

RECEIVED

SEP 08 2003

**A RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,  
AUTHORIZING THE COUNTY ADMINISTRATOR TO  
EXECUTE AN IMPACT FEE CREDIT AGREEMENT  
WITH SOUTH HAMPTON PARTNERS, LTD., AND  
SOUTH HAMPTON DEVELOPERS, LTD.**

ST. JOHNS COUNTY  
PLANNING DEPARTMENT

**WHEREAS**, South Hampton Partners, Ltd. and South Hampton Developers, Ltd. (collectively referred to herein as "South Hampton") are the Developers of certain lands contained within the South Hampton Planned Unit Development (the "Project") as more fully described and approved in St. Johns County Ordinance Number 97-41; and

**WHEREAS**, Section 13, Paragraph B of St. Johns County Ordinance No. 87-57, as amended, the St. Johns County Road Impact Fee Ordinance ("Road Impact Fee Ordinance") allows for impact fee credits to be granted by the Board of County Commissioners for the property dedicated to St. Johns County and/or improvements made as identified within the Impact Fee Agreement attached hereto and incorporated herein;

**WHEREAS**, in accordance with the County Road Impact Fee Ordinance, South Hampton is entitled to certain impact fee credits for certain right-of-way dedications; and

**WHEREAS**, copies of the executed Deeds of Dedication conveying that certain right-of-way are attached hereto as Exhibit "A."

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

Section 1. The County Administrator is hereby authorized to approve and execute an Impact Fee Credit Agreement with South Hampton substantially in the form of that which is attached hereto as Exhibit "B" and incorporated herein by reference for those right-of-way dedications identified within the Road Impact Fee Ordinance which are eligible for impact fee credits.

Section 2. Upon acceptance by the County Administrator, the Clerk is instructed to record the agreement in the official records of St. Johns County, Florida.

Section 3. The Deeds of Dedication are hereby accepted substantially in the form of that which is attached hereto as Exhibit "A" and the Clerk is instructed to record the original, executed Deeds in the Official Records of St. Johns County.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 9th day of September, 2003.

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

James E. Bryant  
Its Chairman

**ATTEST:**

**CHERYL STRICKLAND, CLERK**

By: Perrin DeGrande  
Deputy Clerk

{00085949.DOC.6}  
(Revised 9/5/03)

RENDITION DATE 9-12-03

Prepared by:  
John G. Metcalf, Esquire  
Pappas Metcalf Jenks & Miller, PA  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202-4907  
Ret to: SJC Real Estate Division

Public Records of  
St. Johns County, FL  
Clerk# 03-065731  
O.R. 2041 PG 1484  
10:55AM 09/09/2003  
REC \$17.00 SUR \$2.50  
Doc Stamps \$0.70

**DEED OF DEDICATION  
RIGHT-OF-WAY**

THIS INDENTURE, made this 4th day of August, 2003, between, **SOUTH HAMPTON DEVELOPERS, LTD.**, a Florida limited partnership, whose address is 10161 Centurion Parkway, Suite 190, Jacksonville, Florida 32256 (hereinafter called the "Grantor") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, Saint Augustine, Florida 32095 (hereinafter called the "Grantee").

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002 and those easements and restrictions of record, if any.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence:

GRANTOR:

SOUTH HAMPTON DEVELOPERS, LTD.,  
a Florida limited partnership

By: South Hampton GP, LLC, a Delaware  
limited liability company, its general partner

By: LandMar Group, LLC, a Delaware  
limited liability company, its sole Member

(sign) Nancy E. Mangus  
(print) Nancy E. Mangus

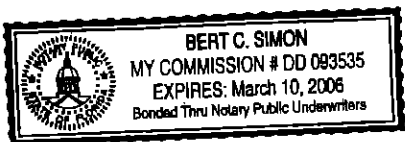
(sign) Bert C. Simon  
(print) Bert C. Simon

By: LandMar Management, LLC, a  
Delaware limited liability company, its  
Manager

By: [Signature]  
Name: Edward E. Burr  
Its: President

STATE OF FLORIDA     )  
  )  
COUNTY OF DUVAL     )

The foregoing instrument was acknowledged before me this 4th day of August,  
2003, by Edward E. Burr, the President of LandMar Management, LLC, a Delaware limited  
liability company, Manager of LandMar Group, LLC, a Delaware limited liability company, sole  
member of South Hampton GP, LLC, a Delaware limited liability company, general partner of South  
Hampton Developers, Ltd., a Florida limited partnership of **SOUTH HAMPTON DEVELOPERS,  
LTD.**, a Florida limited partnership personally known to me or has/have  
produced \_\_\_\_\_ as identification.



[Signature]  
(Print Name Bert C. Simon)  
NOTARY PUBLIC

State of Florida at Large  
Commission # DD093535  
My Commission Expires:  
Personally known X  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_

# MAP SHOWING SKETCH AND DESCRIPTION OF

SHEET 2 OF 2  
SEE SHEET 1 OF 2  
FOR GRAPHIC DEPICTION

O.R. 2041 PG. 1487

## PARCEL "B"

A PORTION OF TRACT "M" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50. INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 2°34'09" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 24, A DISTANCE OF 584.61 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 73°30'58" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2203.38 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT "M", AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 73°30'58" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 978.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 16°29'04" EAST, A DISTANCE OF 25.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "M"; THENCE RUN NORTH 73°30'56" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "M", A DISTANCE OF 1044.14 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HAMPTON CLUB WAY, SAID RIGHT-OF-WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 72.27 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°46'45" WEST, 70.71 FEET.


LANDS THUS DESCRIBED CONTAIN 0.69 ACRES, MORE OR LESS.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN  
UNDERGROUND ENCROACHMENTS NOT LOCATED

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

<p><b>Legend</b></p> <table border="0"> <tr> <td>FND.</td><td>FOUND</td> <td>ACOE</td><td>ARMY CORPS OF ENGINEERS</td> </tr> <tr> <td>ESM</td><td>EASEMENT</td> <td>JWL</td><td>JURISDICTIONAL WETLANDS LINE</td> </tr> <tr> <td>CONC</td><td>CONCRETE</td> <td>P.R.M.</td><td>PERMANENT REFERENCE MONUMENT</td> </tr> <tr> <td>MON.</td><td>MONUMENT</td> <td>P.T.</td><td>POINT OF TANGENCY</td> </tr> <tr> <td>I.P.</td><td>IRON PIPE</td> <td>P.C.P.</td><td>PERMANENT CONTROL POINT</td> </tr> <tr> <td>I.R.</td><td>IRON ROD</td> <td>P.C.</td><td>POINT OF CURVE</td> </tr> <tr> <td>Tan</td><td>TANGENT DISTANCE</td> <td>P.R.C.</td><td>POINT OF REVERSE CURVE</td> </tr> <tr> <td>Δ</td><td>DELTA ANGLE</td> <td>P.C.C.</td><td>POINT OF COMPOUND CURVE</td> </tr> <tr> <td>CH</td><td>CHORD</td> <td>B.R.L.</td><td>BUILDING RESTRICTION LINE</td> </tr> <tr> <td>A</td><td>ARC LENGTH</td> <td>U.D.E.</td><td>UNOBSTRUCTED DRAINAGE EASEMENT</td> </tr> <tr> <td>R</td><td>RADIUS</td> <td>NOVD</td><td>NATIONAL GEODETIC VERTICAL DATUM</td> </tr> <tr> <td>(ACT.)</td><td>ACTUAL</td> <td>P.I.</td><td>POINT OF INTERSECTION</td> </tr> <tr> <td>(P)</td><td>PLAT</td> <td>EDW</td><td>EDGE OF WATER</td> </tr> <tr> <td>(R)</td><td>RADIAL LINE</td> <td>TOB</td><td>TOP OF BANK</td> </tr> <tr> <td>±</td><td>CENTER LINE</td> <td></td><td></td> </tr> <tr> <td>R/W</td><td>RIGHT-OF-WAY</td> <td></td><td></td> </tr> <tr> <td>-x-</td><td>FENCE</td> <td></td><td></td> </tr> <tr> <td>(W)</td><td>WITNESS</td> <td></td><td></td> </tr> </table>	FND.	FOUND	ACOE	ARMY CORPS OF ENGINEERS	ESM	EASEMENT	JWL	JURISDICTIONAL WETLANDS LINE	CONC	CONCRETE	P.R.M.	PERMANENT REFERENCE MONUMENT	MON.	MONUMENT	P.T.	POINT OF TANGENCY	I.P.	IRON PIPE	P.C.P.	PERMANENT CONTROL POINT	I.R.	IRON ROD	P.C.	POINT OF CURVE	Tan	TANGENT DISTANCE	P.R.C.	POINT OF REVERSE CURVE	Δ	DELTA ANGLE	P.C.C.	POINT OF COMPOUND CURVE	CH	CHORD	B.R.L.	BUILDING RESTRICTION LINE	A	ARC LENGTH	U.D.E.	UNOBSTRUCTED DRAINAGE EASEMENT	R	RADIUS	NOVD	NATIONAL GEODETIC VERTICAL DATUM	(ACT.)	ACTUAL	P.I.	POINT OF INTERSECTION	(P)	PLAT	EDW	EDGE OF WATER	(R)	RADIAL LINE	TOB	TOP OF BANK	±	CENTER LINE			R/W	RIGHT-OF-WAY			-x-	FENCE			(W)	WITNESS			<p>THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA, STATUTES.</p> <p>SURVEY NOT VALID UNLESS EMBOSSED BY SEAL JAMES D. HARRISON, JR.</p> <p>SCALE 1"=200'</p> <p>DATE 05-12-05</p> <p>FLORIDA REGISTERED SURVEYOR AND MAPPER #7647</p> <p>5/13/05</p>	 <p>ALL AMERICAN SURVEYORS OF FLORIDA, INC.</p>
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Prepared by:  
John G. Metcalf, Esquire  
Pappas Metcalf Jenks & Miller, PA  
245 Riverside Avenue, Suite 400  
Jacksonville, Florida 32202-4907  
Ret to: *STC Real Estate Division*

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REC \$17.00 SUR \$2.50  
Doc Stamps \$0.70

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, made this 4<sup>th</sup> day of August, 2003, between, **SOUTH HAMPTON PARTNERS, LTD**, a Florida limited partnership, whose address is 10161 Centurion Parkway, Suite 190, Jacksonville, Florida 32256 (hereinafter called the "Grantor,") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, Saint Augustine, Florida 32095 (hereinafter called the "Grantee").

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

**PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.**

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002 and those easements and restrictions of record, if any.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence:

(sign) Nancy E Mangus  
(print) Nancy E Mangus

(sign) Bert C Simon  
(print) Bert C. Simon

GRANTOR:

**SOUTH HAMPTON PARTNERS, LTD.,**  
a Florida limited partnership

By: South Hampton, Inc., a Florida  
corporation,  
Its general partner

By: [Signature]  
Name: Edward E. Burr  
Its: President

STATE OF FLORIDA    )  
                                  )  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 4th day of August, 2003, by SOUTH HAMPTON PARTNERS, LTD., a Florida limited partnership and by SOUTH HAMPTON, INC., a Florida corporation, its general partner who is are personally known to me or has/have produced \_\_\_\_\_ as identification.



[Signature]  
(Print Name Bert C. Simon)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # DD 093535  
My Commission Expires: 3-10-06

Personally known X  
or Produced I.D. \_\_\_\_\_  
[check one of the above]

Type of Identification Produced  
\_\_\_\_\_

# MAP SHOWING SKETCH AND DESCRIPTION OF

SHEET 2 OF 2  
SEE SHEET 1 OF 2  
FOR GRAPHIC DEPICTION

O.R. 2041 PG. 1491

## PARCEL "A"

A PORTION OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "A" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 2°34'09" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 24, A DISTANCE OF 594.51 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN SOUTH 73°30'56" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 723.16 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 73°30'56" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1167.72 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 72.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°48'41" WEST, 70.71 FEET, SAID ARC ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH HAMPTON CLUB WAY AS SHOWN ON SAID PLAT OF SOUTH HAMPTON UNIT ONE; THENCE DEPARTING SAID ARC RUN NORTH 73°30'56" EAST, PARALLEL TO AND 25 FEET SOUTH OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 1233.10 FEET; THENCE RUN NORTH 14°42'52" WEST, A DISTANCE OF 25.01 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.70 ACRES, MORE OR LESS.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN  
UNDERGROUND ENCROACHMENTS NOT LOCATED

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

### Legend

FND. = FOUND	ACOE = ARMY CORPS OF ENGINEERS
ESMT = EASEMENT	JWL = JURISDICTIONAL WETLANDS LINE
CONC = CONCRETE	P.R.M. = PERMANENT REFERENCE MONUMENT
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(W) = WITNESS	

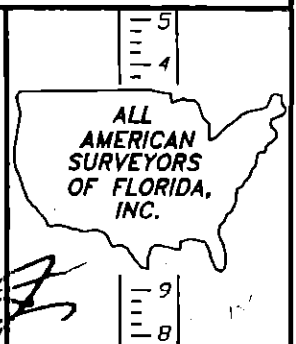
THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03

FLORIDA REGISTERED SURVEYOR AND MAPPER  
#2647



13  
1262

**SOUTH HAMPTON PLANNED UNIT DEVELOPMENT  
IMPACT FEE CREDIT AGREEMENT  
("AGREEMENT")**

Public Records of  
St. Johns County, FL  
Clerk# 03-079530  
O.R. 2075 PG 474  
08:06AM 10/27/2003  
REC \$53.00 SUR \$7.00

THIS AGREEMENT is made this 9th day of September, 2003, by and among the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ("County") and SOUTH HAMPTON PARTNERS, LTD., a Florida limited partnership, and SOUTH HAMPTON DEVELOPERS, LTD., a Florida limited partnership (collectively at times referred to herein as "South Hampton"),

**RECITALS:**

- A. South Hampton is the Developer of certain lands contained within the South Hampton PUD ("Project"), as described and approved in St. Johns County Ordinance Number 97-41.
- B. Pursuant to St. Johns County Ordinance No. 87-57, as amended, ("Road Impact Fee Ordinance"), the County requires any person who seeks to develop land within St. Johns County, as evidenced by such person's application for a building permit or certificate of occupancy ("Feepayer"), to pay a road impact fee ("Road Impact Fee"), so as to assure that such new development bears a proportional share of the cost of capital expenses necessary to provide roads within St. Johns County.
- C. Section 13, Paragraph B of the Road Impact Fee Ordinance as amended by Ordinance No. 2003-~~74~~ allows impact fee credits to be granted for certain right-of-way dedications ("Road Impact Fee Credits") by FeePAYERS and by other persons or entities that commence a land development activity within a project which project generates traffic and requires the issuance of a building permit or permit for mobile home installation but which land development activity does not require the issuance of a building permit or permit for mobile home installation.
- D. Although South Hampton's land development activity does not require the issuance of a building permit or certificate of occupancy and therefore South Hampton is not obligated to pay Road Impact Fees, South Hampton is dedicating right-of-way for County Road 210 in St. Johns County, Florida, which is recognized as meeting the requirements for Road Impact Fee Credits.
- E. Pursuant to the terms of the Road Impact Fee Ordinance, County and South Hampton desire to set forth their agreement and procedure for the application and treatment of such Road Impact Fee Credits.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. The above stated Recitals are incorporated herein as Findings of Facts.
- 2. The total Road Impact Fee Credits will be \$176,000.00 calculated as follows: \$152,000 to South Hampton Partners, Ltd. for the fee simple interest in the .70-acre parcel more particularly described as Parcel A on Exhibit "A" attached hereto, and \$24,000 South Hampton Developers, Ltd. for the fee simple interest in the .59 acre parcel more particularly described as Parcel B on Exhibit "A" attached hereto, for a total impact fee credit of \$176,000.00.

(00085949.DOC.6)  
(Revised 9/5/03)

*Doc Not - BCC Secy  
P. Degrande*



3. From and after the date thereof, all Feepayers applying for building permits or certificates of occupancy in connection with any construction in the Project shall pay the amount due under the Road Impact Fee Ordinance directly to South Hampton. Then, for so long as the total Road Impact Fee Credits for which South Hampton has issued vouchers under this Agreement is less than the total Road Impact Fee Credits authorized by this Agreement, South Hampton shall issue to such Feepayer a voucher evidencing full payment of Road Impact Fees in connection with such Feepayer's application for a building permit or certificate of occupancy. The voucher issued by South Hampton shall contain a statement setting forth the amount of Road Impact Fees paid. Upon presentation of such voucher by the Feepayer, the County shall issue a receipt to the Feepayer.
4. In the event that South Hampton determines to sell all or part of the Project, South Hampton may sell, transfer, assign or convey any of its interest in part of the Road Impact Fee Credits to such purchaser, transferee, assignee or grantee for use within the Project for such consideration as South Hampton in its sole discretion, determines. In such event, South Hampton shall execute and deliver to the County a copy of the instrument selling, transferring, assigning or granting the Road Impact Fee Credits so sold, transferred, assigned or granted and the remaining amount of Road Impact Fee Credits, if any, shall remain vested in South Hampton. The parties agree that no impact fee credit may be used or applied to development outside the Project without the specific approval of the County, and that such approval may be denied based on factors including, but not limited to the relationship of the dedication and/or improvements to the particular development to which credits are transferred.
5. On or before January 31 of each year, so long as there remains any Road Impact Fee Credits, South Hampton shall prepare and deliver to the County Planning Department an annual report setting forth the amount of Road Impact Fee payments made by the Feepayers applying for building permits or certificates of occupancy within the Project and the remaining balance of Road Impact Fee Credits.
6. At such time as the Road Impact Fee Credits provided for hereunder have been exhausted, South Hampton or the Feepayer seeking building permits or certificates of occupancy within the Project shall pay the County the Road Impact Fees as are then due and payable under the Road Impact Fee Ordinance in effect at that time. Until such time, any Feepayer within the project shall be instructed by the County to pay its Road Impact Fees directly to South Hampton.
7. **Miscellaneous Provision:**
  1. This Agreement shall be constructed and governed in accordance with the laws of the State of Florida. All parties to this Agreement have participated fully in the negotiation and preparation hereof and accordingly, this Agreement shall not be more strictly construed against any one of the parties hereto. All parties agree particularly that his Agreement is bound by the terms of the County's Road Impact Fee Ordinance and other applicable ordinances. Any and all applicable terms of those Ordinances are to be considered incorporated herein by reference. If there is any inconsistency found between this Agreement and such Ordinances or applicable law, those Ordinances or law shall prevail and be applicable.

2. The Parties agree that Road Impact Fee Ordinance Section 13, Paragraph B limits the total amount of impact fee credits given to an amount not greater than the total amount of impact fees due for the Project.
3. In construing the Agreement, the singular shall be held to include the plural, and the plural shall include the singular, the use of any gender shall include every other and all gender and captions and paragraph headings shall be disregarded.
4. All of the exhibits attached to this agreement are incorporated in, and made a part of this Agreement.
5. The Agreement, and any Exhibits and/or addendum made part hereof constitute the entire Agreement and understanding of the parties and shall not be modified or amended except by written agreement duly executed by the parties hereto.
6. This Agreement is made for the sole benefit and protection of the parties and no other persons shall have any right of action hereunder. This Agreement shall be binding upon the parties and their respective successors and permitted assigns.
7. All covenants, agreements, representation and warranties made herein shall be deemed to have material and relied on by each party to this Agreement.
8. This agreement is recognized as being subject to the laws of Florida and the Ordinances of St. Johns County, Florida and therefore all applicable provisions thereof are incorporated herein and if any provision hereof is inconsistent with such provisions, such provision shall apply.
9. South Hampton, is a Feepayer as defined in the Road Impact Fee Ordinance, as amended by Ordinance No. 2003- and as such is entitled to impact fee credits under this ordinance. 74
10. Nothing in this Agreement shall act to allow an entity to receive impact fees credits for contributions provided by a government entity including, but not limited to, a Community Development District.

IN WITNESS WHEREOF, the undersigned have set their hand and seals as of the date set forth above.

**SOUTH HAMPTON DEVELOPERS,  
LTD., a Florida limited partnership**

By: South Hampton GP, LLC, a Florida  
limited liability company, its general partner

By: LandMar Group, LLC, a Delaware  
limited liability company, its sole Member

By: LandMar Management, LLC, a  
Delaware limited liability company, its

Manager

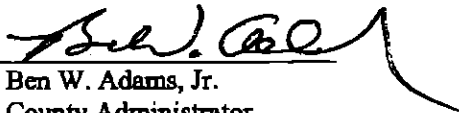
By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

**SOUTH HAMPTON PARTNERS, LTD., a  
Florida limited partnership**

By: South Hampton, Inc., a Florida corporation,  
Its general partner

By : \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

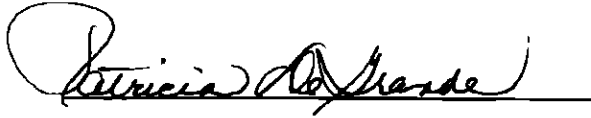
**ST. JOHNS COUNTY, FLORIDA**

By:   
Ben W. Adams, Jr.  
County Administrator

Voucher # \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2003 by Ben W. Adams, Jr., County Administrator of St. Johns County, Florida. He is personally known to me.



Notary Public, State of Florida

Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



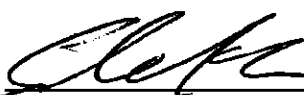
IN WITNESS WHEREOF, the undersigned have set their hand and seals as of the date set forth above.

**SOUTH HAMPTON DEVELOPERS, LTD., a Florida limited partnership**

By: South Hampton GP, LLC, a Florida limited liability company, its general partner

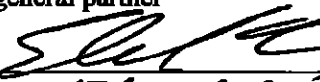
By: LandMar Group, LLC, a Delaware limited liability company, its sole Member

By: LandMar Management, LLC, a Delaware limited liability company, its Manager

By:   
Name: Edward E. Burr  
Its: President

**SOUTH HAMPTON PARTNERS, LTD., a Florida limited partnership**

By: South Hampton, Inc., a Florida corporation, its general partner

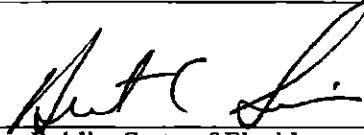
By:   
Name: Edward E. Burr  
Its: President

**ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_  
Ben W. Adams, Jr.  
County Administrator

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Edward E. Burr, the President of LandMar Management, LLC, a Delaware limited liability company, the manager of LandMar Group, LLC, a Delaware limited liability company, the sole member of South Hampton GP, LLC, a Delaware limited liability company, the general partner of South Hampton Developers, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Print Name: BERT C. SIMON  
My Commission Expires: \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 26th day of September, 2003 by Edward E. Burr, the President of South Hampton, Inc., a Florida corporation, the general partner of South Hampton Partners, Ltd., a Florida limited partnership, on behalf of the partnership. He is personally known to me or has produced \_\_\_\_\_ as identification.



Notary Public, State of Florida  
Print Name: BERT C. SIMON  
My Commission Expires: \_\_\_\_\_



Voucher # \_\_\_\_\_

**St. Johns County Impact Fee Voucher  
South Hampton Planned Unit Development**

- 1. Name and address of Developer Grantor: South Hampton Developers, Ltd., 10161 Centurion Parkway, North, Suite 190, Jacksonville, Florida 32256
- 2. Name and address of Grantee: \_\_\_\_\_
- 3. Legal description of subject property: \_\_\_\_\_
- 4. Subdivision or Master Development Plan name: South Hampton Planned Unit Development

The undersigned Developer confirms that it has received from \_\_\_\_\_ on \_\_\_\_\_, 20\_\_ funds sufficient for the following impact fees required under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below. Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

\_\_\_\_\_ Roads Ordinance #87-57, as amended, in the amount of \$ \_\_\_\_\_

**SOUTH HAMPTON DEVELOPERS,  
LTD., a Florida limited partnership**

By: South Hampton GP, LLC, a Florida limited liability company, its general partner

By: LandMar Group, LLC, a Delaware limited liability company, its sole Member

By: LandMar Management, LLC, a Delaware limited liability company, its Manager

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

Voucher # \_\_\_\_\_

**St. Johns County Impact Fee Voucher  
South Hampton Planned Unit Development**

- 1. Name and address of Developer Grantor: South Hampton Partners, Ltd., 10161 Centurion Parkway, North, Suite 190, Jacksonville, Florida 32256
- 2. Name and address of Grantee: \_\_\_\_\_
- 3. Legal description of subject property: \_\_\_\_\_
- 4. Subdivision or Master Development Plan name: South Hampton Planned Unit Development

The undersigned Developer confirms that it has received from \_\_\_\_\_ on \_\_\_\_\_, 20\_\_ funds sufficient for the following impact fees required under the applicable St. Johns County Impact Fee Ordinance, as amended, as indicated below. Developer/Grantor gives notice to St. Johns County, Florida that the following sums should be deducted from the applicable Impact Fee Credit account of the Developer/Grantor.

\_\_\_\_\_ Roads Ordinance #87-57, as amended, in the amount of \$ \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

**SOUTH HAMPTON PARTNERS, LTD., a  
Florida limited partnership**

By: South Hampton, Inc., a Florida corporation,  
Its general partner

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Its: \_\_\_\_\_

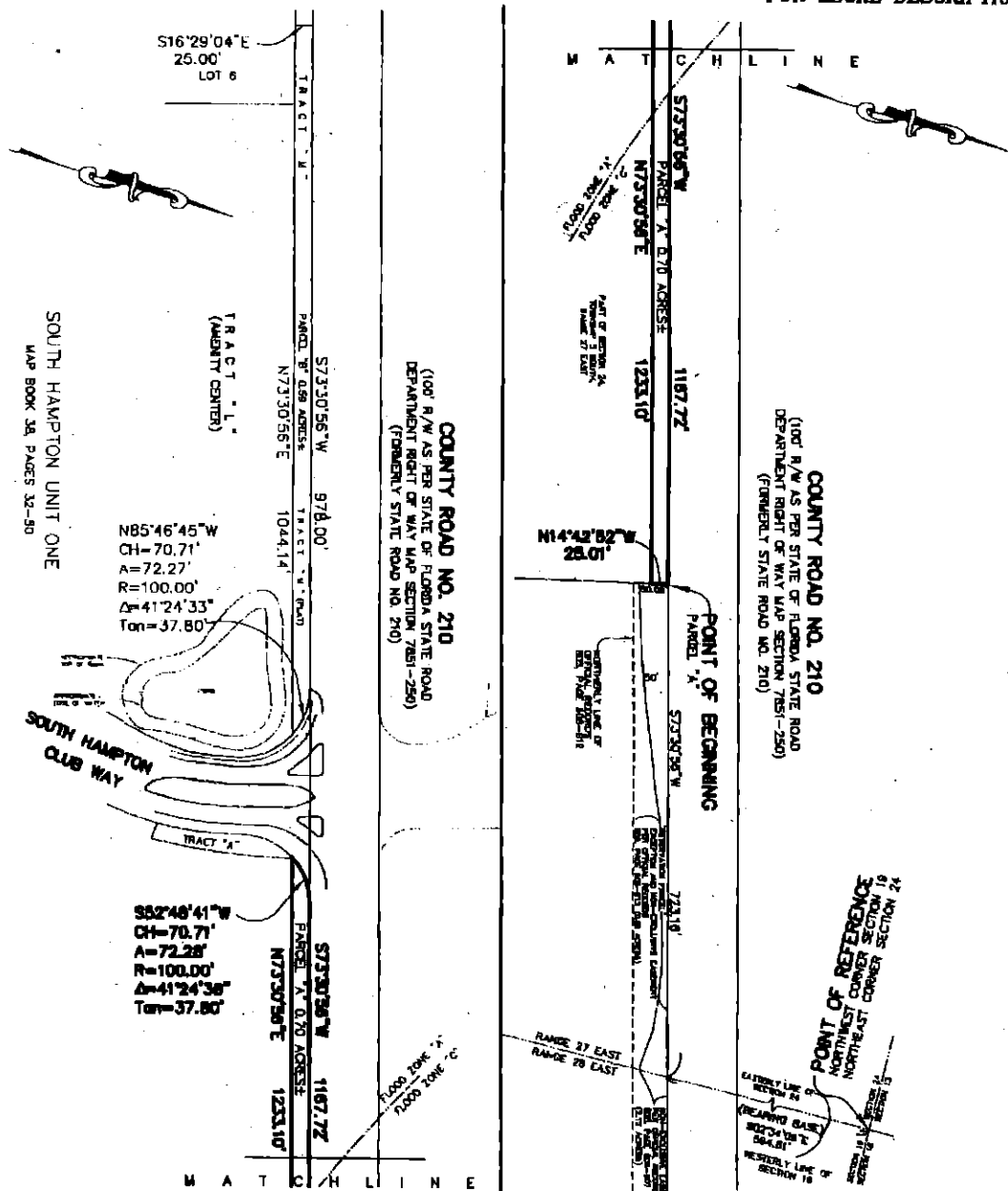


# MAP SHOWING SKETCH AND DESCRIPTION OF

## PARCEL "A"

A PORTION OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "A" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA

SHEET 1 OF 2  
SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN  
UNDERGROUND ENCROACHMENTS NOT LOCATED

### ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3887

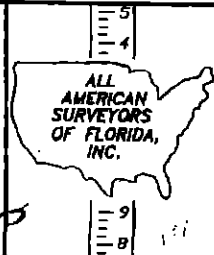
Legend	
FIN.	- FLOOD
EASMT.	- EASEMENT
CONC.	- CONCRETE
MON.	- MONUMENT
I.P.	- IRON PIPE
TR.	- TRAVEL DISTANCE
DA	- DELTA ANGLE
CH	- CHORD
A	- ARC LENGTH
R	- RADIUS
ACT.	- ACTUAL
PL	- PLAT
RL	- RADIAL LINE
CL	- CENTER LINE
R/W	- RIGHT-OF-WAY
F	- FENCE
(N)	- WITNESS
ARCE	- ARMY CORPS OF ENGINEERS
JRL	- JURISDICTIONAL WETLANDS LINE
P.R.M.	- PERMANENT REFERENCE MONUMENT
P.T.	- POINT OF TANGENCY
P.C.P.	- PERMANENT CONTROL POINT
P.C.	- POINT OF CURVE
P.R.C.	- POINT OF REVERSE CURVE
P.C.C.	- POINT OF COMPOUND CURVE
B.R.L.	- BUILDING RESTRICTION LINE
U.D.E.	- UNRESTRICTED EASEMENT
EASMT.	- EASEMENT
NOVO	- NATURAL GEODETIC VERTICAL DATUM
P.I.	- POINT OF INTERSECTION
SW	- EDGE OF WATER
TOP	- TOP OF BANK

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61C17-6, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03  
FLORIDA REGISTERED SURVEYOR AND MAPPER  
2847



# MAP SHOWING SKETCH AND DESCRIPTION OF

SHEET 2 OF 2  
SEE SHEET 1 OF 2  
FOR GRAPHIC DEPICTION

## PARCEL "A"

A PORTION OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACT "A" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-60, INCLUSIVE OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 24; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 2°34'09" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 24, A DISTANCE OF 694.51 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE RUN SOUTH 73°30'68" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 723.16 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 73°30'56" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1187.72 FEET TO THE POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 100.00 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 72.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°48'41" WEST, 70.71 FEET, SAID ARC ALSO BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SOUTH HAMPTON CLUB WAY AS SHOWN ON SAID PLAT OF SOUTH HAMPTON UNIT ONE; THENCE DEPARTING SAID ARC RUN NORTH 73°30'56" EAST, PARALLEL TO AND 25 FEET SOUTH OF THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A DISTANCE OF 1233.10 FEET; THENCE RUN NORTH 14°42'52" WEST, A DISTANCE OF 26.01 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 0.70 ACRES, MORE OR LESS.

THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN  
UNDERGROUND ENCROACHMENTS NOT LOCATED

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3857

### Legend

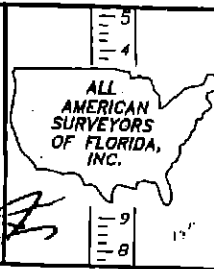
FND.	= FOUND	ACOE	= ARMY CORPS OF ENGINEERS
ESCHT	= EASEMENT	JWL	= JURISDICTIONAL WETLANDS LINE
CONC	= CONCRETE	P.R.M.	= PERMANENT REFERENCE MONUMENT
MON.	= MONUMENT	P.T.	= POINT OF TANGENCY
IP.	= IRON PIPE	P.C.P.	= PERMANENT CONTROL POINT
IR.	= IRON ROD	P.C.	= POINT OF CURVE
Tan	= TANGENT DISTANCE	P.R.C.	= POINT OF REVERSE CURVE
Δ	= DELTA ANGLE	P.C.S.	= POINT OF COMPOUND CURVE
CH	= CHORD	B.R.L.	= BUILDING RESTRICTION LINE
A	= ARC LENGTH	U.D.E.	= UNOBSTRUCTED DRAINAGE EASEMENT
R	= RADIUS	NOVD	= NATIONAL OCEANOGRAPHIC VERTICAL DATUM
(ACT.)	= ACTUAL	P.I.	= POINT OF INTERSECTION
(P)	= PLAT	EDW	= EDGE OF WATER
(R)	= RADIAL LINE	TDB	= TOP OF BANK
C	= CENTER LINE		
R/W	= RIGHT-OF-WAY		
-	= FENCE		
(W)	= WITNESS		

THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61017-8, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03  
FLORIDA REGISTERED SURVEYOR AND MAPPER  
#2247



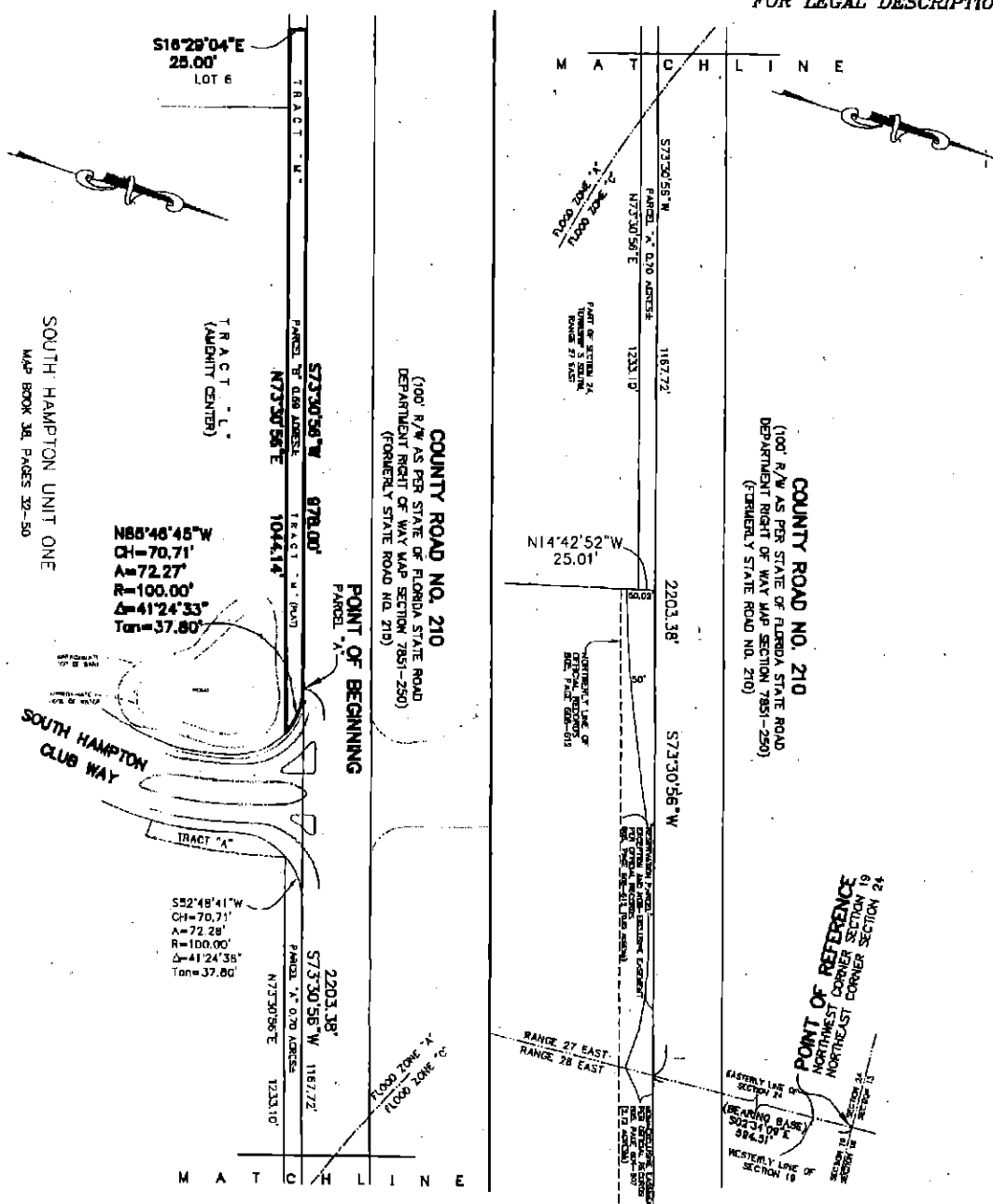
# MAP SHOWING SKETCH AND DESCRIPTION OF

PARCEL "B"

A PORTION OF TRACT "M" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

OR2075PG 485

SHEET 1 OF 2  
SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION



THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN. UNDERGROUND ENCROACHMENTS NOT LOCATED.

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/278-0088 - LICENSED BUSINESS NO. 3857

Legend	
FND. - FOUND	ADCE - ARMY CORPS OF ENGINEERS
ESMT - EASEMENT	JWL - JURISDICTIONAL WETLANDS LINE
CONC - CONCRETE	P.R.M. - PERMANENT REFERENCE MARK
MOH - MOUND	PERM - PERMANENT
I.P. - IRON PIPE	P.T. - POINT OF TANGENCY
I.R. - IRON ROD	P.C.P. - PERMANENT CONTROL POINT
Tan - TANGENT DISTANCE	P.C. - POINT OF CURVE
DA - DELTA ANGLE	P.R.C. - POINT OF REVERSE CURVE
CH - CHORD	P.C.C. - POINT OF COMPOUND CURVE
A - ARC LENGTH	B.R.L. - BUILDING RESTRICTION LINE
R - RADIUS	U.D.E. - UNOBSTRUCTED DRAINAGE EASEMENT
(ACT) - ACTUAL	NOVD - NATIONAL GEODETIC VERTICAL DATUM
(P) - PLAT	P.I. - POINT OF INTERSECTION
(R) - RADIAL LINE	LOW - EDGE OF WATER
(C) - CENTER LINE	TDB - TOP OF BANK
R/W - RIGHT-OF-WAY	
- - - FENCE	
(W) - WITNESS	

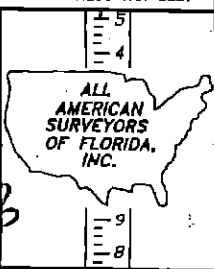
THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
JAMES D. HARRISON, JR.

SCALE 1"=200'

DATE 05-12-03

FLORIDA REGISTERED SURVEYOR AND MAPPER  
2847



# MAP SHOWING SKETCH AND DESCRIPTION OF

OR2075PG 486

SHEET 2 OF 2  
SEE SHEET 1 OF 2  
FOR GRAPHIC DEPICTION

**PARCEL "B"**

A PORTION OF TRACT "M" AS SHOWN ON PLAT OF SOUTH HAMPTON UNIT ONE AS RECORDED IN MAP BOOK 38, PAGES 32-50, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH 2°34'09" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 24, A DISTANCE OF 694.51 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT-OF-WAY); THENCE RUN SOUTH 73°30'56" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2203.38 FEET TO A POINT IN THE NORTH LINE OF SAID TRACT "M", AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE SOUTH 73°30'56" WEST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 978.00 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH 16°29'04" EAST, A DISTANCE OF 25.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SAID TRACT "M"; THENCE RUN NORTH 73°30'56" EAST, ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE OF TRACT "M", A DISTANCE OF 1044.14 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH HAMPTON CLUB WAY, SAID RIGHT-OF-WAY LINE BEING IN A CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 100.00 FEET; THENCE RUN NORTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 72.27 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°46'45" WEST, 70.71 FEET.

LANDS THUS DESCRIBED CONTAIN 0.69 ACRES, MORE OR LESS.

THESE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN ON HIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS ON THIS COUNTY.

BEARINGS BASED ON PLAT AS SHOWN  
UNDERGROUND ENCROACHMENTS NOT LOCATED

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 8820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED BUSINESS NO. 3887

Legend		THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 81G17-6, FLORIDA, STATUTES.	<p>ALL AMERICAN SURVEYORS OF FLORIDA, INC.</p>
FND. - FOUND ESMT. - EASEMENT CONC. - CONCRETE URM. - URMAMENT I.P. - IRON PIPE I.R. - IRON ROD T.D. - TANGENT DISTANCE Δ - DELTA ANGLE CH - CHORD A - ARC LENGTH R - RADIUS (ACT.) - ACTUAL (P) - PLAT (R) - RADIAL LINE C - CENTER LINE R/W - RIGHT-OF-WAY F - FENCE (W) - WITNESS	ACCE - ARMY CORPS OF ENGINEERS J.W.L. - JURISDICTIONAL WETLANDS LINE P.R.M. - PERMANENT REFERENCE MONUMENT P.T. - POINT OF TANGENCY P.C.P. - PERMANENT CONTROL POINT P.C. - POINT OF CURVE P.R.C. - POINT OF REVERSE CURVE P.C.C. - POINT OF COMPOUND CURVE B.R.L. - BUILDING RESTRICTION LINE U.D.F. - UNDESTRUCTED DRAINAGE EASEMENT NVD - NATIONAL GEODETIC VERTICAL DATUM P.I. - POINT OF INTERSECTION EDW - EDGE OF WATER TOB - TOP OF BANK		

F.B. X DR. BY TAF DIR. Server:\Dwg\Plats\210\Plat\00-751.dwg FILE 00-751 ORDER NO. 00-751-18B