

RESOLUTION NO. 2002- 147

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF PROPERTY FOR THE CONSTRUCTION OF TWO NEW WELL SITES IN THE INTERNATIONAL GOLF PARKWAY AREA.

Recitals

WHEREAS, the owners of certain property located approximately 1.5 miles west of I-95, approximately 1,000 feet North of the International Golf Parkway, has presented to the County a Purchase and Sale Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and

WHEREAS, acquiring the property is necessary for an extension of the existing County owned well field that has two 1,500 gallon per minute wells. The new proposed well sites are located approximately 2,600 and 4,000 feet Northwest of the existing Water Treatment Plant on International Golf Parkway. The attached site plan attached hereto as Exhibit "B" incorporated by reference, shows the location of the well sites and 20 foot Utility easement, and

WHEREAS, the purchase price of \$75,000.00 includes acquiring two (2) 200' x 200' well sites and a access easement for installation of a raw water main from the plant to both the well sites. Per Florida Statute 125.35 the Board may waive the requirement for Appraisal for purchases less than \$100,000.00, and

WHEREAS, St. Johns County Utility Department has applied for a Consumptive Use Permit with the St. Johns River Water Management District. The Utility Department has requested approximately 16.82 million gallons per day of average daily flow to be withdrawn from the Upper Floridian Aquifer in the year 2020. The withdrawal requested is for the County Road 214 Water Treatment (11.33 million gallons per day) and Northwest Water Treatment Plant (5.49 million gallons per day) service areas, and

WHEREAS, it is in the best interest of the public to acquire the property for the health and safety of the citizens.

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

1. The above recitals are incorporated by reference and adopted as findings of fact.
2. The Board hereby approves the Purchase and Sale Agreement and Authorizes the County Administrator to execute said Agreement and take action to close and complete the purchase upon compliance with Florida Statute 125.355 and waives the appraisal requirement pursuant Florida Statute 125.355(b).
3. The Clerk is instructed to file the original Purchase and Sale Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 30th day of July, 2002.

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

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

ATTEST: Cheryl Strickland, Clerk

By: Patricia Ale Grande
Deputy Clerk

RENDITION DATE 7-31-02



Exhibit "A" to Resolution

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of _____, 2002, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095 ("Buyer") and **RICHARD A. PACETTI AND BARBARA PACETTI**, whose address is 5560 SR 16, St. Augustine, Florida 32092 ("Seller").

WITNESSETH:

WHEREAS, the County is desirous of purchasing certain property described in Exhibit "A" attached hereto, owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire fee simple title to the property shown in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property"); and

NOW THEREFORE, it is mutually agreed as follows:

1. Purchase Price and Deposit.

(a) The purchase price ("Purchase Price") is **\$75,000.00**, subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(I) Deposit to be held in Escrow by Escrow Agent (hereinafter defined)	Due within fifteen (15) days of Commission Approval (hereinafter defined)	\$ 7,500.00
(ii) Cash to Close	Closing Day	\$67,500.00
TOTAL PURCHASE PRICE		\$75,000.00

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain within 45 days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to issue to Buyer, upon recording the Deed an owner's policy of title insurance in the amount of the Purchase Price, insuring Buyer's title to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing (“Title Notice”) within 10 day after Buyer’s receipt of the Commitment if the Commitment cannot be obtained or it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect and such defect is timely noted in a Title Notice, Seller, at Seller’s sole option and expense, shall have 60 days from the date it receives the Title Notice within which to cure such defect (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 60-day period, Seller has not cured title defects, then in such event, Buyer’s remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

3. Identity and Obligation of Escrow Agent.

(a) LAND TITLE OF AMERICA GROUP, 3700 US #1 South, St. Augustine, Florida 32086, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

(b) If there is any dispute as to whether Escrow Agent is obligated to deliver the Deposit, or any other monies or documents which it holds or as to whom such Deposit, monies or documents are to be delivered, Escrow Agent shall not be obligated to make any delivery, but, in such event, may hold same until receipt by Escrow Agent of an authorization, in writing, signed by all the parties having an interest in such dispute directing the disposition of same, or in the absence of such authorization, Escrow Agent may hold such Deposit, monies or documents until the final determination of the rights of the parties in an appropriate proceeding. If such written authorization is not given or proceeding for such determination is not begun and diligently continued, Escrow Agent may, but not required to, bring an appropriate interpleader action or proceeding for leave to deposit such Deposit, monies or documents in court, pending such determination. Escrow Agent shall not be responsible for any acts or omissions unless the same constitutes gross negligence or willful misconduct and upon making delivery of the Deposit, monies or documents which Escrow Agent holds, in accordance with the terms of this Agreement, Escrow Agent shall have absolutely no further liability hereunder.

In the event Escrow Agent places the Deposit, monies or documents that have actually been delivered to Escrow Agent in the Registry of the Circuit Court in and for the County in which the

Property is located and files an action of interpleader, naming the parties hereto, Escrow Agent shall be released and relieved from any and all further obligation and liability hereunder or in connection herewith.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Land Title of America Group, 3700 US #1 South, St. Augustine, Florida 32086 on or before ninety (90) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Prorations. Any real property taxes shall be prorated on the basis of the 2002 taxes at the highest allowable discount.

6. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

7. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) a general warranty deed ("Deed") conveying the fee simple title to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Escrow Agent shall deliver the Deposit and Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the Property and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

8. Closing Expenses. Buyer shall pay the cost of the owner's title policy issued pursuant to the Commitment, the cost of recording the deed, all of the expenses in connection with recording fees. Each party shall bear the expense of its own legal counsel.

9. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

10. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests or assessments including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Buyer agrees to provide Seller with copies of all reports conducted on the Property. If Buyer determines that the Property is unsuitable, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice of termination must be given on or before the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

11. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation. Buyer may receive an immediate refund of the Deposit, and at its option may either terminate its obligations under this Agreement and sue for damages, costs and attorneys fees or sue for specific performance, as well as for damages related to the delay caused by Seller's breach. Seller acknowledges that time is of the essence, and agrees that any of Buyer's costs and attorneys fees associated with the delay of the transfer of property may be taxed to Seller. (b) Default by Buyer. If Buyer defaults in performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, the Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

12. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Deed.

13. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

14. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

15. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

16. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

17. Time. Time is of the essence of all provisions of this Agreement.

18. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

19. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United State Express Mail; or Federal Express or equivalent courier service, and shall not be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: **Richard A. and Barbara Pacetti**
5560 SR 16
St. Augustine FL 32092

Buyer: **St. Johns County**
Ben W. Adams, Jr., County Administrator
4020 Lewis Speedway
St. Augustine, Florida 32095

Escrow Agent: **Land Title of America Group**
3700 US #1 South
St. Augustine, Florida 32086

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

21. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

22. Commission Dues. Buyer and Seller agree that there are no real estate commissions that may be owed as a result of this transaction.

23. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

24. Effective Date: The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparties.

SELLERS:

Witness Name _____

Date: _____
RICHARD A. PACETTI

Witness Name _____

Date: _____
BARBARA PACETTI

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2002, by **RICHARD A. PACETTI AND BARBARA PACETTI**, Grantor. He is personally known to me or has produced a driver's license _____ as identification.

Notary

**BUYER:
ST. JOHNS COUNTY, FLORIDA**

Witness Name: _____

Ben W. Adams, Jr.
County Administrator

Witness Name _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2002 by **BEN W. ADAMS, JR.**, County Administrator for St. Johns County, Florida, who is personally known to me.

Notary

Deputy Clerk to Attest:

Deposit received by _____, (Escrow Agent), which the Escrow agent agrees to return in accordance with the terms and conditions of the within Agreement.

ESCROW AGENT

By: Land Title of America Group

Name: _____

Title: _____

Date: _____

July 10, 2002

Exhibit "A" to Purchase and Sale Agreement

EASEMENT A

PROPOSED INGRESS/EGRESS AND UTILITY EASEMENT

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6 AND 7, TOWNSHIP 6 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 LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $00^{\circ}32'42''$ EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH $53^{\circ}10'41''$ EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH $36^{\circ}51'00''$ WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT AND THE POINT OF BEGINNING; THENCE SOUTH $53^{\circ}10'41''$ EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH $48^{\circ}19'15''$ EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH $50^{\circ}36'31''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH $48^{\circ}19'15''$ WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 338.09 FEET; THENCE NORTH $53^{\circ}10'41''$ WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH $60^{\circ}19'17''$ WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH $53^{\circ}10'41''$ WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH $17^{\circ}32'53''$ EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH $49^{\circ}15'08''$ EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH $17^{\circ}34'12''$ EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH $72^{\circ}25'48''$ WEST A DISTANCE OF 263.06 FEET; THENCE NORTH $12^{\circ}43'42''$ EAST A DISTANCE OF 376.84 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WELL SITE (PARCEL 1); THENCE CONTINUE NORTH $12^{\circ}43'42''$ EAST, ALONG THE EASTERLY LINE OF A PROPOSED WELL SITE (PARCEL 1), A DISTANCE OF 200.00 FEET; THENCE NORTH $72^{\circ}43'41''$ WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT

FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1113.81 FEET TO THE NORTHEAST CORNER OF A PROPOSED WELL SITE (PARCEL 2); THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AND ALONG THE NORTHERLY LINE OF SAID PROPOSED WELL SITE (PARCEL 2), A DISTANCE OF 200.00 FEET; THENCE NORTH 17°16'19" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 72°43'41" EAST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1532.28 FEET; THENCE SOUTH 12°43'42" WEST A DISTANCE OF 576.94 FEET; THENCE SOUTH 72°25'48" EAST A DISTANCE OF 274.69 FEET; THENCE SOUTH 17°34'12" WEST, ALONG THE EASTERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949, A DISTANCE OF 1381.90 FEET; THENCE NORTHERLY, WESTERLY, EASTERLY AND SOUTHERLY, ALONG THE EASTERLY AND NORTHERLY BOUNDARIES OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, THE FOLLOWING FIVE COURSES: NORTH 72°27'07" WEST A DISTANCE OF 30.00 FEET; SOUTH 17°32'53" WEST A DISTANCE OF 100.00 FEET; SOUTH 53°10'41" EAST A DISTANCE OF 100.00 FEET; NORTH 36°49'19" EAST A DISTANCE OF 50.00 FEET AND SOUTH 53°10'41" EAST A DISTANCE OF 1430.92 FEET TO THE POINT OF BEGINNING. CONTAINING 4.21 ACRES, MORE OR LESS.

EASEMENT B

PROPOSED UTILITY EASEMENT

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 7, TOWNSHIP 6 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 LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 53°10'41" WEST, ALONG SAID NORTHERLY LINE OF THE NEXTEL

INGRESS AND EGRESS EASEMENT, A DISTANCE OF 20.00 FEET; THENCE NORTH 36°51'00" EAST A DISTANCE OF 74.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.03 ACRES, MORE OR LESS.

PARCEL 1

PROPOSED WELL SITE

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 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 LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 53°10'41" EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH 48°19'15" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH 50°36'31" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH 48°19'15" WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 338.09 FEET; THENCE NORTH 53°10'41" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH 60°19'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH 53°10'41" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH 17°32'53" EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH 49°15'08" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH 17°34'12" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH 72°25'48" WEST A DISTANCE OF 263.06 FEET; THENCE NORTH 12°43'42" EAST A DISTANCE OF 376.84 FEET TO THE POINT OF BEGINNING OF PROPOSED WELL SITE (PARCEL 1); THENCE CONTINUE NORTH 12°43'42" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN

EXISTING 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE SOUTH 12°43'42" WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°43'41" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS.

PARCEL 2

PROPOSED WELL SITE

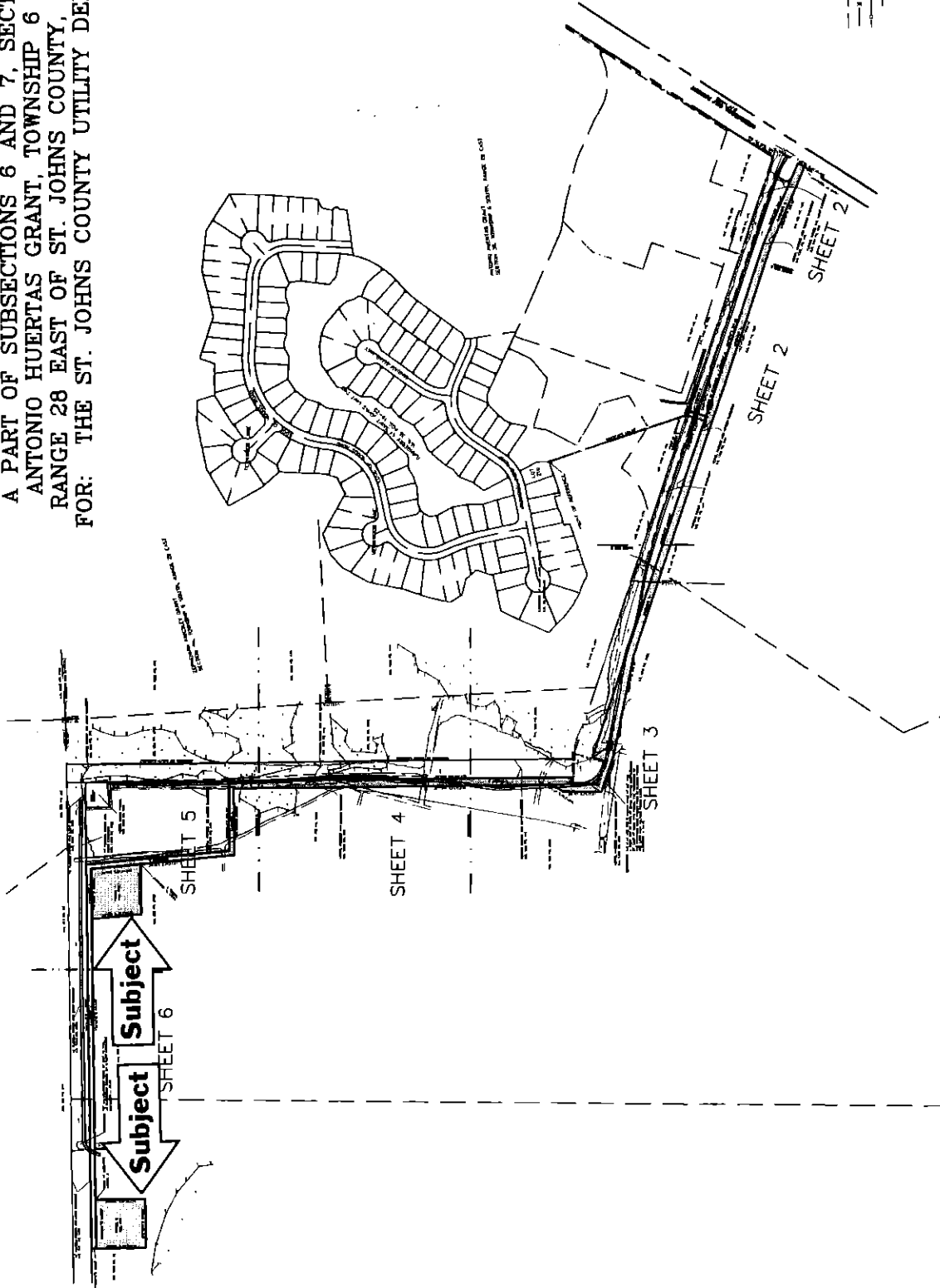
A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT; THENCE SOUTH 53°10'41" EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH 48°19'15" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH 50°36'31" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH 48°19'15" WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 338.09 FEET; THENCE NORTH 53°10'41" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH 60°19'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH 53°10'41" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH 17°32'53" EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH 49°15'08" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH 17°34'12" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH 72°25'48" WEST A DISTANCE OF 263.06 FEET; THENCE NORTH 12°43'42" EAST A DISTANCE OF 376.84 FEET TO THE SOUTHEAST CORNER OF A PROPOSED WELL SITE (PARCEL 1); THENCE CONTINUE NORTH 12°43'42" EAST, ALONG THE

EASTERLY LINE OF A PROPOSED WELL SITE (PARCEL 1), A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1113.81 FEET TO THE POINT OF BEGINNING OF A PROPOSED WELL SITE (PARCEL 2); THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 200.00 FEET; THENCE SOUTH 17°16'19" WEST A DISTANCE OF 200.00 FEET; THENCE SOUTH 72°43'41" EAST A DISTANCE OF 200.00 FEET; THENCE NORTH 17°16'19" EAST A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.92 ACRES, MORE OR LESS.

"Exhibit B to Resolution"

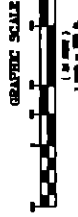
MAP SHOWING A SPECIFIC PURPOSE SURVEY OF
 A PART OF SUBSECTIONS 6 AND 7, SECTION 38,
 ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH,
 RANGE 28 EAST OF ST. JOHNS COUNTY, FLORIDA.
 FOR: THE ST. JOHNS COUNTY UTILITY DEPARTMENT

Well Site



LEGEND

- = WOOD UTILITY POLE WITH GUY ANCHOR
- = CONCRETE UTILITY POLE
- = SOUTHERN BELL RISER BOX
- = ELECTRIC CONTROL BOX
- = WATER LINE TEE
- = EXISTING WELL
- = WOOD POST
- = OLD PVC IRRIGATION LINE WENT
- = CONCRETE WHERED END SECTION
- = MAILBOX
- = WOOD OR TREE LINE
- = TOP OF BANK LINE
- = WIRE FENCE
- = CHAIN LINK FENCE
- = OVERHEAD UTILITY LINES



<p>ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING/CIS DIVISION 4000 LAYNE SPOFFORD - P.O. DRAWER 349 ST. AUGUSTINE, FLORIDA 32084 Phone (804) 885 - 2400</p>		<p>NORTHWEST UTILITIES SPECIFIC PURPOSE SURVEY</p>	
<p>DATE OF SURVEY: 11/11/03 DRAWN BY: ALE SCALE: 1"=40' CHECKED BY: WML PROJECT NO.: 03-028 FIELD BOOK: 31 PLOT: 13-11</p>		<p>ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING/CIS DIVISION 4000 LAYNE SPOFFORD - P.O. DRAWER 349 ST. AUGUSTINE, FLORIDA 32084 Phone (804) 885 - 2400</p>	
<p>LOCUS: 18 - ONE OLD 19 - RECORDED 20 - CONCRETE 21 - WOOD POLE 22 - WIRE FENCE 23 - CHAIN LINK FENCE 24 - OVERHEAD UTILITY LINES 25 - WOOD OR TREE LINE 26 - TOP OF BANK LINE 27 - MAILBOX 28 - OLD PVC IRRIGATION LINE WENT 29 - CONCRETE WHERED END SECTION 30 - WOOD POST 31 - WOOD UTILITY POLE WITH GUY ANCHOR 32 - CONCRETE UTILITY POLE 33 - SOUTHERN BELL RISER BOX 34 - ELECTRIC CONTROL BOX 35 - WATER LINE TEE 36 - EXISTING WELL</p>		<p>ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT SURVEYING AND MAPPING/CIS DIVISION 4000 LAYNE SPOFFORD - P.O. DRAWER 349 ST. AUGUSTINE, FLORIDA 32084 Phone (804) 885 - 2400</p>	
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