

RESOLUTION NO. 2004- 364

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FROM THE UNITED STATES OF AMERICA FOR OWNERSHIP OF THE PALM VALLEY BRIDGE.

RECITALS

WHEREAS, the Army Corp of Engineers received Federal funding to replace the two lane bridge and entered into an agreement with the County to pay the difference to construct a four lane bridge; and

WHEREAS, the Army Corp began construction in 2000 and finished the bridge in 2002 and deed transfer was held up due to outstanding permitting and construction punch list issues; and

WHEREAS, the outstanding issues have been resolved and the County is ready to accept ownership of the bridge; and

WHEREAS, the property to be transferred for ownership is described in the Quit Claim Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

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.

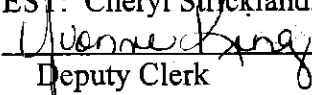
Section 2. The Quit Claim Deed, attached as Exhibit "A" is hereby accepted by the Board of County Commissioners.

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of December, 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk
By: 
Deputy Clerk

REVISION DATE 12/20/04

EXHIBIT "A" TO RESOLUTION

This instrument was prepared by:
Michelle A. Wolfe, Esq.
U.S. Army Corps of Engineers
P.O. Box 4970
Jacksonville, Florida 32232-0019

QUITCLAIM DEED

**Palm Valley Bridge Replacement Project
Intracoastal Waterway, Jacksonville to Miami
St. Johns County, Florida**

THIS INDENTURE, made between the UNITED STATES OF AMERICA, hereinafter referred to as the "Grantor", acting by and through the Deputy Assistant Secretary of the Army (I&H) pursuant to a delegation of authority from the Secretary of the Army, under and pursuant to the Federal Property and Administrative Services Act of 1949 (63 Stat. 377), as amended, and the delegation of authority to the Secretary of Defense from the Administrator of General Services Administration (41 C.F.R. 101-47.601) and the redelegation of authority from the Secretary of Defense to the Secretary of the Army (20 Fed. Reg. 7113), and ST. JOHNS COUNTY, FLORIDA, hereinafter referred to as the "Grantee";

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby remise, release, and forever quitclaim to the Grantee, its successors, and assigns, all right, title, and interest, claim and demand which said Grantor has in and to the following described property, situate, lying and being in St. Johns County, Florida, to wit:

Tract No. 100

That certain tract or parcel of land being a part of Section 51 (Ben Chaires Grant), Township 4 South, Range 29 East, and being a portion of the lands described in Official Records Book 1097, page 1133, of the Public Records of St. Johns County, Florida; and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of County Road 210 (Palm Valley Road, a 100-foot right-of-way as now established) with the Westerly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established); thence South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 908.75 feet to an intersection with the Easterly line of said lands described in Official Records Book 1097, page 1133, and the Point of Beginning; thence continue South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 1668.13 feet to an intersection with the Westerly line of said lands described in Official Records Book 1097, page 1133; thence North 05 Degrees 46 Minutes 06 Seconds West, departing said Northerly right-of-way line of County Road 210 and along said Westerly line of lands described in Official Records Book 1097, page 1133, a distance of 13.72 feet; thence North 46 Degrees 44 Minutes 52 Seconds East, departing said Westerly line of lands

described in Official Records Book 1097, page 1133, a distance of 439.71 feet to a tangent point of curve, said curve being concave Southeasterly, having a radius of 2025.00 feet, a central angle of 07 Degrees 14 Minutes 59 Seconds and being subtended by a chord bearing and distance of North 50 Degrees 22 Minutes 22 Seconds East, 256.05 feet; thence Northeasterly along said curve an arc distance of 256.23 feet to a non-tangent point of curve; said curve being concave Southeasterly, having a radius of 4045.00 feet, a central angle of 01 Degrees 48 Minutes 01 Seconds and being subtended by a chord bearing and distance of North 45 Degrees 15 Minutes 26 Seconds East, 127.08 feet; thence Northeasterly along said curve an arc distance of 127.09 feet to a tangent line; thence North 46 Degrees 09 Minutes 27 Seconds East, a distance of 186.97 feet to a tangent point of curve, said curve being concave Southeasterly, having a radius of 4091.00 feet, a central angle of 02 Degrees 17 Minutes 59 Seconds and being subtended by a chord bearing and distance of North 47 Degrees 18 Minutes 26 Seconds East, 164.20 feet; thence Northeasterly along said curve an arc distance of 164.21 feet to a non-tangent line; thence South 41 Degrees 32 Minutes 29 Seconds East, a distance of 13.75 feet to a non-tangent point of curve, said curve being concave Southeasterly, having a radius of 4077.25 feet, a central angle of 05 Degrees 27 Minutes 00 Seconds and being subtended by a chord bearing and distance of North 51 Degrees 10 Minutes 54 Seconds East, 387.62 feet; thence Northeasterly along said curve an arc distance of 387.83 feet to a tangent line; thence North 53 Degrees 54 Minutes 24 Seconds East, a distance of 25.61 feet; thence North 54 Degrees 59 Minutes 47 Seconds East, a distance of 149.38 feet to an intersection with said Easterly line of lands described in Official Records Book 1097, page 1133; thence South 05 Degrees 22 Minutes 08 Seconds East along said Easterly line of the lands described in Official Records Book 1097, page 1133, a distance of 134.05 feet to an intersection with said Northerly right-of-way line of County Road 210 and the Point Of Beginning, and containing 3.24 acres, more or less.

Being the same land described in a deed from Hydry Company, L.L.C., a Delaware Limited Liability Company, Successor by merger to Estuary Trust I, a Delaware Business Trust to the United States dated 20 June 2000 recorded in Official Records Book 1506, pages 653 and 654, of the Public Records of St. Johns County, Florida.

Tract No. 101

A part of the Ben Chaires Grant, Section 51, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the intersection of the line dividing said Section 51 from Section 28, Township 4 South, Range 29 East, with the Northerly right-of-way line of Palm Valley Road (State Road No. 210) as now established as a 100 foot right-of-way; thence South 51 Degrees 33 Minutes West, along said Northerly right-of-way line, a distance of 668.32 feet to the Point of Beginning; thence continue South 51 Degrees 33 Minutes 00 Seconds West, along said Northerly right-of way line, a distance of 163.32 feet; thence North 06 Degrees 37 Minutes West, a distance of 238.46 feet; thence North 51 Degrees 44 Minutes 48 Seconds East, a distance of 158.44 feet; thence South 07 Degrees 23 Minutes 31 Seconds East, a distance of 235.86 feet to the Point of Beginning, and containing approximately 0.75 acres, more or less.

Being the same land described in a deed from Jack R. Wright and Angela L. Wright, his wife, to the United States dated 18 February 2000 recorded in Official Records Book 1484, pages 1839 and 1840 of the Public Records of St. Johns County, Florida.

Tract No. 102

That certain tract or parcel of land being a part of Section 51 (Ben Chaires Grant), Township 4 South, Range 29 East, and being a portion of the lands described in Official Records Book 1241, page 287, of the current Public Records of St. Johns County, Florida; and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of County Road 210 (Palm Valley Road, a 100-foot right-of-way as established) with the Westerly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established); thence South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 582.11 feet to an intersection with the Easterly line of said lands described in Official Records Book 1241, page 287, and the Point Of Beginning; thence continue South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 163.32 feet to an intersection with the Westerly line of said lands as described in Official Records Book 1241, page 287; thence North 06 Degrees 08 Minutes 39 Seconds West, departing said Northerly right-of-way line of County Road 210, and along said Westerly line of the lands described in Official Records Book 1241, page 287, a distance of 127.14 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, departing said Westerly line of the lands described in Official Records Book 1241, page 287, a distance of 36.27 feet; thence South 36 Degrees 05 Minutes 46 Seconds East, a distance of 10.25 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, a distance of 117.15 feet to an intersection with said Easterly line of the lands described in Official Records Book 1241, page 287; thence South 07 Degrees 06 Minutes 14 Seconds East along said Easterly line of lands described in Official Records Book 1241, page 287, a distance of 110.62 feet to an intersection with said Northerly right-of-way line of County Road 210 and the Point of Beginning.

Less the following:

(Legal description of well containing 0.002 acres, more or less) that certain tract or parcel of land being a part of Section 51 (Ben Chaires Grant), Township 4 South, Range 29 East, and being a portion of the lands described in Official Records Book 1241, page 287, of the current Public Records of St. Johns County, Florida; and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of County Road 210 (Palm Valley Road, a 100-foot right-of-way as now established) with the Westerly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established); thence South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 582.11 feet to an intersection with the Easterly line of said land described in Official Records Book 1241, page 287; thence North 07 Degrees 06 Minutes 14 Seconds West.

Departing said Northerly right-of-way of County Road 210 and along said Easterly line of the lands described in Official Records Book 1241, page 287, a distance of 110.62 feet; thence South 53 Degrees 54 Minutes 24 Seconds West, departing said Easterly line of the lands described in Official Records Book 1241, page 287, a distance of 44.00 feet to The Point of Beginning; thence South 36 Degrees 05 Minutes 36 Seconds East, a distance of 10.00 feet; thence South 53 Degrees 54 Minutes 24 Seconds West, a distance of 10.00 feet; thence North 36 Degrees 05 Minutes 36 Seconds West, a distance of 10.00 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, a distance of 10.00 feet to the Point Of Beginning; containing 0.37 acres, more or less.

Being the same land described in a corrective deed from Robert A. Bacom, an unmarried person, to the United States dated 7 December 2000 recorded in Official Records Book 1551, pages 724 and 725, of the Public Records of St. Johns County, Florida.

Tract No. 103

That certain tract or parcel of land being a part of Section 51 (Ben Chaires Grant), Township 4 South, Range 29 East, and being a portion of the lands described in the Official Records Book 685, page 522, of current Public Records of St. Johns County, Florida and being more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of County Road 210 (Palm Valley Road, a 100-foot right-of-way line as now established) with the Westerly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established); thence South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 418.79 feet to an intersection with the Easterly line of said Official Records Book 685, page 522, and the Point of Beginning; thence continue South 52 Degrees 47 Minutes 52 Seconds West, along said Northerly right-of-way line of County Road 210, a distance of 163.32 feet to intersection with the Westerly line of said lands as described in Official Records Book 685, page 522; thence North 07 Degrees 06 Minutes 14 Seconds West, departing said Northerly right-of-way line of County Road 210, along said westerly line of the lands described in Official Records Book 685, page 522, a distance of 110.62 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, departing said Westerly line of lands described in Official Records Book 685, page 522, a distance of 159.51 feet to an intersection with the Easterly line of said Official Records Book 685, page 522, thence South 08 Degrees 03 Minutes 40 Seconds East, along the Easterly line of said Official Records Book 685, page 522, a distance of 106.03 feet to an intersection with said Northerly right-of-way line and County Road 210 and the Point of Beginning; containing 0.35 acres, more or less.

Being the same land described in a deed from Sandra J. Grizzard f/k/a Sandra J. Medders and Harris Grizzard, here husband, to the United States dated 28 March 2000, recorded in Official Records Book 1486, pages 1970 and 1971, of the Public Records of St. Johns County, Florida.

Tract No. 104

A part of Sections 51 and 28, Township 4 South, Range 29 East, Township 4 South, Range 29 East, St. Johns County, Florida, containing 3.14 acres, more or less, and more particularly described as follows:

For a Point Of Beginning commence at a permanent reference monument set at a point of intersection of the section line between said Sections 51 and 28, and the Northerly right-of-way line of State Road No. 306 and thence run South 51 Degrees 33 Minutes West, along said Northerly right-of-way line of State Road 306, a distance of 341.68 feet to the center line of an existing dirt road; thence run North 9 Degrees 20 Minutes West, along the center line of said dirt road, a distance of 190.54 feet; thence run North 35 Degrees 08 Minutes East, a distance of 156.91 feet, to the approximate center of an existing Tidewater Creek; thence run along the approximate center line meander of said creek the following courses and distances, North 31 Degrees 54 Minutes 40 Seconds East, 197 feet, North 69 Degrees 46 Minutes 20 Seconds East, 116.30 feet; South 87 Degrees 35 Minutes 10 Seconds East, 125 feet; North 57 Degrees 11 Minutes 20 Seconds East, 38 feet to the Westerly shore line of the Intracoastal Waterway; thence run South 41 Degrees 27 Minutes 30 Seconds East, along said Westerly shore line of said Intracoastal Waterway, a distance of 168.26 feet to an intersection with the aforesaid Northerly right-of-way line of State Road No. 306; thence run South 54 Degrees 45 Minutes West, along said road right-of-way line, a distance of 231 feet to an angle point in said right-of-way line; thence run South 51 Degrees 33 Minutes West, continuing along said road right-of-way line a distance of 108.10 feet to the Point Of Beginning. Excepting from all of the above, however, the Westerly 15 feet of the above description which lies along said existing dirt road, said 15 feet being reserved for roadway purposes; containing 3.14 acres, more or less.

Being the same land described in a deed from Norman Linsey Walton and Kathleen Virginia Walton, his wife, to the United States dated 30 March 2000, recorded in Official Records Book 1494, pages 924 and 925, of the Public Records of St. Johns County, Florida.

Tract No. 105

That certain tract or parcel of land being a part of Section 54 (The Pedro Mestre Grant), Township 4 South, Range 29 East and being a portion of the lands described in Official Records Book 1113, page 1416, of the current Public Records of St. Johns County, Florida; and being more particularly described as follows:

Begin at the intersection of the Northerly right-of-way line of County Road 210, (Palm Valley Road, a variable width right-of-way as now established) with the Easterly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established); thence North 26 Degrees 27 Minutes 26 Seconds West, along said Easterly right-of-way line of the Intracoastal Waterway and the Westerly line of the lands described in Official Records Book 1113, page 1416, a distance of 121.81 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, departing said Westerly Line of the lands described in Official Records Book 1113, page 1416, a distance of 350.08 feet to an intersection with the Westerly right-of-way line of State Road 210-A (Roscoe Boulevard, a 66 Foot right-of-way as now established); thence South 39 Degrees 22 Minutes 40 Seconds East, along said

Westerly right-of-way line of State Road 210-A, a distance of 4.59 feet; thence South 50 Degrees 42 Minutes 41 Seconds West, departing said Westerly right-of-way line of State Road 210-A, a distance of 125.00; thence South 39 Degrees 09 Minutes 44 Seconds East, a distance of 125.00 feet to an intersection with the Northerly right-of-way line of said County Road 210 and a point on a curve, said curve being concave Southeasterly, having a central angle of 06 Degrees 43 Minutes 12 Seconds, a radius of 987.30, a chord bearing and distance South 59 Degrees 24 Minutes 38 Seconds West, 115.73 feet; thence Southwesterly along the arc of said curve and the said Northerly right-of-way line of County Road 210 an arc distance of 115.80 feet to the point of tangency of said curve; thence South 56 Degrees 03 Minutes 50 Seconds West, continuing along said Northerly right-of-way line of County Road 210, a distance of 137.53 feet to an intersection with said Easterly right-of-way line of the Intracoastal Waterway and the Point Of Beginning; containing 0.71 acres, more or less.

Being the same land acquired by the United States by Declaration of Taking in Civil Action Case No. 3:00-cv-955-J-25A, filed in the U.S. District Court in and for the Middle District of Florida, on 25 August 2000.

Tract No. 106

That certain tract or parcel of land being a part of Section 54 (The Pedro Mestre Grant), Township 4 South, Range 29 East, and being the lands described in Official Records Book 882, page 1086, of the current Public Records of St. Johns County, Florida, and being more particularly described as follows:

For a point of reference commence at the intersection of the Northeasterly right-of-way line of the U.S. Government 500-Foot right-of-way for the Intracoastal Waterway with the Northwesterly right-of-way line of State Road North 210, as now established, as a 66-Foot right-of-way; thence North 56 Degrees, 03 Minutes, 20 Seconds East, along said Northwesterly right-of-way line, a distance of 137.15 feet to the point of curve in said right-of-way line; thence continue along said right-of-way line, said right-of-way line being a curve concave to the Southeast having a radius of 987.30 feet, a chord bearing of North 59 Degrees 24 Minutes 56 Seconds East and a chord distance of 115.73 feet to the Point Of Beginning; thence continue along said right-of-way line, said right-of-way line being a curve concave to the Southeast having a radius of 987.30 feet, a chord bearing of North 65 Degrees 14 Minutes 41 Seconds East, and a chord distance of 85.07 feet to the point of reverse curve of a curve concave to the Northwest having a radius of 33 feet; thence along the arc of said curve a chord bearing of North 14 Degrees 11 Minutes 20 Seconds East, and a chord distance of 53.07 feet to the point of tangency of said curve and the Southwesterly right-of-way line of State Road Number 210 as now established as 66-foot right-of-way; thence North 39 Degrees 20 Minutes 10 Seconds West, along said Southwesterly right-of-way line, a distance of 114.87 feet; thence South 50 Degrees 39 Minutes 50 Seconds West, a distance of 125.00 feet; thence South 39 Degrees 20 Minutes 10 Seconds East, a distance of 125.00 feet to the Point of Beginning, containing 0.40 Acres, more or less.

Being the same land described in a deed from W.T. Huntley and L.L. Huntley, as Trustees of the Huntley-Jiffy Asset Liquidation Trust, dated 2 May 1990 to the United States dated 23 June 2000, recorded in Official Records Book 1514, pages 1552 through 1555, of the Public Records of St. Johns County, Florida.

Tract No. 107

That certain tract or parcel of land being a part of Section 54 (The Pedro Mestre Grant), Township 4 South, Range 29 East, and being a part of the lands described in Official Records Book 1249, page 1807, of the Public Records of St. Johns County, Florida; and being more particularly described as follows:

Begin at the intersection of the Easterly right-of-way line of State Road 210-A (Roscoe Boulevard, a 66-foot right-of-way as now established), with the Northerly right-of-way line of County Road 210 (Palm Valley Road, a 83-foot right-of-way as now established); thence North 39 Degrees 22 Minutes 40 Seconds West, along said Easterly right-of-way line of State Road 210-A, a distance of 144.23 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, departing said Easterly right-of-way line of State Road 210-A, a distance of 416.47 feet; thence North 36 Degrees 06 Minutes 02 Seconds West, a distance of 10.25 feet; thence North 53 Degrees 54 Minutes 24 Seconds East, a distance of 95.37 feet; thence North 52 Degrees 45 Minutes 33 Seconds East, a distance of 238.07 feet to a non-tangent point of curve, said curve being concave Northerly, having a central angle of 09 Degrees 22 Minutes 42 Seconds, a radius of 1147.75 feet and being subtended by a chord bearing and distance of North 48 Degrees 57 Minutes 42 Seconds East, 187.66 feet; thence Northeasterly along said curve an arc distance of 187.87 feet to a point of change in curve; said curve being concave Northerly, having a central angle of 04 Degrees 32 Minutes 45 Seconds, having a radius of 1367.25 feet and being subtended by a chord bearing and distance of North 41 Degrees 59 Minutes 58 Seconds East, 108.45 feet; thence Northeasterly along said curve an arc distance of 108.48 feet to a non-tangent line; thence North 51 Degrees 08 Minutes 58 Seconds West, a distance of 32.25 feet to a non-tangent point of curve, said curve being concave Northerly, having a central angle of 17 Degrees 00 Minutes 29 Seconds, a radius of 1335.00 feet, and being subtended by a chord bearing and distance of North 31 Degrees 14 Minutes 37 Seconds East, 394.83 feet to a non-tangent point; thence Northeasterly along said curve an arc distance of 396.29 feet to a non-tangent line; thence North 18 Degrees 16 Minutes 28 Seconds East, a distance of 264.19 feet; thence North 26 Degrees 02 Minutes 48 Seconds East, a distance of 63.96 feet to an intersection with the Southerly line of Sawmill Lakes Phase Six as recorded in Map Book 34, pages 90 through 95, of the Public Records of St. Johns County, Florida and a point on a curve, said curve being concave Northwesterly, a central angle of 63 Degrees 00 Minutes 32 Seconds, a radius of 25.00 feet and being subtended by a chord bearing and distance of North 53 Degrees 16 Minutes 18 Seconds East, 26.13 feet; thence Northeasterly along said curve an arc distance of 27.49 feet to an intersection with the Westerly right-of-way line of said County Road 210 and a point on a curve, said curve being concave Southeasterly and having a central angle of 04 Degrees 03 Minutes 45 Seconds, a radius of 2823.70 feet and being subtended by a chord bearing and distance of South 15 Degrees 40 Minutes 11 Seconds West, 200.17 feet; thence Southwesterly along said curve an arc distance of 200.21 feet to a point of tangency; thence South 13 Degrees 38 Minutes 19 Seconds West, continuing along said Westerly right-of-way line of County Road 210, a distance of 813.29 feet to a point of curve, said curve being concave Northwesterly, having a central angle of 57 Degrees 15 Minutes 34 Seconds, a radius of 450.00 feet and being subtended by a chord bearing and distance of South 42 Degrees 16 Minutes 06 Seconds West, 431.23 feet; thence Southwesterly along said right-of-way and curve an arc distance of 449.72 feet to a point of tangency; thence South 70 Degrees 53 Minutes 53 Seconds West, continuing along

said Northerly right-of-way line of County Road 210, a distance of 485.80 feet to a point of curve, said curve being concave Northerly, having a central angle of 69 Degrees 43 Minutes 27 Seconds, a radius of 33.00 Feet and being subtended by a chord bearing and distance of North 74 Degrees 14 Minutes 23 Seconds West, 37.73 feet; thence Northwesterly along said curve an arc distance of 40.16 feet to a point of tangency and the Point of Beginning; containing 7.78 acres, more or less.

Being the same land acquired by the United States by Declaration of Taking in Civil Action Case No. 3:00-cv-957-J-20A, filed in the U.S. District Court in and for the Middle District of Florida, on 25 August 2000.

Tract No. 109

That certain tract or parcel of land being a part of Section 51 (Ben Chaires Grant), and being a part of the lands described in Official Records Book 1081, page 66, of the current Public Records Of St. Johns County, Florida; and being more particularly described as follows:

Commence at the intersection of the Westerly right-of-way line of the Intracoastal Waterway (a 500-foot right-of-way as now established) with the Southerly right-of-way line of County Road 210 (a 100-foot right-of-way as now established); thence South 52 Degrees 47 Minutes 52 Seconds West, along said Southeasterly right-of-way line County Road 210, a distance of 1008.36 feet to the Point Of Beginning; thence continue South 52 Degrees 47 Minutes 52 Seconds West, along said Southerly right-of-way line of County Road 210, a distance of 726.86 feet; thence South 43 Degrees 50 Minutes 36 Seconds East, departing said Southerly right-of-way line of County Road 210, a distance of 25.88 feet to a point of curve, said curve being concave Northerly, having a central angle of 139 Degrees 08 Minutes 33 Seconds, a radius of 277.50 feet, as subtended by a chord bearing and distance of North 66 Degrees 35 Minutes 09 Seconds East, 520.09 feet; thence Southeasterly, Easterly and Northeasterly along said curve an arc distance of 673.91 feet, to a point of tangency; thence North 02 Degrees 59 Minutes 08 Seconds West, a distance of 85.01 feet to a point of curve, said curve being concave Southeasterly, having a central angle of 55 Degrees 56 Minutes 41 Seconds, a radius of 172.50 feet, as subtended by chord bearing and distance of North 24 Degrees 59 Minutes 12 Seconds East, 161.82 feet; thence Northeasterly along said curve an arc distance of 168.43 feet to a non-tangent point; thence North 44 Degrees 53 Minutes 31 Seconds East, a distance of 28.09 feet, to an intersection with said Southerly right-of-way line of County Road 210 and the Point Of Beginning; containing 2.80 acres, more or less.

Being the same land acquired by the United States by Declaration of Taking in Civil Action Case No. 3:00-cv-956-J-21C, filed in the U.S. District Court in and for the Middle District of Florida, on 25 August 2000.

The above described Tract 104 is conveyed subject to the existing right-of-way for the Intracoastal Waterway acquired by the United States by judgment in condemnation in Civil Action No. 147-J U.S. Civil entered in the U.S. District Court in and for the Southern District of Florida, dated 20 January 1936.

TO HAVE AND TO HOLD THE SAME, together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest or claim whatsoever, of the said Grantor, either in law or equity, it being the intent of the Grantor to quitclaim only the rights acquired by virtue of the above-cited documents, to the only proper use and benefit of the said Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by the Deputy Assistant Secretary of the Army (Installations and Housing), OASA(I&E) and the seal of the Department of the Army to be hereunto affixed this 25th day of February, 2003.

Signed and sealed in the presence of:

UNITED STATES OF AMERICA

Beverly Raudenknecht
[Signature]

BY: *Joseph W. Whitaker*
 JOSEPH W. WHITAKER
 Deputy Assistant Secretary
 of the Army (Installations
 and Housing), OASA(I&E)

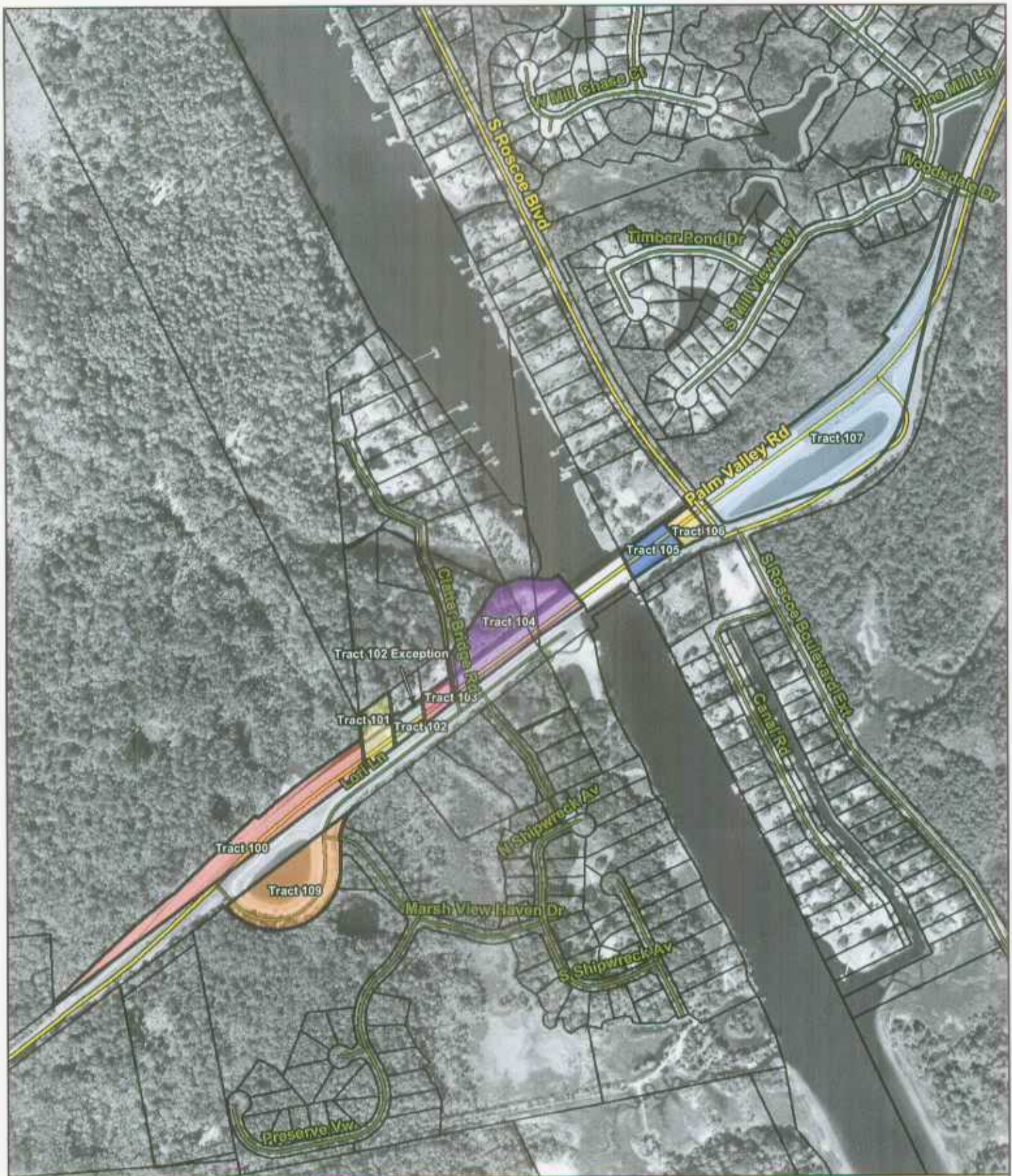
ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA)
) ss
 COUNTY OF ARLINGTON)

I, the undersigned, a Notary Public in and for the Commonwealth of Virginia, County of Arlington, do hereby certify that on this day personally appeared before me in the Commonwealth of Virginia, County of Arlington, Joseph W. Whitaker, Deputy Assistant Secretary of the Army (Installations and Housing), OASA(I&E), whose name is signed to the foregoing instrument and acknowledged the foregoing instrument to be his free act and deed, dated this 25th day of February, 2003, and acknowledged the same for and on behalf of the United States of America.

Yaren A. Cooper
 Notary Public

My Commission expires 30 Nov 06



St. Johns County
 Real Estate Division
 (904) 823-2745
 December 3, 2004

Palm Valley Bridge Tracts

0 200 400 800 1,200 1,600 Feet

DISCLAIMER:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.

