

RESOLUTION NO. 2006- 346

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE VILANO TOWN CENTER.

RECITALS

WHEREAS, Vilano Beach Development, LLC, a Florida limited liability company, (hereinafter "Vilano"), is the owner of property, described in attached Exhibit "A", incorporated by reference and made a part hereof, that is located within the Vilano Town Center on which Vilano proposes to construct a grocery store; and

WHEREAS, St. Johns County (hereinafter "County") is the owner of property located adjacent to Vilano's property, being more particularly described on attached Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, Vilano requests to incorporate the County's property into their development by virtue of a conveyance of the property from the County to Vilano, as more particularly described in County Deed attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, in consideration for the County's property, Vilano desires to convey to the County comparable property of as described in Special Warranty Deeds attached hereto as Exhibit "D" and Exhibit "E", incorporated by reference and made a part hereof; and

WHEREAS, approval of this property exchange will allow for the construction of the grocery store which will ultimately be beneficial to the community and allow the County to use the exchange property for utility and drainage purposes in connection with the infrastructure of the Vilano Town Center; and

WHEREAS, said proposed exchange has been advertised in accordance with Section 125.37, Florida Statutes.

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 exchange of property is hereby approved by the Board of County Commissioners.

Section 3. The County Deed, the contents of which are contained in the form attached hereto, is hereby approved for execution by the Chairman of Board and the Clerk is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

Section 4. The Special Warranty Deeds, the contents of which are contained in the forms attached hereto, conveying the exchange property to St. Johns County is hereby approved and the Clerk is instructed to record the original Special Warranty Deeds in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 17th day of Oct., 2006.

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

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

ATTEST: Cheryl Strickland, Clerk

By: Atricia de Grande



EXHIBIT "A" to Resolution

Lot 3, 4, 5 and 6, Block QQ, Surfside Subdivision, as recorded in Map Book 4, page 32, of the public records of St. Johns County, Florida.

EXHIBIT "B" : to Resolution

PARCEL "A"

A PORTION OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER SAID MAP OF UNIT "A" OF SURFSIDE), (ALSO BEING THE SOUTHWEST CORNER OF LOT 11, BLOCK QQ, SAID MAP OF UNIT "A" OF SURFSIDE); THENCE NORTH 16°27'19" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FIRST STREET, A DISTANCE OF 57.38 FEET; THENCE SOUTH 88°48'38" WEST, A DISTANCE OF 51.83 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID FIRST STREET; THENCE SOUTH 16°27'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF FIRST STREET, A DISTANCE OF 57.38 FEET TO THE SAID SOUTHERLY LINE OF UNIT "A" OF SURFSIDE; THENCE NORTH 88°48'38" EAST, ALONG LAST SAID LINE, A DISTANCE OF 51.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,861 SQUARE FEET, MORE OR LESS.

PARCEL "D"

A PORTION OF LOT 2, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (ALSO BEING AN INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID MAP OF UNIT "A" OF SURFSIDE) THENCE SOUTH 88°48'38" WEST, ALONG SAID SOUTHERLY LINE OF UNIT "A" OF SURFSIDE, A DISTANCE OF 54.94 FEET; THENCE NORTH 01°11'22" WEST, A DISTANCE OF 62.14 FEET; THENCE NORTH 88°48'38" EAST, A DISTANCE OF 37.98 FEET TO THE SAID NORTHEASTERLY LINE OF LOT 2; THENCE SOUTH 16°27'19" EAST, ALONG LAST SAID LINE, A DISTANCE OF 64.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,894 SQUARE FEET, MORE OR LESS.

Exhibit "C" to Resolution

This Instrument Prepared By:
Michael D. Hunt, Deputy County Attorney
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2006, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 4020 Lewis Speedway, hereinafter "Grantor", to **VILANO BEACH DEVELOPMENT, LLC**, a Florida limited liability company, whose address is 2825 Lewis Speedway, Suite 104, St. Augustine, Florida 32084, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS COUNTY DEED is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;

- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

RESERVING UNTO THE GRANTOR, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

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

BY: _____
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2006, by James E. Bryant, Chairman of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. Who is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

EXHIBIT "A" to County Deed

PARCEL "A"

A PORTION OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY LINE OF UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE NORTHEASTERLY RIGHT OF WAY LINE OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER SAID MAP OF UNIT "A" OF SURFSIDE), (ALSO BEING THE SOUTHWEST CORNER OF LOT 11, BLOCK QQ, SAID MAP OF UNIT "A" OF SURFSIDE); THENCE NORTH 16°27'19" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FIRST STREET, A DISTANCE OF 57.38 FEET; THENCE SOUTH 88°48'38" WEST, A DISTANCE OF 51.83 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID FIRST STREET; THENCE SOUTH 16°27'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF FIRST STREET, A DISTANCE OF 57.38 FEET TO THE SAID SOUTHERLY LINE OF UNIT "A" OF SURFSIDE; THENCE NORTH 88°48'38" EAST, ALONG LAST SAID LINE, A DISTANCE OF 51.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,861 SQUARE FEET, MORE OR LESS.

ALSO

PARCEL "D"

A PORTION OF LOT 2, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 2, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (ALSO BEING AN INTERSECTION OF THE NORTHEASTERLY LINE OF SAID LOT 2 AND THE SOUTHERLY LINE OF SAID MAP OF UNIT "A" OF SURFSIDE) THENCE SOUTH 88°48'38" WEST, ALONG SAID SOUTHERLY LINE OF UNIT "A" OF SURFSIDE, A DISTANCE OF 54.94 FEET; THENCE NORTH 01°11'22" WEST,

A DISTANCE OF 62.14 FEET; THENCE NORTH 88°48'38" EAST, A DISTANCE OF 37.98 FEET TO THE SAID NORTHEASTERLY LINE OF LOT 2; THENCE SOUTH 16°27'19" EAST, ALONG LAST SAID LINE, A DISTANCE OF 64.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,894 SQUARE FEET, MORE OR LESS.

Exhibit "D" to Resolution

Prepared By/Record and Return To:
Douglas N. Burnett, Esquire
Rogers Towers, P.A.
170 Malaga Street, Suite A
P. O. Box 3504
St. Augustine, FL 32085-3504

SPECIAL WARRANTY DEED

THIS INDENTURE is made this ___ day of October, 2006, between **VILANO BEACH DEVELOPMENT, LLC.**, a Florida limited liability company ("Grantor"), whose address is 2825 Lewis Speedway, Suite 104, St. Augustine, Florida 32084, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida ("Grantee"), whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Johns, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property; and
4. The reservation of easement set forth herein.

RESERVATION OF EASEMENT

Grantor hereby reserves for the benefit of the Grantor, its successors and assigns, a perpetual, non-exclusive easement (hereinafter referred to as the "Easement") over, under and across the Property for (i) the construction, installation, repair and replacement of underground utility lines and facilities for sanitary sewer lines, water lines, electrical lines, telephone lines,

cable lines, and storm water drainage pipes, (ii) the construction, installation, repair and replacement of an electric substation; (iii) access, ingress and egress in order to carry out the purposes of this Easement; and (iv) the right to use the surface of the Property for any use that is not inconsistent with the uses permitted by the Easement reserved hereby, including, without limitation, paving, landscaping and irrigation.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

VILANO BEACH DEVELOPMENT, LLC, a
Florida limited liability company

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

Address: 2825 Lewis Speedway, Suite 104
St. Augustine, Florida 32084

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of October, 2006, by _____, as _____ of **VILANO BEACH DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the company. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A" to Special Warranty Deed

PARCEL B

A PORTION OF LOTS 5 AND 6, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF POPLAR AVENUE (A 50 FOOT RIGHT OF WAY PER MAP OF UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA), AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER SAID MAP OF UNIT "A" OF SURFSIDE), (ALSO BEING THE NORTHEAST CORNER OF LOT 5, BLOCK QQ, SAID MAP OF UNIT "A" OF SURFSIDE); THENCE SOUTH 73°29'15" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF POPLAR AVE., A DISTANCE OF 20.00 FEET; THENCE SOUTH 16°30'45" EAST, A DISTANCE OF 140.27 FEET; THENCE NORTH 88°48'38" EAST, A DISTANCE OF 20.74 FEET TO THE SAID SOUTHWESTERLY RIGHT OF WAY LINE OF FIRST STREET; THENCE NORTH 16°30'45" WEST, ALONG LAST SAID LINE, A DISTANCE OF 145.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,860 SQUARE FEET, MORE OR LESS.

Exhibit "E" to Resolution

Prepared By/Record and Return To:
Douglas N. Burnett, Esquire
Rogers Towers, P.A.
170 Malaga Street, Suite A
P. O. Box 3504
St. Augustine, FL 32085-3504

SPECIAL WARRANTY DEED

THIS INDENTURE is made this ___ day of October, 2006, between **VILANO BEACH DEVELOPMENT, LLC.**, a Florida limited liability company ("Grantor"), whose address is 2825 Lewis Speedway, Suite 104, St. Augustine, Florida 32084, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida ("Grantee"), whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084.

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said Grantee, its legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Johns, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same; and
3. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

VILANO BEACH DEVELOPMENT, LLC, a
Florida limited liability company

Print Name: _____

By: _____
Name: _____
Title: _____

Print Name: _____

Address: 2825 Lewis Speedway, Suite 104
St. Augustine, Florida 32084

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of October, 2006,
by _____, as _____ of **VILANO BEACH
DEVELOPMENT, LLC**, a Florida limited liability company, on behalf of the company. He
(*check one*) is personally known to me, or has produced a valid driver's license as
identification.

Print Name: _____
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

EXHIBIT "A" to Special Warranty Deed

PARCEL C

A PORTION OF LOT 3, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF LOT 3, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, (ALSO BEING AN INTERSECTION OF THE SOUTHWESTERLY LINE OF SAID LOT 3 AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF POPLAR AVENUE, A 50 FOOT RIGHT OF WAY PER SAID MAP OF UNIT "A" OF SURFSIDE); THENCE NORTH 73°29'15" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF POPLAR AVE, A DISTANCE OF 34.75 FEET; THENCE SOUTH 16°30'45" EAST, A DISTANCE OF 88.03 FEET; THENCE SOUTH 88°48'38" WEST, A DISTANCE OF 36.03 FEET TO THE SAID SOUTHWESTERLY LINE OF LOT 3; THENCE NORTH 16°30'45" WEST, ALONG LAST SAID LINE, A DISTANCE OF 78.51 FEET TO THE POINT OF BEGINNING.

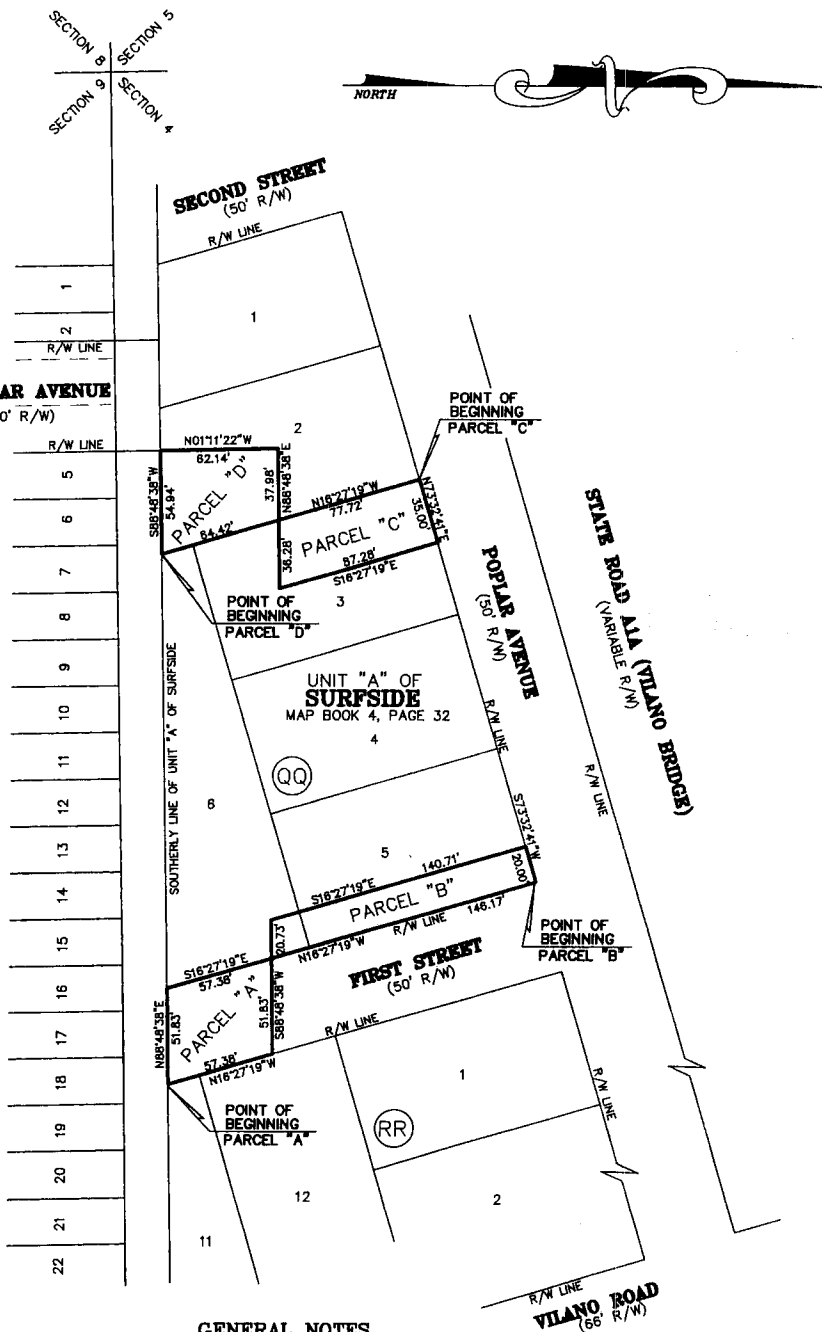
CONTAINING 2,894 SQUARE FEET, MORE OR LESS.

MAP SHOWING A SKETCH & DESCRIPTION OF

A PORTION OF LOTS 2, 3, 5 AND 6, BLOCK QQ, UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND A PORTION OF FIRST STREET (A 50 FOOT RIGHT OF WAY PER SAID UNIT "A" OF SURFSIDE, AS RECORDED IN MAP BOOK 4, PAGE 32, ALL LYING WITHIN SECTION 4, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.

The County owns
Parcels A and D

Vilano Beach
Development, LLC
owns Parcels B and C



GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY R/W LINE OF POPLAR AVENUE AS N 73°32'41" E (ASSUMED).
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
4. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, IT'S SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE LOCATION OF PARCELS A THROUGH D.

NO.	DATE	DESCRIPTION	BY
1	08/23/06	Updated Parcels A-D	JES

SHEET 1 OF 2

PARTY CHIEF: N/A F.B. N/A PG. N/A DATE: 07-06-06 Drafter: JES Checked By: MB

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE)

DATED JULY 07 20 06
SCALE 1" = 80'

Dennis E. Elswick
DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Job No. 2006-1075