

**RESOLUTION NO. 2007- 3/2**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PARTIAL RELEASE OF EASMENT IN THE ASHLEY OAKS SUBDIVISION AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE SAID RELEASE.**

**WHEREAS**, the County was granted a certain Temporary Access Easement dated June 25<sup>th</sup>, 2001 (“Easement”), attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to provide access to a telecommunication site, and;

**WHEREAS**, Oxford partners, LLC (“Oxford”), the owner of the subservient estate of the Easement, will provide superior access to the telecommunications site by the dedication of public roads to the County upon approval of that certain plat of Ashley Oaks, and;

**WHEREAS**, Oxford has requested that the County release the portion of the Easement which is no longer needed, per the terms of a Partial Release of Easement, attached hereto as Exhibit “B”, 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 into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners accepts the terms of the Partial Release of Easement and authorizes the County Administrator to execute said agreement.

Section 3. The Clerk of Courts is instructed to record the original Partial Release of Easement in the Public Records of St. Johns County, Florida.

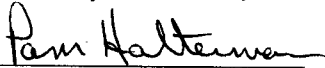
PASSED AND ADOPTED this 30th day of October, 2007.

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

By: 

Ben Rich, Chairman

Attest: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 11/2/07

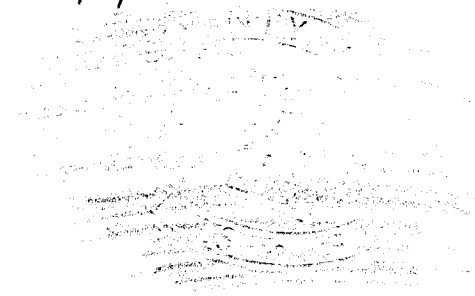


Exhibit "A" to Resolution

Site ID.: J-183  
Site Name: Six Mile

Public Records of  
St. Johns County, FL  
Clerk# 01-041906  
O.R. 1639 PG 345  
02:58PM 08/14/2001  
REC \$25.00 SUR \$3.50

Return to and instrument prepared by:  
ALAN L. GABRIEL, ESQ.  
International Bldg., Penthouse East  
2455 East Sunrise Boulevard  
Fort Lauderdale, Florida 33304

6937

**COPY**

**TEMPORARY ACCESS EASEMENT**

This Temporary Access Easement is made this 25<sup>th</sup> day of June, 2001, by **LYNDA T. KIRKER, STEVEN E. KIRKER AND KEITH W. KIRKER**, with an address of 6995B State Road 16, St. Augustine, Florida 32092, their successors and/or assigns, hereinafter referred to as "Grantor", to St. Johns County, a political subdivision of the State of Florida, P.O. Drawer 349, St. Augustine, Florida 32085-0349, hereinafter referred to as "Grantee", their licensees, agents, successors and assigns, a non-exclusive right of way access easement for the purpose of ingress and egress by Grantee, Grantee's agents or assigns, at any and all time, to and from Powertel/Jacksonville, Inc.'s Leased Premises which are more particularly described herein in Exhibit "A" attached hereto and made a part hereof.

**COPY**

**WITNESSETH:**

WHEREAS, Grantor, as Lessor, has entered into a Ground Lease referred to hereinafter as "Lease", dated March 24, 2000, with Powertel/Jacksonville, Inc., 1233 O.G. Skinner Drive, West Point, Georgia 31833, as "Lessee", for a portion of the Lessor's land, referred to as the "Premises"; and

WHEREAS, the Lease contemplates the construction of a telecommunications facility on the Leased Premises; and

WHEREAS, Section 6.08.12 of the St. Johns County Land Development Code (the "Zoning Ordinance") requires the dismantling and removal of telecommunications facilities after abandonment; and

WHEREAS, Section 6.08.12 (S) of the Zoning Ordinance requires a thirty foot (30') easement for access to the Leased Premises for removal of an abandoned communications facility not complying with Section 6.08.12 (N) (time periods for removal of an abandoned telecommunications facility); and

NOW THEREFORE, Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, hereby grants to the Grantee, its successors and assigns, a non-exclusive easement over the lands of Grantor more particularly described on Exhibit "B" attached hereto (the "Easement Area") for ingress and egress to the Leased Premises only for the purpose of removing the Lessee's telecommunications facilities if said telecommunications facilities are in violation of Section 6.08.12 (N) of the Zoning Ordinance, with the right, privilege, and authority of Grantee, its

*for let - P. Segrande  
BCC Secty*

Site I.D.: J-183  
Site Name: Six Mile

0R1639PG0346

successors and assigns, to enter on to the Leased Premises and to remove the telecommunications facilities therefrom in accordance with and subject to the requirements of Section 6.08.12 (N) of the Zoning Ordinance.

The Grantor warrants to Grantee that it has good and indefeasible fee simple title to the Easement Area and the authority to enter into this Easement.

This Easement shall terminate automatically upon removal of the Lessee's telecommunications facilities from the Leased Premises, whether removed by the Lessee, Grantor or Grantee. At the request of the Grantor, Grantee shall execute a recordable document evidencing such termination. If Grantee shall fail to execute such a document within thirty (30) days of Grantor's request, Grantor may record an affidavit certifying that the telecommunications facilities have been removed and that this Easement has terminated.

Grantor reserves the right at its expense to relocate the Easement Area at any time and from time to time to permit convenient use of Grantor's property, provided that the relocated easement shall provide to Grantee substantially the same ingress and egress rights herein granted. Any such relocated easement shall be evidenced by an amendment to the Easement executed by Grantor and Grantee herein.

IN WITNESS WHEREOF, the undersigned have signed and sealed this instrument this \_\_\_ day of \_\_\_ 2001.

**GRANTORS**

LYNDIA I. KIRKER

Richard Shirah  
Witness  
Print Name: Richard Shirah Sr.

By: Lynda I Kirker  
LYNDA I. KIRKER


Val Kazia  
Witness  
Print Name: VAL KAZIA

Executed this 25<sup>th</sup> day of JUNE, 2001.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JUNE, 2001, by LYNDA I. KIRKER, who is personally known to me or who has produced \_\_\_\_\_, as identification.

My Commission Expires: SEP. 20, 2003

Richard Shirah  
NOTARY PUBLIC  
Print Name: RICHARD SHIRAH  


STEVEN E. KIRKER

Richard Shirah Jr.  
Witness  
Print Name: Richard Shirah Jr.

By: Steven E. Kirker  
STEVEN E. KIRKER

Val Karia  
Witness  
Print Name: VAL KARIA

Executed this 25<sup>th</sup> day of JUNE, 2001.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JUNE, 2001, by STEVEN E. KIRKER, who is personally known to me or who has produced \_\_\_\_\_, as identification.

My Commission Expires: SEP. 20, 2003

Richard Shirah Jr.  
NOTARY PUBLIC  
Print Name: Richard Shirah Jr.

Richard Shirah Jr.  
Witness  
Print Name: Richard Shirah Jr.

KEITH W. KIRKER

By: Keith W. Kirker  
KEITH W. KIRKER

Val Karia  
Witness  
Print Name: VAL KARIA

Executed this 25<sup>th</sup> day of JUNE, 2001.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of JUNE, 2001, by KEITH W. KIRKER, who is personally known to me or who has produced \_\_\_\_\_, as identification.

My Commission Expires: SEP. 20, 2003

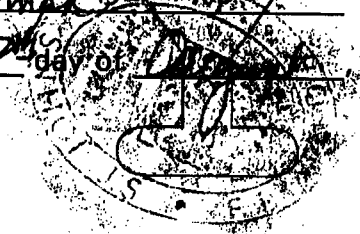
Richard Shirah Jr.  
NOTARY PUBLIC  
Print Name: Richard Shirah Jr.

GRANTEE

ST. JOHNS COUNTY, FLORIDA  
a political subdivision of the State of Florida

*Lena To Newsome*  
Witness  
Print Name: Lena To Newsome  
*Judith M. Hamilton*  
Witness  
Print Name: Judith M. Hamilton

By: *Marc Jacalone*  
Print Name: Marc Jacalone  
Title: Chairman  
Executed this 8<sup>th</sup> day of August, 2001.



STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of August, 2001, by Marc Jacalone, as Chairman of Board of County Commissioners of ST. JOHNS COUNTY, FLORIDA, a subdivision of the State of Florida, on behalf of the County, who is personally known to me or who has produced as identification.

COPY

*Patricia De Grande*  
NOTARY PUBLIC  
Print Name: \_\_\_\_\_

My Commission Expires:



COPY

Exhibit "A"

OR1639PG0349

LEASE PARCEL

A PART OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1372, PAGE 978, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16 (also known as BOOTH ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 83 DEGREES 25 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1586.15 FEET TO A POINT SITUATE ON SAID SOUTHERLY RIGHT-OF-WAY LINE; THENCE SOUTH 08 DEGREES 56 MINUTES 18 SECONDS EAST, DEPARTING FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD No. 16 (also known as BOOTH ROAD), 77.45 FEET; THENCE SOUTH 28 DEGREES 08 MINUTES 08 SECONDS WEST, 44.31 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 32 SECONDS EAST, 231.79 FEET; THENCE SOUTH 10 DEGREES 32 MINUTES 40 SECONDS EAST, 234.55 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST, 235.11 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 00 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST, 70.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 08 SECONDS EAST, 70.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST, 70.00 FEET; THENCE NORTH 00 DEGREES 27 MINUTES 08 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4900.0 SQUARE FEET MORE OR LESS.

COPY

Exhibit "B"

ACCESS & UTILITY EASEMENT

A PART OF SECTION 24, TOWNSHIP 8 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1372, PAGE 978, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER ALSO BEING SITUATE ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16 (also known as BOOTH ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 83 DEGREES 25 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 1580.90 FEET TO A POINT SITUATE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 56 MINUTES 18 SECONDS EAST, 44.85 FEET; THENCE SOUTH 01 DEGREES 49 MINUTES 32 SECONDS EAST, 230.07 FEET; THENCE SOUTH 28 DEGREES 08 MINUTES 08 SECONDS WEST, 44.85 FEET; THENCE SOUTH 10 DEGREES 32 MINUTES 40 SECONDS EAST, 243.22 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 32 MINUTES 54 SECONDS WEST, 399.92 FEET TO A CONCRETE MONUMENT, SAID MONUMENT BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24; THENCE NORTH 00 DEGREES 34 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 254.32 FEET; THENCE NORTH 89 DEGREES 05 MINUTES 30 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 54 MINUTES 30 SECONDS EAST, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 24, 234.48 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 54 SECONDS EAST, 104.03 FEET; THENCE NORTH 10 DEGREES 32 MINUTES 40 SECONDS WEST, 240.38 FEET; THENCE NORTH 28 DEGREES 08 MINUTES 08 SECONDS EAST, 42.81 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 18 SECONDS WEST, 61.12 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD No. 16 (also known as BOOTH ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 83 DEGREES 25 MINUTES 15 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 34.48 FEET TO THE POINT OF BEGINNING.

COPY





## Exhibit "B" to Resolution

THIS DOCUMENT PREPARED  
BY AND RETURN TO:  
JOSEPH J. VAN ROOY, ESQ.  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE, SUITE 400  
JACKSONVILLE, FL 32202

### PARTIAL RELEASE OF EASEMENT

THIS PARTIAL RELEASE OF EASEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2007, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "County").

### WITNESSETH

WHEREAS, the County was granted that certain Temporary Access Easement dated June 25, 2001, and recorded in Official Records Book 1639, page 345 of the public records of St. Johns County, Florida ("Easement") for a temporary access easement to a telecommunication site over and across the property described therein; and

WHEREAS, Oxford Partners, LLC ("Oxford"), the owner of the servient estate of the Easement, has provided superior access to the telecommunications site by the dedication of public roads to the County by way of that certain Plat of Ashley Oaks recorded in Map Book \_\_\_\_\_, page \_\_\_\_\_ of the public records of St. Johns County, Florida; and

WHEREAS, Oxford has requested that the County release the portion of the Easement which is no longer needed, and the County is willing to release, pursuant to the terms hereof, that portion of the Easement described on Exhibit "A" attached hereto.

NOW, THEREFORE, the County, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, does hereby forever release, abandon, remise, relinquish and terminate the Easement with respect to, and only with respect to, the property described on Exhibit "A" attached hereto. This Partial Release of Easement only releases the Easement with respect to the property described on Exhibit "A" attached hereto and shall not be construed as the abandonment of any other portion of the Easement which, except as herein modified and amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the County has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

ST. JOHNS COUNTY

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

By: \_\_\_\_\_

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

Its: \_\_\_\_\_

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

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_

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

Deputy Clerk

STATE OF FLORIDA        }  
                                      }SS  
COUNTY OF ST. JOHNS    }

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2003, by \_\_\_\_\_, the \_\_\_\_\_ of ST. JOHNS COUNTY, FLORIDA, a political subdivision of the Sate of Florida, on behalf of St. Johns County, Florida.

\_\_\_\_\_  
\_\_\_\_\_  
(Print Name \_\_\_\_\_)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally Known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced  
\_\_\_\_\_

**Exhibit "A" to Partial Release of Easement**

**MAP SHOWING BOUNDARY SURVEY OF**

A portion of Florida Power and Light Company Easement recorded in O.R. Book 1639, Page 1118 (to be closed)

A part of Section 24, Township 6 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows: COMMENCE at the Northeast corner of the lands described and recorded in Official Records Book 1372, Page 979, of the Public Records of St. Johns County, Florida, said corner also being situate on the Southerly right of way line of State Road No. 16 (also known as Booth Road, a 66 foot right of way as now established); thence South 63°25'15" West, along said Southerly right of way line, 1580.90 feet to a point situate on said Southerly right of way line, said point also being the POINT OF BEGINNING; thence South 08°56'18" East, 80.71 feet; thence South 28°08'06" West, 44.65 feet; thence South 01°49'32" East, 230.07 feet; thence South 10°32'40" East, 245.22 feet; thence North 89°32'54" East, 83.06 feet to the proposed Easterly right of way line of Irish Rose Road as shown on the proposed plat of Ashley Oaks; thence South 00°54'45" East, along said Easterly right of way line, 35.00 feet; thence South 89°32'54" West, 235.01 feet to a concrete monument, said monument being the Southeast corner of The Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24; thence North 00°54'30" West, along the East line of the Southwest 1/4 of the Northwest 1/4 of the Northeast 1/4 of said Section 24, a distance of 254.32 feet; thence North 89°05'30" East, 20.00 feet; thence South 00°54'30" East, parallel with the East line of the Southwest 1/4 of the Northwest 1/4 of said Section 24, a distance of 234.48 feet; thence North 89°32'54" East, 104.03 feet; thence North 10°32'40" West, 257.40 feet; thence North 01°49'32" West, 240.38 feet; thence North 28°08'06" East, 42.61 feet; thence North 08°56'18" West, 61.12 feet to the Southerly right of way line of State Road No. 16 (also known as Booth Road, a 66 foot right of way as now established); thence North 63°25'15" East, along said Southerly right of way line, 31.48 feet to the POINT OF BEGINNING.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 1 OF 3

**NOTES**  
 1. Bearings are based on the RIGHT OF WAY OF STATE ROAD, 16 (S8325'15"W)  
 2. This is a MAP SHOWING BOUNDARY SURVEY  
 3. Elevations shown thus (18.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).  
 4. By Graphic plotting only, the property shown herein lies within Zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 12109C02256H & 12109C02256H Map Revised date: 08/02/04  
 5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.  
 6. There may be Restrictions or Easements of Record evidenced by title examination that have not been shown herein.

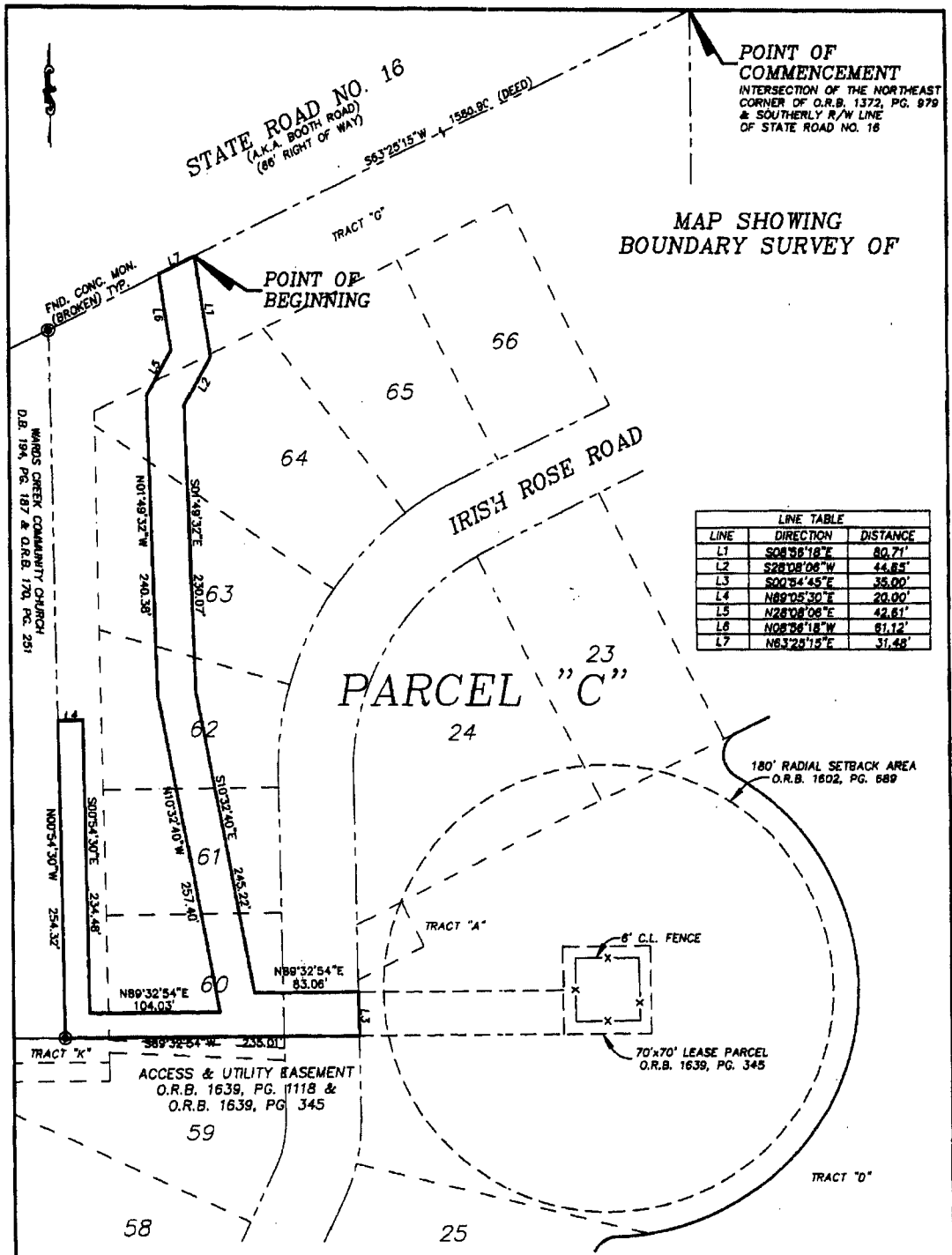
LEGEND		DATE
□	DEMOTES CONCRETE MONUMENT	08-28-07
- - -	DEMOTES FENCE	SCALE
○	DEMOTES 1/2" IRON PIPE SET WITH CAP, R. MILLER & ASSOC.	1"=100'
●	DEMOTES IRON PIPE FOUND (AS NOTED)	JOB No. 2005-1475
X	DEMOTES CROSS OUT	F.B. MAP
		page ---
		Comp. File 200-SCALE-2.dwg
		Drawn by B.R.B.

**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BLVD., SUITE #200  
 JACKSONVILLE, FLORIDA 32216  
 Fax (904) 721-5758  
 Tele. (904) 721-1226

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.R.	Unsurveyed Boundary
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	EQUIP.	Jacksonville Electric Authority Equipment
P.O.C.	Point of Curvature	A/C	AP Conditioner
P.O.T.	Point of Tangency	C.A.T.V.	Cable Television
P.O.R.C.	Point of Reverse Curvature	OVERHEAD	Overhead Lines
P.I.	Point of Intersection	FM.	Field Measured
R/W	Right of Way	R.S.	Residual equals
O.R.V.	Official Records Volume	ARC	Arc Length equals
D.B.	Dead Boat	L=	Chord Bearing & Distance equals
Page	Building Restriction Line	A=	Delta or Central Angle equals
Easmt	Easement	CP	Iron Pipe
		Conc.	Concrete

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE UNIFORM NATIONAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND ENGINEERS IN CHAPTER 1510-6.0, (PREVIOUSLY CHAPTER 2901-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.07, FLORIDA STATUTES.

BY: *Richard A. Miller*  
 RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 3848



**POINT OF COMMENCEMENT**  
 INTERSECTION OF THE NORTHEAST CORNER OF O.R.B. 1372, PG. 878 & SOUTHERLY R/W LINE OF STATE ROAD NO. 16

**MAP SHOWING BOUNDARY SURVEY OF**

LINE	DIRECTION	DISTANCE
L1	S08°58'18"E	80.71'
L2	S28°08'08"W	44.85'
L3	S02°54'45"E	35.00'
L4	N89°05'30"E	20.00'
L5	N28°08'08"E	42.61'
L6	N08°26'18"W	61.12'
L7	N63°25'15"E	31.48'

180' RADIAL SETBACK AREA  
 O.R.B. 1802, PG. 689

70'x70' LEASE PARCEL  
 O.R.B. 1639, PG. 345

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

SHEET 3 OF 3

- NOTES**
- Bearings are based on the RIGHT OF WAY OF STATE ROAD 16 (S83°25'15"W)
  - This is a MAP SHOWING BOUNDARY SURVEY
  - Elevations shown thus (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1928 (N.G.V.D. of 1928).
  - By Graphic plotting only, the property shown herein lies within Zone: "X" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 1210600258H & 1210600258H Map Revised date: 08/02/04
  - Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
  - There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.
- ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY**
- | ABBREVIATION | DEFINITION                   | ABBREVIATION | DEFINITION                      |
|--------------|------------------------------|--------------|---------------------------------|
| C.P.         | Permanent Control Point      | L.E.         | Licensed Engineer               |
| P.R.M.       | Permanent Reference Monument | R.L.S.       | Registered Land Surveyor        |
| O.R.B.       | Point of Beginning           | J.E.A.       | Jacksonville Electric Authority |
| P.O.C.       | Point of Curvature           | E.O.P.       | Equipment                       |
| P.T.         | Point of Tangency            | A/C          | Air Conditioner                 |
| P.R.C.       | Point of Reverse Curvature   | C.A.T.V.     | Cable Television                |
| P.I.         | Point of Intersection        | O.H.         | Overhead Lines                  |
| R/W          | Right of Way                 | F.M.         | Field Measured                  |
| R.V.         | Official Records Volume      | R.S.         | Rocky spots                     |
| D.B.         | Dead Book                    | L.E.         | Lot Easement                    |
| Pg.          | Page                         | O.R.         | Ordinance or District equals    |
| B.L.         | Building Restriction Line    | D.A.         | Delta or Central Angle equals   |
| Easmt        | Easement                     | I.P.         | Iron Pipe                       |
|              |                              | Conc.        | Concrete                        |

**LEGEND**

- ☐ DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CAP, B. MILLER & ASSOC.
- DENOTES IRON PIPE FOUND (AS NOTED)
- ⊗ DENOTES CROSS OUT

DATE 08-28-07  
 SCALE 1"=100'  
 JOB No. 2005-1475  
 F.B. MAP  
 page ---  
 Comp. File 200-SCALE-2.dwg  
 Drawn by B.R.B.

**RICHARD A. MILLER & ASSOCIATES**  
 PROFESSIONAL LAND SURVEYORS  
 6701 BEACH BLVD., SUITE #200  
 JACKSONVILLE, FLORIDA 32216  
 Fax (904) 721-5758  
 Tele. (904) 721-1228

THIS IS TO CERTIFY THAT THIS SURVEY IS A TRUE REPRESENTATION OF AN ACTUAL FIELD SURVEY, MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE HIGHEST PROFESSIONAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 1807, F.S. (ORDINARY CHAPTER 1807-1.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 480.05, FLORIDA STATUTES.

BY: *Richard A. Miller*  
 RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 3848