

RESOLUTION NO. 2003- 56

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND EXECUTION OF A LICENSE AGREEMENT AUTHORIZING TEMPORARY USE OF RIGHT OF WAYS WITHIN PINECREST AND SURFSIDE SUBDIVISIONS.

RECITALS

WHEREAS, PS Partnership, have executed and delivered to the County a License Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for temporary use of right-of-ways within Pinecrest and Surfside Subdivisions; and

WHEREAS, PS Partnership have requested this License Agreement for the temporary use of certain roadways to facilitate the permitting/construction of roads, retention ponds, and other improvements within the designated subdivisions; and

WHEREAS, said License Agreement is for a period of six months commencing on the date the agreement is executed; and

WHEREAS, PS Partnership will allow the continuance of any use or access by the public and the County that have become customary in this area.

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

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The BCC hereby approves the terms of the License Agreement and authorizes the County Administrator to execute said Agreement.

Section 3. The Clerk is instructed to record the original License Agreement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of March, 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTBST: Cheryl Strickland, Clerk
By: Patricia A. Grasse
Deputy Clerk

RENDITION DATE 03-20-03

LICENSE AGREEMENT

THIS LICENSE AGREEMENT, made and executed this ____ day of March, 2003, by and between St. Johns County, a body politic, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095, hereinafter referred to as the "County," and PS PARTNERSHIP, a Florida General Partnership, hereinafter referred to as "PS."

WHEREAS, PS has requested this temporary license authorizing the use of certain roadways within Pinecrest and Surfside Subdivisions to facilitate the permitting/construction of roads, retention ponds, and other improvements within the designated subdivisions; and

WHEREAS, in consideration of the respective agreements of the parties herein contained, the County does hereby grant a revocable license without warranty, to PS, the temporary use of the roadways as described on Exhibit "A" attached for the purpose mentioned above.

1. To use above described Premises for a term of six (6) months, commencing on the date first above written and PS paying a nominal fee of \$100.00 per year (prorated).
2. PS may enter and use the subject Premises for the intended improvements. PS shall pursue a replat of the Premises and surrounding property. The Licensee shall be non-exclusive and PS will allow the continuance of any use or access by the general public and the County which have become customary on the Premises. Moreover, PS agrees to allow the County to grant any easement it deems appropriate during the period of this License that burdens the same Premises, so long as such easement does not substantially prevent PS's intended use of the Premises. PS agrees to, at all times, maintain access to Lots 4 - 6, Block 8 of the Pinecrest Estates Plat, recorded in Map Book 3, Page 144, by means of a right of access over PS's property.
3. All parties acknowledge and agree that any Board of County Commissioners of St. Johns County (hereinafter "Board") action necessary or contemplated by this License Agreement is subject to official action by the Board and compliance with federal, state and local law, including but not limited to, Chapter 125, Florida Statutes.
4. PS shall restore the Premises to its original condition upon revocation, destruction or termination or expiration of this License, unless PS subsequently obtains ownership of the Premises either through vacation of the roadways or otherwise.
5. PS shall make no improvements to, or maintain the property, or rely on the use of this Premises in any way which would make this License irrevocable. PS specifically hereby waives any argument or claim that this License is irrevocable.

6. PS shall not be permitted to make or suffer any waste or unlawful, improper or offensive use of Premises.

7. The County and its agents, servants, and employees shall have and hereby reserve their right and privilege, at reasonable times during the term of this License, to enter said Premises, to examine and inspect the same. PS shall not cause or permit any use of the Premises for other than those uses specifically provided for in this License.

8. PS, in consideration for the use of the Premises does hereby release and discharge and further will indemnify and save harmless the County from any and all claims for personal injuries or property damages during the existence of this License, arising in any manner by virtue of the use or occupancy of such Premises by PS, that PS does hereby further agree to indemnify and save harmless the County from liability for damage, injury or death to any person or persons arising out of the use of said property, or from the lack of keeping same in good repair and order, or from the negligent operation of same, or for any other cause for any nature whatsoever, provided such damage, injury or death is not due to County's own negligence.

9. PS shall conform to and comply with all laws, orders and regulations of the federal, state, county and municipal governments and all of their departments and bureaus.

10. The County may terminate this License upon a 30 day notice in writing.

11. The waiver of County of any such breach hereof on the part of PS, at any time or from time to time shall not be deemed, held, or construed as a waiver of any subsequent breach, or imply any further indulgence.

12. Notwithstanding any other provision of this License, PS hereby releases any rights it has in regards to the coupling of this License with an interest, thus hereby allowing the County to revoke this License on thirty (30) days written notice to PS for any reason whatsoever, without further liability between the parties except as expressly and specifically provided for in this License. The reasons for such cancellation may include, but are not limited to, increased public demand for use of the subject property and/or disaster relief use of space.

13. PS reserves the right to terminate this License by giving the County a thirty (30) day notice in writing.

14. The execution of this License Agreement shall not constitute a waiver by either party hereto of any right or claim of right to the subject lands or to use the subject lands.

IN WITNESS WHEREOF, the undersigned parties have executed this License Agreement on the day and year first above written.

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

By: _____
Ben W. Adams, Jr. County Administrator

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

**PS PARTNERSHIP, a Florida General
Partnership**

Antonio M. Farace By: _____
Witness Anita M. Farace

Lynn D. Varnadoe
Witness Lynn D. Varnadoe

EXHIBIT A

All of the right of ways included within the following described property:

PARCEL 1

A PART OF GOVERNMENT LOTS 1, 2, 5 AND 6, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH PART OF LOT 1 AND ALL OF LOTS 2 THROUGH 30, BLOCK 1 THROUGH 16, BLOCK 2, LOTS 1 THROUGH 6, BLOCK 11, LOTS 1 THROUGH 8 AND LOTS 27 THROUGH 32, BLOCK 12, AND PARTS OF ORANGE STREET, LIME STREET, PALM AVENUE AND PART OF THE UNNAMED STREET LYING NORTH OF SAID BLOCKS 1 AND 2, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 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 LOT 17, MARSH LANDING AT SAWGRASS UNIT 18 AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT-OF-WAY); THENCE SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.13 FEET; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARSH LANDING PARKWAY AND TO THE POINT OF BEGINNING; THENCE NORTH 00°11'52" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 547.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY (NOW A 100 FOOT EASEMENT) A DISTANCE OF 190.72 FEET, MAKING A CENTRAL ANGLE OF 91°03'35" AND HAVING A CHORD BEARING OF NORTH 45°19'56" EAST AND A CHORD DISTANCE OF 171.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°08'16" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.13 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, BLOCK 1, PINECREST ESTATES; THENCE SOUTH 00°17'44" EAST, ALONG LAST SAID LINE AND THE EAST LINE OF LOTS 1 AND 2, BLOCK 1, PINECREST ESTATES, A DISTANCE OF 80.02 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 1; THENCE SOUTH 89°08'19" EAST, ALONG THE NORTH LINE OF SAID LOT 30, BLOCK 1 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.51 FEET TO THE WEST LINE OF BLOCK 2, PINECREST ESTATES; THENCE NORTH 00°23'37" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 50.01 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 2; THENCE SOUTH 89°08'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 1 BLOCK 2; THENCE SOUTH 00°23'37" EAST, ALONG THE EAST LINE OF LOTS 1 THROUGH 16, BLOCK 2 AND LOTS 1 THROUGH 6, BLOCK 11, PINECREST ESTATES, A DISTANCE OF 590.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 11; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 6 BLOCK 11 AND THE SOUTH LINE OF LOT 27, BLOCK 12, A DISTANCE OF 241.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27, BLOCK 12; THENCE SOUTH 00°17'44" EAST, ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 12, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 12; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 12 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 131.52 FEET TO THE POINT OF BEGINNING. CONTAINING 219,612 SQUARE FEET, OR 5.04 ACRES, MORE OR LESS.

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
 DRAWN BY: DAF
 FILE #: 03-133

BOATWRIGHT LAND SURVEYORS, INC.
 1711 5th STREET SOUTH
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
 SHEET 1 OF 1

PARCEL 2

A PART OF GOVERNMENT LOTS 5 AND 6, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH LOTS 3 THROUGH 26, BLOCK 13, LOTS 1 THROUGH 32, BLOCK 14 AND PARTS OF ORANGE STREET AND LIME STREET, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 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 LOT 17, MARSH LANDING AT SAWGRASS UNIT 18 AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT-OF-WAY); THENCE SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 371.06 FEET; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MARSH LANDING PARKWAY AND TO THE POINT OF BEGINNING; THENCE SOUTH 89°08'17" EAST, ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 3, BLOCK 13, PINECREST ESTATES AND ALONG SAID NORTH LINE, A DISTANCE OF 132.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 00°17'44" EAST, ALONG THE EAST LINE OF LOTS 3 THROUGH 6, OF SAID BLOCK 13, A DISTANCE OF 99.91 FEET TO THE NORTHWEST CORNER OF LOT 26 OF SAID BLOCK 13; THENCE SOUTH 89°07'46" EAST, ALONG THE NORTH LINE OF SAID LOT 26, BLOCK 13 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 142.19 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 14, PINECREST ESTATES, AND THE EAST RIGHT-OF-WAY OF AFOREMENTIONED LIME STREET (A 40 FOOT RIGHT-OF-WAY) THENCE NORTH 00°17'44" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF LOTS 1 THROUGH 6, BLOCK 14, A DISTANCE OF 149.91 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAGNOLIA AVENUE (A 40 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°08'33" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, AND THE NORTH LINE OF LOTS 1 AND 32, BLOCK 14, PINECREST ESTATES, A DISTANCE OF 199.99 TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET (A 40 FOOT RIGHT-OF-WAY) AND THE EAST LINE OF SAID BLOCK 14, PINECREST ESTATES; THENCE SOUTH 00°23'37" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND THE EAST LINE OF SAID BLOCK 14, A DISTANCE OF 399.89 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OAK STREET (A 65 FOOT RIGHT-OF-WAY); THENCE NORTH 89°06'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 475.22 FEET TO THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY; THENCE NORTH 00°11'52" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.61 FEET TO THE POINT OF BEGINNING. CONTAINING 161,759 SQUARE FEET, OR 3.71 ACRES, MORE OR LESS.

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CHECKED BY: _____
 DRAWN BY: DAF
 FILE #: 03-133

BOATWRIGHT LAND SURVEYORS, INC.
 1711 5th STREET SOUTH
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
 SHEET 1 OF 1

PARCEL 3

A PART OF GOVERNMENT LOTS 1 AND 6, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, AND GOVERNMENT LOTS 4 AND 5, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH LOTS 3 THROUGH 16, BLOCK 6; LOTS 1 THROUGH 5, AND 7 THROUGH 14, AND 17 THROUGH 29, BLOCK 8; LOTS 1 THROUGH 20 AND LOTS 24 THROUGH 32, BLOCK 17; LOTS 5 THROUGH 16, BLOCK 18 AND TOGETHER WITH PARTS OF EIGHTH STREET (A 40 FOOT RIGHT-OF-WAY) AND MAGNOLIA AVENUE (A 40 FOOT RIGHT-OF-WAY) ALL OF SURFSIDE SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 93, AND TOGETHER WITH LOTS 5 THROUGH 32, BLOCK 3; LOTS 1 THROUGH 32, BLOCK 4; LOTS 1 THROUGH 18 AND LOTS 21 THROUGH 32, BLOCK 5 PART OF LOTS 1 AND 2, LOTS 3 THROUGH 14, BLOCK 6; LOTS 10 THROUGH 16, BLOCK 7; LOTS 1 THROUGH 32, BLOCK 8; LOTS 1 THROUGH 32, BLOCK 9; LOTS 1 THROUGH 32, BLOCK 10; LOTS 1 THROUGH 32, BLOCK 15; LOTS 1 THROUGH 8 AND 25 THROUGH 32, BLOCK 16; LOTS 1 THROUGH 13 AND LOTS 22 THROUGH 32, BLOCK 17; LOTS 1 THROUGH 12, BLOCK 18 AND PARTS OF PINEDALE STREET (A 40 FOOT RIGHT-OF-WAY), MARIETA STREET (A 40 FOOT RIGHT-OF-WAY), CORAL STREET (A 40 FOOT RIGHT-OF-WAY), MAGNOLIA AVENUE (A 40 FOOT RIGHT-OF-WAY), PALM AVENUE (A 40 FOOT RIGHT-OF-WAY), AND THE UNNAMED STREET (A 20 FOOT RIGHT-OF-WAY) LYING NORTH OF SAID BLOCKS 3, 4, 5 AND 6, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 17, MARSH LANDING AT SAWGRASS UNIT 18 AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT-OF-WAY); THENCE SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 81.13 FEET; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY; THENCE NORTH 00°11'52" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 547.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.72 FEET, MAKING A CENTRAL ANGLE OF 91°03'35" AND HAVING A CHORD BEARING OF NORTH 45°19'56" EAST AND A CHORD DISTANCE OF 171.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID MARSH LANDING PARKWAY; THENCE SOUTH 89°08'16" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 285.03 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.58 FEET AND MAKING A CENTRAL ANGLE OF 58°37'27" AND HAVING A CHORD BEARING OF SOUTH 61°33'00" WEST AND A CHORD DISTANCE OF 24.48 FEET; THENCE SOUTH 32°14'16" WEST, A DISTANCE OF 21.10 FEET; TO A POINT LYING ON THE NORTH LINE OF SAID LOT 32, BLOCK 4; THENCE SOUTH 89°08'16" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF THE SAID UNNAMED ROAD, A DISTANCE OF 467.57 FEET; THENCE SOUTH 00°24'39" EAST, A DISTANCE OF 50.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 6, SURFSIDE; THENCE

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CHECKED BY: _____
 DRAWN BY: DAF
 FILE #: 03-133

BOATWRIGHT LAND SURVEYORS, INC.
 1711 5th STREET SOUTH
 JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
 SHEET 1 OF 4

NORTH 89°45'25" EAST, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 6, SURFSIDE, A DISTANCE OF 100.06 FEET TO THE EAST LINE OF SAID BLOCK 6, SURFSIDE; THENCE SOUTH 00°24'29" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, SURFSIDE, A DISTANCE OF 350.08 FEET TO THE SOUTH LINE OF LOT 16, BLOCK 6, SURFSIDE; THENCE SOUTH 89°46'20" WEST, ALONG THE SOUTH LINE OF LOT 16, BLOCK 6, SURFSIDE, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF SAID BLOCK 6, SURFSIDE; THENCE NORTH 00°24'39" WEST, ALONG THE WEST LINE OF SAID BLOCK 6, SURFSIDE, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 6, PINECREST ESTATES; THENCE NORTH 89°07'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 6, PINECREST ESTATES, A DISTANCE OF 99.71 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID PINEDALE STREET; THENCE NORTH 00°23'37" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID PINEDALE STREET, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 6, PINECREST ESTATES; THENCE NORTH 89°08'20" WEST ALONG THE SOUTH LINE OF LOT 21, BLOCK 5, PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 5; THENCE SOUTH 00°23'38" EAST, ALONG THE EAST LINE OF LOTS 13 AND 14, BLOCK 5, PINECREST ESTATES, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 5, PINECREST ESTATES; THENCE SOUTH 89°08'31" EAST, ALONG THE NORTH LINE OF LAST SAID LOT 18, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID BLOCK 5, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF PINEDALE STREET; THENCE SOUTH 00°23'37" EAST, ALONG SAID EAST LINE OF BLOCK 5, THE EAST LINE OF BLOCK 8, AND LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 315.01 FEET TO THE NORTHEAST CORNER OF LOT 23 SAID BLOCK 8 PINECREST ESTATES; THENCE SOUTH 89°06'27" EAST, ALONG THE SOUTH LINE OF LOT 9, BLOCK 7, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 139.82 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE SOUTH 00°24'39" EAST, ALONG LAST SAID EAST LINE, A DISTANCE OF 315.09 FEET AND TO THE NORTHWEST CORNER OF SAID LOT 5, BLOCK 18 SURFSIDE; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 18, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.02 FEET TO THE EAST RIGHT OF WAY LINE OF EIGHTH STREET; THENCE NORTH 00°24'29" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 465.10 FEET TO THE SOUTHWEST CORNER OF LOT 30, BLOCK 8; THENCE NORTH 89°44'37" EAST, ALONG THE SOUTH LINE OF SAID LOT 30, BLOCK 8, A DISTANCE OF 100.04 FEET TO THE SOUTHWEST CORNER OF LOT 3, BLOCK 8; THENCE NORTH 00°24'18" WEST, ALONG THE WEST LINE OF LOTS 1, 2, AND 3, BLOCK 8, SURFSIDE, A DISTANCE OF 75.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 8 AND THE SOUTH RIGHT-OF-WAY LINE OF THE SAID PALM AVENUE; THENCE NORTH 89°44'44" EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK 8 AND SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.04 FEET TO THE EAST LINE OF SAID BLOCK 8, SURFSIDE; THENCE SOUTH 00°24'08" EAST, ALONG LAST SAID EAST LINE OF SAID BLOCK 8, OF SAID SURFSIDE, A DISTANCE OF 125.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5, BLOCK 8, SURFSIDE; THENCE SOUTH 89°44'32" WEST, ALONG THE SOUTH LINE OF SAID LOT 5, BLOCK 8, A DISTANCE OF 100.04 FEET TO THE NORTHEAST CORNER OF SAID LOT 27, BLOCK 8, SURFSIDE; THENCE SOUTH 00°24'18" EAST, ALONG THE EAST LINE OF LAST SAID

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: DAF
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BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
SHEET 2 OF 4

LOT 27, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 8, SURFSIDE; THENCE NORTH 89°44'29" EAST, ALONG THE NORTH LINE OF LAST SAID LOT 7, A DISTANCE OF 100.04 FEET TO THE EAST LINE OF SAID BLOCK 8; THENCE SOUTH 00°24'08" EAST, ALONG LAST SAID EAST LINE A DISTANCE OF 200.03 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF SAID BLOCK 8; THENCE SOUTH 89°44'10" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 8, A DISTANCE OF 100.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 8, SURFSIDE; THENCE SOUTH 00°24'18" EAST ALONG THE EAST LINE OF SAID LOT 17 AND LAST SAID LOT 18 BLOCK 8, SURFSIDE; AND THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 90.01 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID MAGNOLIA AVENUE; THENCE NORTH 89°44'05" EAST ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 100.02 FEET TO THE EAST LINE OF SAID BLOCK 17, SURFSIDE; THENCE SOUTH 00°24'08" EAST ALONG LAST SAID EAST LINE A DISTANCE OF 400.05 FEET TO THE SOUTHEAST CORNER OF LOT 16 OF SAID BLOCK 17 AND THE NORTH RIGHT-OF-WAY LINE OF OAK AVENUE (A 40 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°43'26" WEST, ALONG THE SOUTH LINE OF SAID LOT 16 AND LOT 17, BLOCK 17 AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE WEST LINE OF SAID BLOCK 17, AND THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED EIGHTH STREET; THENCE NORTH 00°24'29" WEST, ALONG SAID WEST LINE OF BLOCK 17, AND LAST SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 100.02 FEET TO THE NORTHWEST CORNER OF LOT 20, BLOCK 17; THENCE NORTH 89°43'36" EAST, ALONG THE NORTH LINE OF SAID LOT 20, BLOCK 17, A DISTANCE OF 100.01 FEET TO THE NORTHWEST CORNER OF LOT 13, BLOCK 17, THENCE NORTH 00°24'18" WEST, ALONG THE WEST LINE OF LOTS 10 THROUGH 12 OF SAID BLOCK 17, A DISTANCE OF 75.01 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 17; THENCE SOUTH 89°43'56" WEST, ALONG THE SOUTH LINE OF SAID LOT 24, AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE NORTHEAST CORNER OF LOT 10, BLOCK 18, OF SAID SURFSIDE AND THE WEST RIGHT-OF-WAY LINE OF SAID EIGHTH STREET; THENCE SOUTH 00°24'29" EAST, ALONG THE EAST LINE OF LOTS 10 THROUGH 16, BLOCK 18, AND ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 175.05 FEET TO THE SOUTHEAST CORNER OF LOT 16, SAID BLOCK 18, AND THE NORTH RIGHT-OF-WAY LINE OF SAID OAK AVENUE; THENCE SOUTH 89°43'06" WEST, ALONG THE SOUTH LINE OF SAID LOT 16, AND SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF AFOREMENTIONED PINECREST ESTATES; THENCE NORTH 00°24'39" WEST, ALONG LAST SAID EAST LINE, A DISTANCE OF 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 18; THENCE NORTH 89°07'04" WEST, ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 99.96 FEET TO THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED PINEDALE STREET; THENCE NORTH 00°23'37" WEST, ALONG THE LAST SAID EAST RIGHT-OF-WAY LINE AND THE WEST LINE OF SAID LOT 12, A DISTANCE OF 25.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 89°06'58" WEST, ALONG THE NORTH LINE OF LOT 21, BLOCK 17, OF SAID PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 17; THENCE SOUTH 00°23'38" EAST ALONG THE EAST LINE OF LOTS 12 AND 13, OF SAID BLOCK 17, A DISTANCE OF 50.03 FEET TO THE SOUTHEAST CORNER OF LAST SAID LOT 13, BLOCK 17; THENCE NORTH 89°06'51" WEST,

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THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: DAF _____
FILE #: 03-133 _____

BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
SHEET 3 OF 4

ALONG THE SOUTH LINE OF SAID LOT 13, A DISTANCE OF 99.99 FEET TO THE WEST LINE OF SAID BLOCK 17 AND THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED MARIETA STREET; THENCE NORTH 00°23'38" WEST, ALONG LAST SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 125.06 FEET TO THE NORTHWEST CORNER OF LOT 9, BLOCK 17; THENCE NORTH 89°07'30" WEST, ALONG THE NORTH LINE OF LOTS 9 AND 24, BLOCK 16, PINECREST ESTATES TOGETHER WITH AN EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 280.02 FEET TO THE WEST RIGHT-OF-WAY LINE OF AFOREMENTIONED CORAL STREET AND THE EAST LINE OF BLOCK 15; THENCE SOUTH 00°23'37" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 200.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID OAK AVENUE (A 65 FOOT RIGHT-OF-WAY); THENCE NORTH 89°06'27" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 199.99 FEET TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET (A 40 FOOT RIGHT-OF-WAY) AND THE WEST LINE OF SAID BLOCK 15; THENCE NORTH 00°23'37" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE WEST LINE OF BLOCKS 3, 10, AND 15, A DISTANCE OF 1179.95 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, OF SAID PINECREST ESTATES; THENCE SOUTH 89°08'21" EAST, ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 100.00 FEET TO THE NORTHWEST CORNER OF LOT 28, OF SAID BLOCK 3; THENCE NORTH 00°23'37" WEST, ALONG THE WEST LINE OF LOTS 29 THROUGH 32, BLOCK 3, A DISTANCE OF 130.02 FEET TO THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF MARSH LANDING PARKWAY AND THE POINT OF BEGINNING. CONTAINING 1,116,686 SQUARE FEET OR 25.64 ACRES MORE OR LESS.

LESS AND EXCEPT LOTS 4, 5 AND 6, BLOCK 8, PINECREST ESTATES AND PART OF MARIETA STREET, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF LOT 30, BLOCK 9, PINECREST ESTATES; THENCE SOUTH 89°08'33" EAST, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00°23'37" EAST, ALONG THE EAST LINE OF SAID LOTS 4, 5 AND 6, A DISTANCE OF 75.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID BLOCK 8 AND THE EAST RIGHT OF WAY LINE OF AFOREMENTIONED MARIETA STREET; THENCE SOUTH 00°23'37" EAST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 67.67 FEET TO A POINT ON THE WESTERLY BOUNDARY OF LOT 9, BLOCK 8 AND A POINT ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 119.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.81 FEET, MAKING A CENTRAL ANGLE OF 22°32'15" AND HAVING A CHORD BEARING OF NORTH 34°43'2" WEST AND A CHORD DISTANCE OF 46.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°59'33" WEST A DISTANCE OF 19.28 FEET TO THE EAST LINE OF BLOCK 9, PINECREST ESTATES AND THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED MARIETA STREET; THENCE NORTH 00°23'37" WEST ALONG LAST SAID WEST ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 91.65 FEET TO THE POINT OF BEGINNING, CONTAINING 12,025 SQUARE FEET OR 0.28 ACRES MORE OR LESS.

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SHEET 4 OF 4

PARCEL 4

A PART OF GOVERNMENT LOTS 7 AND 8, SECTION 17 AND A PART OF GOVERNMENT LOTS 5 AND 12, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST TOGETHER WITH LOTS 1 THROUGH 16, BLOCK 19; LOTS 1 THROUGH 32, BLOCK 20; LOTS 1 THROUGH 14 AND LOTS 17 THROUGH 32, BLOCK 21; LOTS 1 THROUGH 32, BLOCK 26; LOTS 1 THROUGH 11 AND LOTS 14 THROUGH 32, BLOCK 27; LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 32, BLOCK 28; LOTS 10 THROUGH 32, BLOCK 29; LOTS 1 THROUGH 16, BLOCK 30; LOTS 1 THROUGH 16, BLOCK 31; LOTS 1 THROUGH 32, BLOCK 32, LOTS 1 THROUGH 32; BLOCK 33; LOTS 1 THROUGH 32, BLOCK 34; LOTS 3 THROUGH 32, BLOCK 35; LOTS 7 THROUGH 30, BLOCK 36 AND PARTS OF THIRD STREET (A 20 FOOT RIGHT OF WAY), FOURTH STREET (A 40 FOOT RIGHT OF WAY), FIFTH STREET (A 40 FOOT RIGHT OF WAY), SIXTH STREET (A 40 FOOT RIGHT OF WAY), SEVENTH STREET (A 40 FOOT RIGHT OF WAY), EIGHTH STREET (A 40 FOOT RIGHT OF WAY), MAPLE AVENUE (A 40 FOOT RIGHT OF WAY), CEDAR AVENUE (40 FOOT RIGHT OF WAY), HOLLY AVENUE (20 FOOT RIGHT OF WAY) ALL IN SURFSIDE SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA TOGETHER WITH LOTS 14 AND 15, BLOCK 19; LOTS 1 THROUGH 30, BLOCK 20; LOTS 8 THROUGH 12 AND LOTS 19 THROUGH 22, BLOCK 21; LOTS 7 THROUGH 30, BLOCK 22; LOTS 12 THROUGH 21, BLOCK 23; LOTS 23 THROUGH 29, BLOCK 25; LOTS 1 THROUGH 30, BLOCK 26; LOTS 1 THROUGH 4 AND LOTS 9 THROUGH 32, BLOCK 27; LOTS 1 THROUGH 32, BLOCK 28; LOTS 1 THROUGH 32, BLOCK 29; LOTS 1 THROUGH 10, BLOCK 30; LOTS 1 THROUGH 16, BLOCK 31; LOTS 1 THROUGH 13 AND LOTS 17 THROUGH 32, BLOCK 32; LOTS 1, 2, 31, AND 32, BLOCK 33, LOTS 1 THROUGH 7 AND LOTS 26 THROUGH 32, BLOCK 34 AND PARTS OF PINEDALE STREET (A 40 FOOT RIGHT OF WAY), MARIETA STREET (A 40 FOOT RIGHT OF WAY), CORAL STREET (A 40 FOOT RIGHT OF WAY), WASHINGTON STREET (A 40 FOOT RIGHT OF WAY), LIME STREET (A 40 FOOT RIGHT OF WAY), ORANGE STREET (A 40 FOOT RIGHT OF WAY), MAPLE AVENUE (A 40 FOOT RIGHT OF WAY), CEDAR AVENUE (A 40 FOOT RIGHT OF WAY), AND HOLLY AVENUE (A 20 FOOT RIGHT OF WAY) ALL IN PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF SAID PUBLIC RECORDS TOGETHER WITH PART OF PINECREST ESTATES VACATED BY COUNTY RESOLUTION NO. 88-84 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, MARSH LANDING AT SAWGRASS UNIT EIGHTEEN AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT OF WAY); THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARSH LANDING PARKWAY; THENCE SOUTH 00°11'52" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 98.04 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 0.35 FEET, MAKING A CENTRAL ANGLE OF 00°04'45" AND HAVING A CHORD BEARING OF SOUTH 00°14'14" EAST AND A CHORD DISTANCE OF 0.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH

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1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
SHEET 1 OF 6

89°04'19" EAST, ALONG THE SOUTH LINE OF LOTS 3 AND 30, BLOCK 25, PINECREST ESTATES AND AN EASTERLY AND WESTERLY EXTENSION THEREOF, A DISTANCE OF 273.63 FEET TO THE EAST RIGHT OF WAY LINE OF LIME STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID LIME STREET, A DISTANCE OF 75.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE; THENCE SOUTH 89°04'19" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF LOT 1, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 00°00'36" EAST, ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 26, PINECREST ESTATES, A DISTANCE OF 50.00 FEET TO THE NORTH LINE OF LOT 30, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 89°04'19" EAST, ALONG THE NORTH LINE OF LOT 30, BLOCK 26, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 89°04'19" EAST, ALONG THE NORTH LINE OF LOT 9, BLOCK 27, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK 27, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 25 THROUGH 28, BLOCK 27, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 27, PINECREST ESTATES; THENCE NORTH 89°04'19" WEST, ALONG THE SOUTH LINE OF LOT 4, BLOCK 27, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WASHINGTON STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 140.00 FEET TO THE SOUTHWEST CORNER OF LOT 15, BLOCK 22, PINECREST ESTATES; THENCE NORTH 89°04'19" WEST, ALONG THE SOUTH LINE OF BLOCK 23, PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 240.01 FEET TO THE EAST RIGHT OF WAY LINE OF SAID LIME STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 99.93 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 23, PINECREST ESTATES; THENCE SOUTH 89°04'53" EAST, ALONG THE NORTH LINE OF LOT 12, BLOCK 23, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 23, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 20 AND 21, BLOCK 23, PINECREST ESTATES, A DISTANCE OF 49.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 23; THENCE SOUTH 89°05'10" EAST, ALONG THE NORTH LINE OF SAID LOT 21, BLOCK 23, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WASHINGTON STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 74.98 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 22, PINECREST ESTATES; THENCE SOUTH 88°55'17" EAST, ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 22, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK 22, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 25 THROUGH 30, BLOCK 22, PINECREST ESTATES, A DISTANCE OF 150.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE (A 65 FOOT RIGHT OF WAY); THENCE SOUTH 89°06'27" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF

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DATE: FEBRUARY 27, 2003
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WAY LINE OF SAID CORAL STREET; AND THE EAST LINE OF SAID BLOCK 22; THENCE SOUTH 00°00'36" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE AND THE LAST SAID EAST LINE, A DISTANCE OF 175.01 FEET TO THE NORTHEAST CORNER OF LOT 23 OF SAID BLOCK 22; THENCE SOUTH 89°05'17" EAST, ALONG THE NORTH LINE OF LOT 8, BLOCK 21, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 21; THENCE SOUTH 00°00'36" EAST, ALONG THE EAST LINE OF SAID LOT 8, BLOCK 21, A DISTANCE OF 25.01 FEET TO THE NORTHWEST CORNER OF LOT 22, BLOCK 21, PINECREST ESTATES; THENCE SOUTH 89°05'19" EAST ALONG THE NORTH LINE OF SAID LOT 22, BLOCK 21, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE EAST RIGHT OF WAY LINE OF SAID MARIETA STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 200.11 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OAK AVENUE; THENCE SOUTH 89°06'27" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID PINEDALE STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 375.32 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE AND THE SOUTH LINE OF BLOCK 20, PINECREST ESTATES; THENCE NORTH 89°04'19" WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE AND LAST SAID SOUTH LINE, A DISTANCE OF 200.00 FEET TO THE EAST RIGHT OF WAY LINE OF MARIETA STREET AND THE WEST LINE OF SAID BLOCK 20; THENCE NORTH 00°00'36" WEST, ALONG SAID EAST RIGHT OF WAY LINE AND LAST SAID WEST LINE, A DISTANCE OF 75.04 FEET TO THE SOUTHWEST CORNER OF LOT 12 SAID BLOCK 20; THENCE NORTH 89°04'45" WEST, ALONG THE NORTH LINE OF LOTS 13 AND 18, BLOCK 21 AND AN EASTERLY AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 280.02 FEET TO THE WEST RIGHT OF WAY LINE OF SAID CORAL STREET; THENCE SOUTH 00°00'36" EAST, ALONG LAST SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 115.01 FEET TO THE NORTHEAST CORNER OF LOT 32, BLOCK 27 AND THE SOUTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE; THENCE SOUTH 89°04'19" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 480.01 FEET TO THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF PINEDALE STREET SAID POINT LYING ON THE EAST LINE OF BLOCK 29, PINECREST ESTATES; THENCE SOUTH 00°00'36" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE AND LAST SAID EAST LINE, A DISTANCE OF 440.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID CEDAR AVENUE; THENCE SOUTH 89°07'28" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 139.96 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE NORTH 00°00'45" WEST, ALONG THE EAST LINE OF PINECREST ESTATES, A DISTANCE OF 190.02 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 30, PINECREST ESTATES; THENCE NORTH 89°08'35" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, BLOCK 30, A DISTANCE OF 99.94 FEET TO THE EAST RIGHT OF WAY LINE OF SAID PINEDALE STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 340.05 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 19, PINECREST ESTATES; THENCE SOUTH 89°09'21" EAST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 19, A DISTANCE OF 99.93 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE NORTH 00°00'45" WEST, ALONG THE EAST LINE OF PINECREST ESTATES, A DISTANCE OF 350.23 FEET TO

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THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE (A 40 FOOT RIGHT OF WAY); THENCE NORTH 89°43'15" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 580.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID SIXTH STREET; THENCE SOUTH 00°01'09" EAST, ALONG THE SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 350.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 21, SURFSIDE; THENCE SOUTH 89°42'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 21, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 21; THENCE SOUTH 00°01'12" EAST, ALONG THE EAST LINE OF LOTS 18 AND 17, BLOCK 21, SURFSIDE, A DISTANCE OF 50.00 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE AND THE SOUTHEAST CORNER OF SAID LOT 17; THENCE SOUTH 89°42'48" WEST, ALONG THE SAID NORTH RIGHT OF WAY LINE, AND THE SOUTH LINE OF SAID LOT 17, BLOCK 21 AND THE SOUTH LINE OF SAID LOT 16, BLOCK 20, A DISTANCE OF 239.99 FEET TO THE SOUTHWEST CORNER OF LAST SAID LOT 16; THENCE SOUTH 00°01'18" EAST, ALONG THE EAST LINE OF LOTS 24 THROUGH 32, BLOCK 29 AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 265.04 FEET TO THE NORTHWEST CORNER OF LOT 10, OF SAID BLOCK 29; THENCE NORTH 89°42'27" EAST, ALONG THE NORTH LINE OF SAID LOT 10 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 139.99 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK 28, SURFSIDE AND THE EAST RIGHT OF WAY LINE OF SAID SEVENTH STREET; THENCE NORTH 00°01'15" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SEVENTH STREET, A DISTANCE OF 225.03 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE; THENCE NORTH 89°42'48" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE, A DISTANCE OF 199.99 FEET TO THE SAID WEST RIGHT OF WAY LINE OF SAID SIXTH STREET; THENCE SOUTH 00°01'09" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 28, SURFSIDE; THENCE SOUTH 89°42'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 28, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 28; THENCE SOUTH 00°01'12" EAST, ALONG THE WEST LINE OF LOTS 5 AND 6, BLOCK 28, SURFSIDE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 28; THENCE NORTH 89°42'34" EAST, ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 28 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 139.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID SIXTH STREET; THENCE NORTH 00°01'09" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID SIXTH STREET, A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF SAID MAPLE AVENUE; THENCE NORTH 89°42'48" EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 199.99 FEET TO THE WEST RIGHT OF WAY LINE OF SAID FIFTH STREET; THENCE SOUTH 00°01'03" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID FIFTH STREET, A DISTANCE OF 274.98 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 27, SURFSIDE; THENCE SOUTH 89°42'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 11, BLOCK 27, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 27; THENCE SOUTH 00°01'06" EAST, ALONG THE WEST LINE OF LOTS 12 AND 13, BLOCK 27, SURFSIDE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 27; THENCE NORTH 89°42'18" EAST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 27, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 139.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID FIFTH

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STREET; THENCE NORTH 00°01'03" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID FIFTH STREET, A DISTANCE OF 324.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE NORTH 89°42'48" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 199.99 FEET TO THE WEST RIGHT OF WAY LINE OF FOURTH STREET; THENCE SOUTH 00°00'57" EAST, ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, A DISTANCE OF 399.92 FEET TO THE NORTH RIGHT OF WAY LINE OF CEDAR AVENUE; THENCE SOUTH 89°42'10" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF CEDAR AVENUE, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 26, SURFSIDE; THENCE SOUTH 00°01'00" EAST, ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 35, SURFSIDE AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 89.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 35; THENCE NORTH 89°42'06" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 35 AND ALONG THE NORTH LINE OF LOT 30, BLOCK 36, SURFSIDE, A DISTANCE OF 239.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 36; THENCE SOUTH 00°00'53" EAST, ALONG THE EAST LINE OF LOTS 27 THROUGH 30, BLOCK 36, SURFSIDE, A DISTANCE OF 99.97 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 36, SURFSIDE; THENCE NORTH 89°41'56" EAST, ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 36 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 182.81 FEET TO THE EAST LINE OF GOVERNMENT LOT 12 OF SAID SECTION 16; THENCE SOUTH 01°17'44" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 353.79 FEET TO THE NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT FOURTEEN AS RECORDED IN MAP BOOK 21, PAGES 51-57 OF SAID PUBLIC RECORDS; THENCE NORTH 89°54'49" WEST, ALONG THE NORTH LINE OF SAID MARSH LANDING AT SAWGRASS UNIT 14, A DISTANCE OF 1338.28 FEET; THENCE NORTH 01°21'59" WEST, CONTINUING ALONG SAID NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT 14, A DISTANCE OF 59.26 FEET; THENCE NORTH 89°16'08" WEST, CONTINUING ALONG SAID NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT 14 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 291.05 FEET TO ITS INTERSECTION WITH A SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17, BLOCK 32, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 17, 18 AND 19, BLOCK 32, PINECREST ESTATES AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 110.54 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 32, PINECREST ESTATES; THENCE NORTH 89°08'46" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 32 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE WEST RIGHT OF WAY LINE OF MARIETA STREET; THENCE NORTH 00°00'16" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 274.81 FEET TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 33, PINECREST ESTATES; THENCE NORTH 89°05'07" WEST, ALONG THE SOUTH LINE OF LOTS 31 AND 32, BLOCK 33, PINECREST ESTATES, AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 240.01 FEET TO THE EAST LINE OF SAID BLOCK 34, PINECREST ESTATES; THENCE SOUTH 00°00'36" EAST ALONG THE LAST SAID EAST LINE, A DISTANCE OF 125.04 FEET TO THE SOUTHEAST CORNER OF LOT 26 OF SAID BLOCK 34; THENCE NORTH 89°06'52" WEST, ALONG SAID SOUTH LINE OF LOT 26 AND LOT 7, BLOCK 34 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 240.00 FEET TO THE WEST RIGHT OF WAY LINE OF AFOREMENTIONED WASHINGTON STREET; THENCE NORTH 00°00'36" WEST, ALONG THE SAID WEST

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DATE: FEBRUARY 27, 2003
SHEET 5 OF 6

RIGHT OF WAY LINE, A DISTANCE OF 105.11 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 86.15 FEET, MAKING A CENTRAL ANGLE OF 29°02'07" AND HAVING A CHORD BEARING OF SOUTH 73°14'52" WEST AND A CHORD DISTANCE OF 85.23 FEET; THENCE SOUTH 58°43'48" WEST, A DISTANCE OF 35.58 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.70 FEET, MAKING A CENTRAL ANGLE OF 90°59'30" AND HAVING A CHORD BEARING OF SOUTH 13°14'03" WEST AND A CHORD DISTANCE OF 35.66 FEET TO A POINT ON THE SAID EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 650.00 FEET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY TO THE FOLLOWING THREE (3) COURSES: NO. 1 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 650.00 FEET, A DISTANCE OF 87.44 FEET, MAKING A CENTRAL ANGLE OF 07°42'26" AND HAVING A CHORD BEARING OF NORTH 36°06'55" WEST AND A CHORD DISTANCE OF 87.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NO. 2 NORTH 39°58'08" WEST, A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET; NO. 3 NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.19 FEET, MAKING A CENTRAL ANGLE OF 39°41'31" AND HAVING A CHORD BEARING OF NORTH 20°07'22" WEST AND A CHORD DISTANCE OF 169.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2,198,533 SQUARE FEET, OR, 50.47 ACRES MORE OR LESS.

"NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER."

CHECKED BY: _____
DRAWN BY: DAF _____
FILE #: 03-133 _____

BOATWRIGHT LAND SURVEYORS, INC.
1711 5th STREET SOUTH
JACKSONVILLE BEACH, FLORIDA 241-8550

DATE: FEBRUARY 27, 2003
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