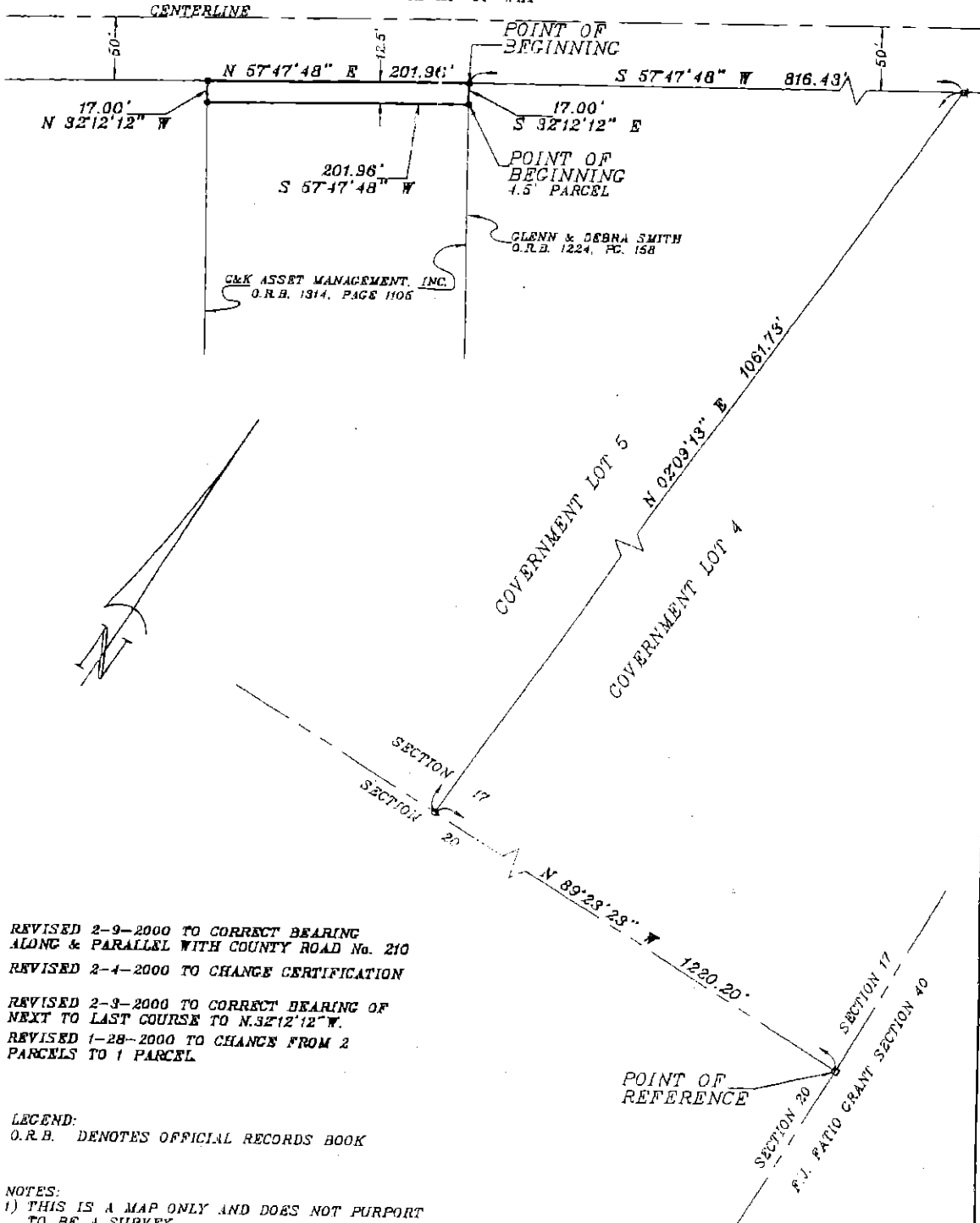
- NOTES:
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - 2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING N 57°47'48" E.
 - 3) SURVEY INFORMATION WAS TAKEN FROM NOTES OF A SURVEY IN PROGRESS.
 - 4) SEE SHEET 1 OF 2 FOR MAP OF PROPERTY.



MAP OF:

(7)

COUNTY ROAD No. 210
100' RIGHT-OF-WAY



REVISED 2-9-2000 TO CORRECT BEARING
ALONG & PARALLEL WITH COUNTY ROAD No. 210
REVISED 2-4-2000 TO CHANGE CERTIFICATION

REVISED 2-3-2000 TO CORRECT BEARING OF
NEXT TO LAST COURSE TO $N.32^{\circ}12'12'' W$.
REVISED 1-28-2000 TO CHANGE FROM 2
PARCELS TO 1 PARCEL.

LEGEND:
O.R.B. DENOTES OFFICIAL RECORDS BOOK

- NOTES:
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - 2) BEARINGS ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 AS BEING $N 57^{\circ}47'48'' E$.
 - 3) SURVEY INFORMATION WAS TAKEN FROM NOTES OF A SURVEY IN PROGRESS.
 - 4) SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION.

I HEREBY CERTIFY TO: CHICAGO TITLE INS CO
C & K ASSET MANAGEMENT, INC.
ST. JOE RESIDENTIAL ACQUISITIONS, INC.
PAPPAS METCALF JENKS MILLER & REINSCH

THAT THIS MAP MEETS THE MINIMUM TECHNICAL
STANDARDS AS SET FORTH BY THE FLORIDA BOARD
OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION
472.072 FLORIDA STATUTES AND CHAPTER 61G17-8
FLORIDA ADMINISTRATION CODE.

SHEET 1 OF 2 SHEETS

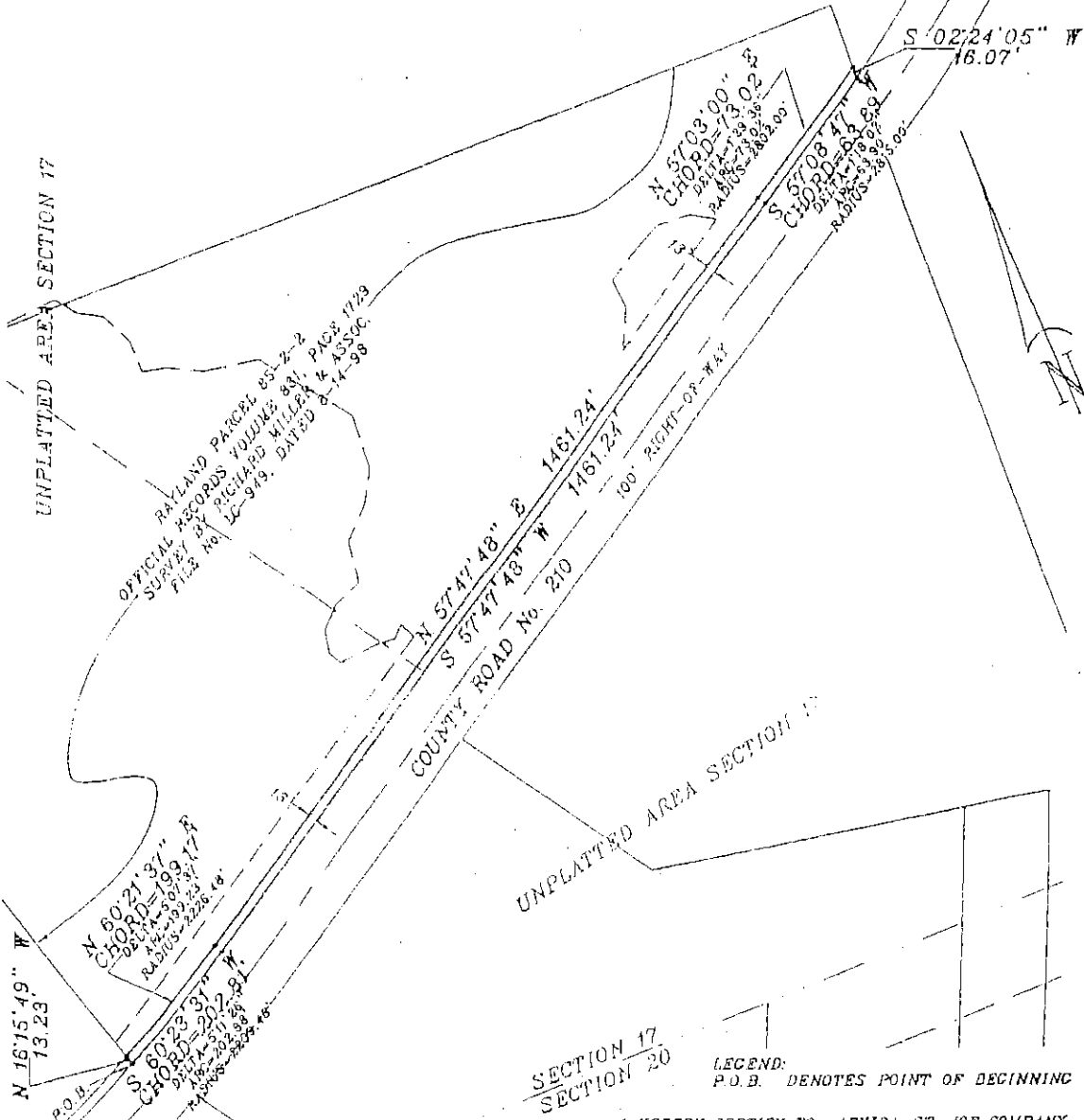
SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
1730 SUMERSON STREET
JACKSONVILLE, FLORIDA 32207
(904) 396-9555

Jerry M. Sizemore
FLORIDA REGISTERED SURVEYOR NO. 1177
JERRY M. SIZEMORE
SIGNED JULY 14, 1999
SCALE: 1" = 100'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND
MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES
AND IS NOT VALID

MAP OF: (3)

A PART OF SECTION 17, TOWNSHIP 5 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 WESTERLY BOUNDARY OF PARCEL 85-2-2, RECORDED IN OFFICIAL RECORDS BOOK 831, PAGE 1729, AS SHOWN ON SURVEY BY RICHARD MILLER & ASSOCIATES, FILE NO. LC-949, DATED AUGUST 14, 1998, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 210 (FORMERLY STATE ROAD 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE N.16°15'49"E., ALONG AFORESAID WESTERLY BOUNDARY OF PARCEL 85-2-2, A DISTANCE OF 13.23 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2226.48 FEET; THENCE NORTHEASTERLY 129.23 FEET ALONG THE ARC OF SAID CURVE; A CHORD BEARING N.60°21'37"E., AND A CHORD DISTANCE OF 199.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.37°47'48"E., A DISTANCE OF 1461.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2802.00 FEET; THENCE NORTHEASTERLY 73.02 ALONG THE ARC OF SAID CURVE; A CHORD BEARING N.57°03'00"E., AND A CHORD DISTANCE OF 73.02 FEET TO A POINT ON SAID CURVE; THENCE S.02°24'05"W., ALONG THE EASTERLY BOUNDARY OF AFORESAID PARCEL 85-2-2, A DISTANCE OF 18.07 FEET TO A POINT ON A CURVE CONCENTRIC TO LAST SAID CURVE, BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AFORESAID COUNTY ROAD 210; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING THREE COURSES: COURSE (1): 63.90 FEET ALONG THE ARC OF A CURVE CONCENTRIC TO LAST, HAVING A RADIUS OF 2815.00 FEET; A CHORD BEARING S.67°08'17"W., AND A CHORD DISTANCE OF 63.89 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE (2): S.57°47'48"W., A DISTANCE OF 1461.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2239.48 FEET; COURSE (3): 202.88 FEET ALONG THE ARC OF SAID CURVE; A CHORD BEARING S.60°23'31"W., AND A CHORD DISTANCE OF 202.81 FEET TO THE POINT OF BEGINNING; CONTAINING 0.52 ACRES MORE OR LESS.



- NOTES:
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - 2) BEARINGS ARE BASED ON THE CENTERLINE OF COUNTY ROAD No. 210 AS BEING N.37°47'48" E.
 - 3) THIS MAP WAS PRODUCED FROM A SURVEY SOUTH OF COUNTY ROAD No. 210 BY SIZEMORE & ASSOC., INC., FILE No. M-5, DATED 5-14-98; FROM A SURVEY OF PARCEL 85-2-2, BY RICHARD MILLER & ASSOC., FILE No. LC-949 DATED 8-14-98; AND FROM A MAP BY RICHARD MILLER & ASSOC., FILE No. LC-701-C DATED 12-14-96.

I HEREBY CERTIFY TO: ARYIDA-ST. JOE COMPANY

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 81C17-6 FLORIDA ADMINISTRATION CODE.

Jerry Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY M. SIZEMORE
 SIGNED OCTOBER 25, 1999
 SCALE: 1" = 300'

SIZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 1790 SWENSON STREET
 JACKSONVILLE, FLORIDA 32207
 LICENSED BUSINESS 15876
 (904) 396-9555

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID.