

RESOLUTION NO. 2002- 99

**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 and improve State Road No. 207, Section No. 78050-2527, in St. Johns County, Florida; and

**WHEREAS**, it is necessary that portions of County owned rights-of-way, as described in the County Deed attached hereto as Exhibit "A" 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 a County Deed in favor of the State of Florida Department of Transportation, conveying all rights, title and interest that said 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 this conveyance is for transportation purposes, which are in the public or community interest and for public welfare. The Subject Property is not needed for County purposes.

Section 2. The County Deed, attached herein as Exhibit "A", in favor of the State of Florida Department of Transportation conveys 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 \$10.00.

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.

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

PASSED AND ADOPTED, this 28<sup>th</sup> day of May, 2002.

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

BY: James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Yvonne King  
Deputy Clerk



T. S. #  
R/W Map Sheets #4, #5, #9, #11, #13, and #14  
Tax Parcel No.

This instrument prepared by  
or under the direction of:  
Kenneth S. Davis  
District General Counsel  
Florida Department of Transportation  
1901 South Marion Street  
Lake City, Florida 32025

PARCEL NO. 151.1  
SECTION 78050-2527  
F.P. NO. 2104091  
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 32084, grantor, to the STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Lake City,  
Florida 32025, 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 151                      FEE SIMPLE                      SECTION 78050-2527

PART A

A PART OF COUNTY ROAD NO. 98 (AN 18.288 METER (60.00 FOOT)  
RIGHT-OF-WAY AS NOW ESTABLISHED) TOGETHER WITH A PART OF OLD  
STATE ROAD NO. 207 (A 15.240 METER (50.00 FOOT) RIGHT-OF-WAY BY  
FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION  
NO. 7805-175(176)) IN THE BAROLO SOLONA DONATION, SECTION 38,  
TOWNSHIP 8 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  
SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 98 WITH 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 61°45'08" WEST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE,  
A DISTANCE OF 32.592 METERS (106.93 FEET); THENCE NORTH  
30°10'35" EAST, A DISTANCE OF 18.298 METERS (60.03 FEET) TO A POINT  
ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 98;  
THENCE SOUTH 61°45'08" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY  
LINE, A DISTANCE OF 17.599 METERS (57.74 FEET) TO A POINT ON THE  
NORTHERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207; THENCE  
NORTH 28°14'52" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A  
DISTANCE OF 7.273 METERS (23.86 FEET); THENCE SOUTH 48°44'33" EAST,  
A DISTANCE OF 15.641 METERS (51.32 FEET) TO A POINT ON THE  
SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207; THENCE  
SOUTH 28°14'52" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE,  
A DISTANCE OF 3.752 METERS (12.31 FEET) TO A POINT ON SAID  
NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 98; THENCE  
SOUTH 61°45'08" EAST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE,  
A DISTANCE OF 3.530 METERS (11.58 FEET) TO A POINT ON THE

NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207, SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 01°48'21" AND A RADIUS OF 596.756 METERS (1957.86 FEET); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 18.809 METERS (61.71 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°45'12" WEST AND A CHORD DISTANCE OF 18.808 METERS (61.71 FEET) TO THE POINT OF BEGINNING.

CONTAINING 713.7 SQUARE METERS (7,682 SQUARE FEET) MORE OR LESS.

ALSO:

PART B

A PART OF OLD STATE ROAD NO. 207 (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN SECTION 10, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 10; THENCE SOUTH 88°45'47" WEST ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 791.191 METERS (2595.76 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 00°53'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 313.041 METERS (1027.04 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 08°33'10" AND A RADIUS OF 364.358 METERS (1195.40 FEET); THENCE SOUTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 54.389 METERS (178.44 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 03°23'30" WEST AND A CHORD DISTANCE OF 54.339 METERS (178.28 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207 AND THE POINT OF BEGINNING; THENCE NORTH 35°27'15" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.092 METERS (351.35 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A CENTRAL ANGLE OF 11°46'54" AND A RADIUS OF 295.287 METERS (968.79 FEET); THENCE NORTHEASTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.719 METERS (199.21 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°20'42" EAST AND A CHORD DISTANCE OF 60.612 METERS (198.86 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°14'09" EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.223 METERS (92.59 FEET); THENCE SOUTH 42°45'51" EAST, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207; THENCE SOUTH 47°14'09" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 28.223 METERS (92.59 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 11°46'54" AND A RADIUS OF 276.999 METERS (908.79 FEET); THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 56.959 METERS (186.87 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 41°20'42" WEST AND A CHORD DISTANCE OF 56.858 METERS (186.54 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 35°27'15" WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 147.617 METERS (484.30 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207, SAID POINT LYING ON A CURVE, CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 06°59'45" AND A RADIUS OF 364.358 METERS (1195.40 FEET); THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 44.489 METERS (145.96 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°09'58" EAST AND A CHORD DISTANCE OF 44.461 METERS (145.87 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.3901 HECTARES (0.964 ACRES) MORE OR LESS.

ALSO:

PART C

A PART OF AN UNNAMED ROAD (A 7.010 METER (23.00 FOOT) RIGHT-OF-WAY ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 7805-(175)176) IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE NORTH 00°36'17" WEST ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 793.072 METERS (2601.94 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); THENCE NORTH 89°02'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.585 METERS (21.60 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°02'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.010 METERS (23.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD; THENCE SOUTH 00°17'52" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.871 METERS (189.87 FEET); THENCE SOUTH 89°23'34" WEST, A DISTANCE OF 7.010 METERS (23.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD; THENCE NORTH 00°17'52" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 57.828 METERS (189.72 FEET) TO THE POINT OF BEGINNING.

CONTAINING 405.5 SQUARE METERS (4365 SQUARE FEET) MORE OR LESS.

ALSO:

PART D

A PART OF COUNTY ROAD NO. 213 (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN SECTIONS 3 AND 4, 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 4; THENCE SOUTH 88°55'45" WEST ALONG THE SOUTH LINE OF SAID SECTION 4, A DISTANCE OF 12.975 METERS (42.57 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207; THENCE NORTH 00°53'05" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.810 METERS (343.86 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 09°58'32" AND A RADIUS OF 403.205 METERS (1322.85 FEET); THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 70.202 METERS (230.32 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF SAID COUNTY ROAD NO. 213 AND THE POINT OF BEGINNING; THENCE NORTH 00°53'05" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 142.971 METERS (469.06 FEET); THENCE NORTH 89°06'55" EAST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 213; THENCE SOUTH 00°53'05" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.529 METERS (57.51 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY HAVING A CENTRAL ANGLE OF 151°57'27" AND A RADIUS OF 12.192 METERS (40.00 FEET); THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.335 METERS (106.09 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°51'48" EAST AND A CHORD DISTANCE OF 23.658 METERS (77.62 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID POINT LYING ON A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 18°04'00" AND A RADIUS OF 403.205 METERS (1322.85 FEET); THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 127.140 METERS (417.12 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 18°07'28" WEST AND A CHORD DISTANCE OF 126.614 METERS (415.40 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.2375 HECTARES (0.587 ACRES) MORE OR LESS.

ALSO:

PART E

A PART OF OLD STATE ROAD NO. 207 (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN SECTION 3, 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 THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 89°28'43" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 520.090 METERS (1706.33 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 21°21'25" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.323 METERS (489.90 FEET) TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 68°38'35" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 0.914 METERS (3.00 FEET) TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°07'52" AND A RADIUS OF 403.321 METERS (1323.23 FEET); THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.238 METERS (187.79 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°25'21" WEST AND A CHORD DISTANCE OF 57.190 METERS (187.63 FEET) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207; THENCE SOUTH 20°39'45" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 140.747 METERS (461.77 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 09°34'46" AND A RADIUS OF 406.018 METERS (1332.08 FEET); THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 67.883 METERS (222.71 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°14'31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 64.149 METERS (210.46 FEET) TO THE POINT OF BEGINNING; THENCE SOUTH 30°14'31" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.878 METERS (111.15 FEET); THENCE NORTH 59°45'31" WEST, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 207; THENCE NORTH 30°14'31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 51.555 METERS (169.14 FEET) TO A POINT LYING ON A CURVE, CONCAVE WESTERLY HAVING A CENTRAL ANGLE OF 32°49'55" AND A RADIUS OF 45.000 METERS (147.60 FEET); THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.786 METERS (84.60 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 15°43'52" EAST AND A CHORD DISTANCE OF 25.435 METERS (83.45 FEET) TO THE POINT OF BEGINNING.

CONTAINING 812.4 SQUARE METERS (8745 SQUARE FEET) MORE OR LESS.

ALSO:

PART F

A PART OF OLD STATE ROAD NO. 207 (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN SECTION 3, 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 THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE NORTH 89°28'43" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 520.090 METERS (1706.33 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 21°21'25" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.323 METERS (489.90 FEET) TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 68°38'35" WEST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 0.914 METERS (3.00 FEET) TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 08°07'52" AND A RADIUS OF 403.321 METERS (1323.23 FEET); THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 57.238 METERS (187.79 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°25'21" WEST AND A CHORD DISTANCE OF 57.190 METERS (187.63 FEET) TO A POINT ON THE

EASTERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207 AND THE POINT OF BEGINNING; THENCE SOUTH 20°39'45" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF OLD STATE ROAD NO. 207, A DISTANCE OF 140.747 METERS (461.77 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A CENTRAL ANGLE OF 06°06'01" AND A RADIUS OF 406.018 METERS (1332.08 FEET); THENCE SOUTHWESTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 43.229 METERS (141.82 FEET) TO A POINT ON SAID CURVE; THENCE SOUTH 52°21'24" WEST, A DISTANCE OF 46.591 METERS (152.86 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID OLD STATE ROAD NO. 207; THENCE NORTH 30°14'31" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.525 METERS (60.78 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 09°34'46" AND A RADIUS OF 387.730 METERS (1272.08 FEET); THENCE NORTHEASTERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 64.826 METERS (212.68 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°27'08" EAST AND A CHORD DISTANCE OF 64.750 METERS (212.43 FEET) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 20°39'45" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.196 METERS (223.74 FEET) TO A POINT LYING ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, SAID POINT LYING ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 10°38'40" AND A RADIUS OF 403.321 METERS (1323.23 FEET); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.928 METERS (245.83 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 34°48'37" EAST AND A CHORD DISTANCE OF 74.821 METERS (245.48 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.2971 HECTARES (0.734 ACRES) MORE OR LESS.

ALSO:

PART G

A PART OF DON MANUEL ROAD (AN 18.288 METER (60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN SECTION 35 AND IN THE BAROLO SOLONA DONATION, SECTION 38, TOWNSHIP 8 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 35; THENCE NORTH 89°23'15" EAST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 260.000 METERS (853.02 FEET) TO A POINT LYING 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 30°03'04" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 0.417 METERS (1.37 FEET) A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID DON MANUEL ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 30°03'04" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.262 METERS (69.76 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DON MANUEL ROAD; THENCE SOUTH 89°22'46" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 22.567 METERS (74.04 FEET); THENCE NORTH 00°37'14" WEST, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF DON MANUEL ROAD; THENCE NORTH 89°22'46" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 33.413 METERS (109.62 FEET) TO THE POINT OF BEGINNING.

CONTAINING 511.9 SQUARE METERS (5510 SQUARE FEET) MORE OR LESS.

ALSO:

PART H

A PART OF ARMSTRONG ROAD (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) TOGETHER WITH PART OF AN 18.288 METER (60.00 FOOT) UNNAMED ROAD, BOTH IN SECTIONS 35 AND 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89°23'15" WEST ALONG THE NORTH LINE OF SAID SECTION 35, A DISTANCE OF 319.769 METERS (1049.11 FEET); THENCE NORTH 00°36'45" WEST LEAVING SAID NORTH LINE, A DISTANCE OF 0.388 METERS (1.27 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 00°37'32" EAST, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD; THENCE SOUTH 89°22'46" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.915 METERS (226.10 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG ROAD; THENCE SOUTH 34°10'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 70.501 METERS (231.30 FEET); THENCE SOUTH 55°49'50" WEST, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG ROAD; THENCE NORTH 34°10'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 85.725 METERS (281.25 FEET); THENCE NORTH 26°58'12" EAST, A DISTANCE OF 13.921 METERS (45.67 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID UNNAMED ROAD; THENCE NORTH 89°22'46" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.040 METERS (265.88 FEET) TO THE POINT OF BEGINNING.

CONTAINING 0.2457 HECTARES (0.607 ACRES ) MORE OR LESS.

ALSO:

PART I

A PART OF ARMSTRONG ROAD (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED) IN THE BARTOLO SOLONA DONATION, SECTION 38, TOWNSHIP 8 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 38; THENCE SOUTH 89°23'15" WEST ALONG THE SOUTH LINE OF SAID SECTION 38, A DISTANCE OF 500.535 METERS (1642.17 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 30°03'04" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 47.497 METERS (155.83 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHWESTERLY HAVING (CENTRAL ANGLE OF 00°30'55" AND A RADIUS OF 3508.609 METERS (11,511.16 FEET); THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 31.555 METERS (103.53 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°47'39" EAST AND A CHORD DISTANCE OF 31.555 METERS (103.53 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 00°13'20" AND A RADIUS OF 3508.609 METERS (11,511.16 FEET), AN ARC DISTANCE OF 13.612 METERS (44.66 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 29°25'29" EAST AND A CHORD DISTANCE OF 13.612 METERS (44.66 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ARMSTRONG ROAD; THENCE SOUTH 34°10'10" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD, A DISTANCE OF 45.082 METERS (147.91 FEET) TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 00°07'47" AND A RADIUS OF 6035.000 METERS (19,799.83 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 13.659 METERS (44.81 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°01'46" WEST AND A CHORD DISTANCE OF 13.659 METERS (44.81 FEET) TO A POINT LYING ON SAID WESTERLY RIGHT-OF-WAY LINE OF ARMSTRONG ROAD; THENCE NORTH 34°10'10" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 45.187 METERS (148.25 FEET) TO THE POINT OF BEGINNING.

CONTAINING 550.4 SQUARE METERS (5924 SQUARE FEET) MORE OR LESS.

ALSO:



PART J

A PARCEL OF LAND IN SECTION 25, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 00°43'53" WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 765.075 METERS (2510.08 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°43'53" WEST ALONG SAID WEST LINE, A DISTANCE OF 18.400 METERS (60.37 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); THENCE NORTH 89°02'08" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.211 METERS (46.62 FEET) TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHERLY HAVING A CENTRAL ANGLE OF 00°09'43" AND A RADIUS OF 364.243 METERS (1195.02 FEET); THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 1.029 METERS (3.38 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°57'10" EAST AND A CHORD DISTANCE OF 1.029 METERS (3.38 FEET); THENCE SOUTH 00°43'53" EAST LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 48.690 METERS (159.74 FEET); THENCE NORTH 89°47'49" WEST, A DISTANCE OF 4.582 METERS (15.03 FEET); THENCE NORTH 00°12'11" EAST, A DISTANCE OF 32.798 METERS (107.60 FEET) TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY HAVING A CENTRAL ANGLE OF 00°44'56" AND A RADIUS OF 880.000 METERS (2887.13 FEET); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 11.500 METERS (37.73 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 75°59'31" WEST AND A CHORD DISTANCE OF 11.500 METERS (37.73 FEET) TO THE POINT OF BEGINNING.

CONTAINING 397.2 SQUARE METERS (4275 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: \_\_\_\_\_

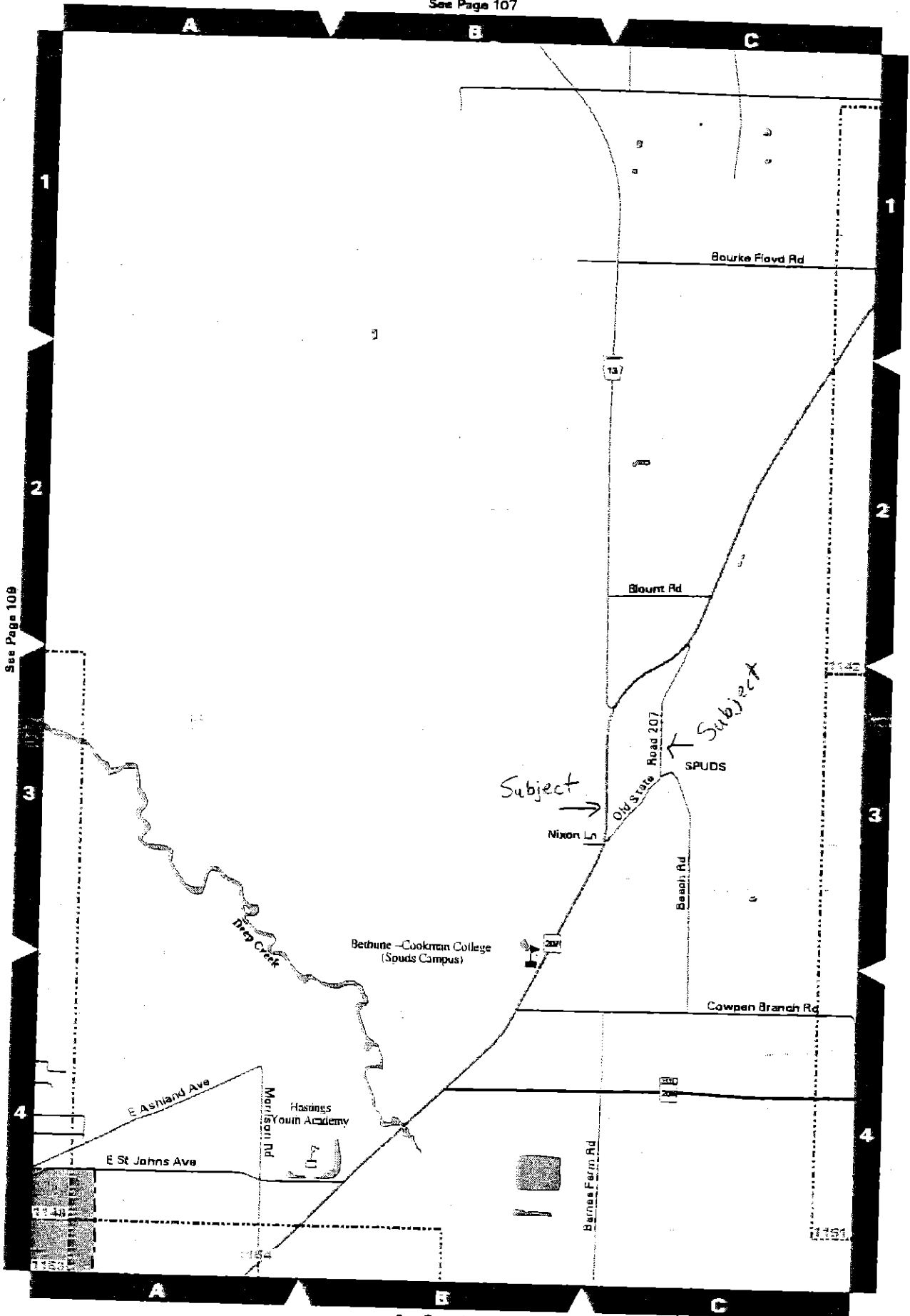
Its Chairperson  
(or Vice-Chairperson)

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: \_\_\_\_\_



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