

RESOLUTION NO. 2009- 362

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A CONSERVATION EASEMENT REQUIRED FOR AN UPLAND BUFFER THAT SURROUNDS VETERANS PARK LOCATED ON VETERANS PARKWAY AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE CONSERVATION EASEMENT ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, Per the terms of the St. Johns River Water Management District permit for the Veterans Park property St. Johns County is required, in order to encumber 5.54 acres of upland buffer; and

**WHEREAS**, the Conservation Easement attached hereto as Exhibit "A, incorporated by reference and made a part hereof will provide a strip of upland buffer that is a total of 5.54 acres and surrounds the 53 acre park site; and

**WHEREAS**, the St. Johns County Recreation, Environmental, Legal and Construction Services Departments have all reviewed and approved the terms of the Conservation Easement; and

**WHEREAS**, it is in the best interest of the County to grant the Conservation Easement, in order to comply with the St. Johns River Water Management District requirements and preserve existing wetlands located on the property; and

**WHEREAS**, to the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

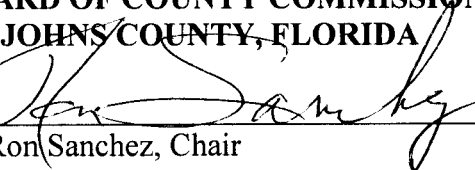
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board Chair is hereby authorized to execute the Conservation Easement and the conditions are hereby accepted by the Board of County Commissioners.

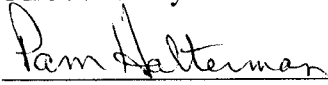
Section 3. The Clerk of the Circuit Court is instructed to record the original Conservation Easement the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15<sup>th</sup> day of December, 2009.

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

By:   
Ron Sanchez, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 12/16/09



Exhibit "A" to Resolution

Prepared by:  
Michael D. Hunt  
Deputy County Attorney  
4020 Lewis Speedway  
St. Augustine, FL 32084

Return recorded original to:  
Office of General Counsel  
St. Johns River Water Management District  
4049 Reid Street  
Palatka, FL. 32177

**CONSERVATION EASEMENT**

**THIS CONSERVATION EASEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2009, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 500 San Sebastian View, St. Augustine, Florida 32084, ("Grantor") in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street, Palatka, Florida 32177 ("Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor solely owns, in fee simple, certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference, ("the Property");

**WHEREAS**, Grantor grants this conservation easement as a condition of permit # 40-109-107776-1, issued by Grantee, to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

**WHEREAS**, Grantor desires to preserve the Property in its natural condition in perpetuity;

**NOW THEREFORE**, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of Section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose: The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses: Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing trash, waste or unsightly or offensive materials.
- c) Removing or destroying trees, shrubs, or other vegetation.
- d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights: Grantor reserves unto itself, and its successors and assigns all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee: To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

- a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.
- b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion: Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other

person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability: To the extent permitted by law, Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor ownership of the Property. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property, which may occur on the Property.

7. Acts Beyond Grantor Control: Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation: Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall record it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors: The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

**ST. JOHNS COUNTY**, a political subdivision  
of the State of Florida, by its Board of County  
Commissioners

By: \_\_\_\_\_  
Ron Sanchez, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by Ron Sanchez as Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally known to me.

\_\_\_\_\_  
Notary public

My commission expires: \_\_\_\_\_

Exhibit "A" to Conservation Easement

**CONSERVATION EASEMENT "A"**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°12'15" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 2642.28 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 02°22'37" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND ITS SOUTHERLY PROLONGATION, 3022.01 FEET TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2268, PAGE 810 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°22'37" EAST, ALONG THE BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 528.08 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF VETERANS PARKWAY (COUNTY ROAD 223) AS NOW ESTABLISHED AS A 150 FOOT RIGHT OF WAY AND AS SHOWN ON PLAT OF COUNTY ROAD 223 - NORTH SEGMENT AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF SAID PUBLIC RECORDS; THENCE SOUTH 33°32'19" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 21.40 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED BOUNDARY, A CHORD BEARING OF SOUTH 22°47'49" WEST AND A CHORD DISTANCE OF 1095.90 FEET TO A POINT ON SAID CURVE, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THOSE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS 2268, PAGE 810 AND ALSO THE POINT OF BEGINNING; THENCE NORTH 78°18'04" WEST, ALONG AFOREMENTIONED BOUNDARY OF SAID LANDS, A DISTANCE OF 74.98 FEET; THENCE NORTH 25°45'55" WEST A DISTANCE OF 18.96 FEET; THENCE NORTH 82°53'41" WEST A DISTANCE OF 67.94 FEET; THENCE NORTH 51°31'46" WEST A DISTANCE OF 80.61 FEET; THENCE NORTH 13°34'53" WEST A DISTANCE OF 72.50 FEET; THENCE NORTH 44°26'21" WEST A DISTANCE OF 99.54 FEET; THENCE NORTH 27°29'24" WEST A DISTANCE OF 105.52 FEET; THENCE SOUTH 68°26'29" WEST A DISTANCE OF 62.34 FEET; THENCE SOUTH 73°26'52" WEST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 25.93 FEET; THENCE SOUTH 83°14'54" WEST A DISTANCE OF 49.18 FEET; THENCE SOUTH 89°42'53" WEST A DISTANCE OF 115.41 FEET; THENCE SOUTH 43°58'20" WEST A DISTANCE OF 53.07 FEET; THENCE SOUTH 74°27'28" WEST A DISTANCE OF 119.78 FEET; THENCE SOUTH 29°45'41" WEST A DISTANCE OF 75.15 FEET; THENCE SOUTH 07°00'24" EAST A DISTANCE OF 89.86 FEET; THENCE SOUTH 55°18'53" EAST A DISTANCE OF 72.32 FEET; THENCE NORTH 89°45'23" EAST A DISTANCE OF 114.40 FEET; THENCE SOUTH 06°57'54" WEST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 109.23 FEET; THENCE SOUTH 14°06'34" WEST A DISTANCE OF 26.74 FEET; THENCE SOUTH 78°43'55" WEST A DISTANCE OF 96.24 FEET; THENCE SOUTH 53°04'18" WEST A DISTANCE OF 117.26 FEET; THENCE SOUTH 50°41'43" WEST A DISTANCE OF 103.47 FEET; THENCE NORTH 82°05'06" WEST A DISTANCE OF 104.95 FEET; THENCE SOUTH 45°24'20" WEST A DISTANCE OF 49.16 FEET; THENCE SOUTH 50°48'40" EAST A DISTANCE OF 71.00 FEET; THENCE SOUTH 11°25'52" EAST A DISTANCE OF 103.54 FEET; THENCE NORTH 71°43'51" EAST A DISTANCE OF 28.47 FEET; THENCE SOUTH 17°40'45" EAST A DISTANCE OF 89.48 FEET; THENCE SOUTH 52°36'34" WEST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 5.23 FEET; THENCE SOUTH 71°35'16" WEST A DISTANCE OF 68.90 FEET; THENCE SOUTH 46°49'16" WEST A DISTANCE OF 161.57 FEET; THENCE NORTH 80°28'20" WEST A DISTANCE OF 55.50 FEET; THENCE SOUTH 36°22'43" WEST A DISTANCE OF 103.83 FEET; THENCE SOUTH

54°14'17" WEST A DISTANCE OF 57.25 FEET; THENCE SOUTH 74°45'53" WEST A DISTANCE OF 62.19 FEET; THENCE NORTH 12°31'14" EAST A DISTANCE OF 48.98 FEET; THENCE NORTH 62°33'58" EAST A DISTANCE OF 41.80 FEET; THENCE NORTH 12°46'08" EAST A DISTANCE OF 32.54 FEET; THENCE NORTH 47°29'56" EAST A DISTANCE OF 32.13 FEET; THENCE NORTH 14°36'18" EAST A DISTANCE OF 28.95 FEET; THENCE NORTH 35°43'36" WEST A DISTANCE OF 24.60 FEET; THENCE NORTH 13°43'42" WEST A DISTANCE OF 48.89 FEET; THENCE NORTH 63°38'31" WEST A DISTANCE OF 27.93 FEET; THENCE NORTH 77°25'07" WEST A DISTANCE OF 28.52 FEET; THENCE SOUTH 86°33'34" WEST A DISTANCE OF 45.24 FEET; THENCE SOUTH 81°54'29" WEST A DISTANCE OF 33.43 FEET; THENCE SOUTH 20°20'48" WEST A DISTANCE OF 98.43 FEET; THENCE SOUTH 59°36'44" WEST A DISTANCE OF 35.24 FEET; THENCE SOUTH 87°37'48" WEST A DISTANCE OF 33.58 FEET; THENCE NORTH 22°40'49" WEST A DISTANCE OF 98.26 FEET; THENCE NORTH 69°52'10" WEST A DISTANCE OF 78.08 FEET; THENCE SOUTH 53°01'57" WEST A DISTANCE OF 60.23 FEET; THENCE SOUTH 01°51'26" WEST A DISTANCE OF 29.24 FEET; THENCE NORTH 49°54'43" WEST A DISTANCE OF 77.19 FEET; THENCE NORTH 78°56'57" WEST A DISTANCE OF 67.34 FEET; THENCE NORTH 51°19'55" WEST A DISTANCE OF 80.66 FEET; THENCE SOUTH 55°58'37" WEST A DISTANCE OF 34.68 FEET; THENCE NORTH 60°20'28" WEST A DISTANCE OF 41.73 FEET; THENCE NORTH 70°07'51" WEST A DISTANCE OF 71.95 FEET; THENCE SOUTH 44°50'42" WEST A DISTANCE 50.16 FEET; THENCE NORTH 81°03'01" WEST A DISTANCE OF 23.76 FEET; THENCE NORTH 72°49'45" WEST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 3.95 FEET; THENCE SOUTH 43°09'41" WEST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 44.92 FEET; THENCE SOUTH 46°50'06" WEST A DISTANCE OF 72.78 FEET; THENCE SOUTH 71°08'17" WEST A DISTANCE OF 36.77 FEET; THENCE NORTH 42°26'12" WEST A DISTANCE OF 70.50 FEET; THENCE NORTH 89°38'24" WEST A DISTANCE OF 83.99 FEET; THENCE NORTH 69°31'12" WEST A DISTANCE OF 54.19 FEET; THENCE NORTH 10°19'58" EAST A DISTANCE OF 83.46 FEET; THENCE NORTH 00°03'20" WEST A DISTANCE OF 18.54 FEET; THENCE NORTH 08°09'46" WEST A DISTANCE OF 5.38 FEET; THENCE NORTH 07°37'30" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 18.97 FEET; THENCE NORTH 35°00'09" EAST A DISTANCE OF 62.84 FEET; THENCE NORTH 88°56'30" EAST A DISTANCE OF 82.67 FEET; THENCE NORTH 46°01'50" EAST A DISTANCE OF 42.51 FEET; THENCE NORTH 15°49'23" WEST A DISTANCE OF 103.21 FEET; THENCE NORTH 41°37'04" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 81.73 FEET; THENCE NORTH 89°20'55" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 89.29 FEET; THENCE NORTH 63°54'27" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 29.65 FEET; THENCE NORTH 78°59'05" EAST A DISTANCE OF 69.29 FEET; THENCE NORTH 57°02'54" EAST A DISTANCE OF 47.01 FEET; NORTH 69°52'28" EAST A DISTANCE OF 113.80 FEET; THENCE NORTH 55°29'42" EAST A DISTANCE OF 79.60 FEET; THENCE NORTH 46°05'49" EAST A DISTANCE OF 41.18 FEET; THENCE NORTH 63°54'27" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 15.45 FEET; THENCE NORTH 08°37'46" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 53.43 FEET; THENCE NORTH 10°50'53" EAST A DISTANCE OF 119.15 FEET; THENCE NORTH 37°49'03" EAST A DISTANCE OF 61.75 FEET; THENCE NORTH 08°46'53" EAST A DISTANCE OF 45.45 FEET; THENCE NORTH 47°22'17" EAST A DISTANCE OF 65.42 FEET; THENCE NORTH 65°07'13" EAST A DISTANCE OF 84.02 FEET; THENCE NORTH 83°58'26" EAST A DISTANCE OF 88.01 FEET; THENCE NORTH 46°53'09" EAST A DISTANCE OF 142.52 FEET; THENCE NORTH 71°50'16" EAST A DISTANCE OF 101.55 FEET; THENCE SOUTH 54°13'56" WEST A DISTANCE OF 274.30 FEET; THENCE SOUTH 82°46'11" WEST A DISTANCE OF 57.84 FEET; THENCE SOUTH 65°07'13" WEST A DISTANCE OF 74.36 FEET; THENCE SOUTH 47°22'17" WEST A DISTANCE 50.23 FEET; THENCE SOUTH 08°46'53" WEST A DISTANCE 42.71 FEET; THENCE SOUTH 37°49'03" WEST A DISTANCE 62.31 FEET; THENCE SOUTH 10°55'03" WEST A DISTANCE OF 169.91 FEET; THENCE SOUTH 50°04'32" WEST A DISTANCE OF 66.55 FEET; THENCE SOUTH 54°49'31" WEST A DISTANCE OF 87.98 FEET; THENCE SOUTH 67°39'50" WEST A DISTANCE OF 114.53 FEET; THENCE SOUTH 57°02'54" WEST A DISTANCE OF 49.71 FEET; THENCE SOUTH 79°03'27" WEST A DISTANCE OF 108.00 FEET; THENCE SOUTH 85°37'07"



WEST A DISTANCE OF 35.81 FEET; THENCE NORTH 49°11'01" WEST A DISTANCE OF 17.79 FEET; THENCE SOUTH 51°30'50" WEST A DISTANCE OF 22.52 FEET; THENCE SOUTH 85°37'07" WEST A DISTANCE OF 13.96 FEET; THENCE SOUTH 40°01'27" WEST A DISTANCE OF 47.58 FEET; THENCE SOUTH 15°49'23" EAST A DISTANCE OF 109.36 FEET; THENCE SOUTH 46°01'50" WEST A DISTANCE OF 72.27 FEET; THENCE SOUTH 88°56'30" WEST A DISTANCE OF 79.20 FEET; THENCE SOUTH 35°00'09" WEST A DISTANCE OF 41.19 FEET; THENCE SOUTH 00°03'20" EAST A DISTANCE OF 33.23 FEET; THENCE SOUTH 09°42'07" WEST A DISTANCE OF 61.36 FEET; THENCE SOUTH 69°31'12" EAST A DISTANCE OF 23.11 FEET; THENCE SOUTH 89°38'24" EAST A DISTANCE OF 91.77 FEET; THENCE SOUTH 42°26'12" EAST A DISTANCE OF 62.39 FEET; THENCE NORTH 49°22'06" EAST A DISTANCE OF 137.26 FEET; THENCE SOUTH 81°03'01" EAST A DISTANCE OF 23.67 FEET; THENCE NORTH 44°50'42" EAST A DISTANCE OF 39.12 FEET; THENCE SOUTH 88°10'55" EAST A DISTANCE OF 43.41 FEET; THENCE SOUTH 70°07'51" EAST A DISTANCE OF 58.63 FEET; THENCE NORTH 80°54'15" EAST A DISTANCE OF 54.59 FEET; THENCE SOUTH 62°45'23" EAST A DISTANCE OF 158.52 FEET; THENCE SOUTH 49°54'43" EAST A DISTANCE OF 37.70 FEET; THENCE NORTH 53°01'57" EAST A DISTANCE OF 76.23 FEET; THENCE SOUTH 69°52'10" EAST A DISTANCE OF 103.81 FEET; THENCE NORTH 76°28'59" EAST A DISTANCE OF 100.47 FEET; THENCE NORTH 81°54'29" EAST A DISTANCE 49.79 FEET; THENCE NORTH 86°33'34" EAST A DISTANCE OF 50.68 FEET; THENCE SOUTH 77°25'07" EAST A DISTANCE OF 36.36 FEET; THENCE SOUTH 63°38'31" EAST A DISTANCE OF 45.51 FEET; THENCE SOUTH 13°43'42" EAST A DISTANCE OF 57.02 FEET; THENCE SOUTH 35°43'36" EAST A DISTANCE OF 30.48 FEET; THENCE SOUTH 69°30'28" EAST A DISTANCE OF 41.96 FEET; THENCE NORTH 53°27'49" EAST A DISTANCE 32.75 FEET; THENCE SOUTH 80°28'20" EAST A DISTANCE OF 30.80 FEET; THENCE NORTH 46°49'16" EAST A DISTANCE OF 153.29 FEET; THENCE NORTH 71°35'16" EAST A DISTANCE 50.79 FEET; THENCE NORTH 17°40'45" WEST A DISTANCE OF 31.14 FEET; THENCE SOUTH 72°19'15" WEST A DISTANCE OF 10.23 FEET; THENCE NORTH 35°31'34" WEST A DISTANCE OF 52.87 FEET; THENCE NORTH 11°25'52" WEST A DISTANCE OF 75.77 FEET; THENCE NORTH 50°48'40" WEST A DISTANCE OF 93.71 FEET; THENCE NORTH 45°24'20" EAST A DISTANCE OF 97.40 FEET; THENCE SOUTH 82°05'06" EAST A DISTANCE OF 107.15 FEET; THENCE NORTH 50°27'09" EAST A DISTANCE OF 90.56 FEET; THENCE NORTH 53°04'18" EAST A DISTANCE OF 124.78 FEET; THENCE NORTH 01°49'07" EAST A DISTANCE OF 94.59 FEET; THENCE NORTH 55°18'53" WEST A DISTANCE OF 95.22 FEET; THENCE NORTH 07°00'24" WEST A DISTANCE OF 113.29 FEET; THENCE NORTH 29°45'41" EAST A DISTANCE OF 37.55 FEET; THENCE NORTH 54°14'05" EAST A DISTANCE OF 121.90 FEET; THENCE NORTH 58°26'42" EAST A DISTANCE OF 105.84 FEET; THENCE NORTH 89°42'53" EAST A DISTANCE OF 126.37 FEET; THENCE NORTH 73°25'56" EAST A DISTANCE OF 154.04 FEET; THENCE SOUTH 35°03'07" EAST A DISTANCE OF 228.95 FEET; THENCE SOUTH 13°34'53" EAST A DISTANCE OF 70.47 FEET; THENCE SOUTH 68°49'44" EAST A DISTANCE OF 132.51 FEET; THENCE SOUTH 72°29'22" EAST A DISTANCE OF 73.68 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, ALONG THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED BOUNDARY, A CHORD BEARING OF SOUTH 12°26'09" WEST AND A CHORD DISTANCE OF 38.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.44 ACRES, MORE OR LESS OR 193,326 SQUARE FEET, MORE OR LESS.

**CONSERVATION EASEMENT "B"**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°12'15" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 2642.28 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 02°22'37" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND ITS SOUTHERLY PROLONGATION, 3022.01 FEET TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2268, PAGE 810 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 87°37'23" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 193.71 FEET; THENCE SOUTH 16°51'20" WEST, ALONG THE BOUNDARY OF SAID LANDS AS RECORDED IN OFFICIAL RECORDS 2268, PAGE 810, A DISTANCE OF 298.46 FEET; THENCE SOUTH 20°07'41" WEST, ALONG SAID BOUNDARY, A DISTANCE OF 453.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°05'00" EAST A DISTANCE OF 23.83 FEET; THENCE SOUTH 23°09'58" EAST A DISTANCE OF 61.82 FEET; THENCE SOUTH 06°57'05" EAST A DISTANCE OF 45.44 FEET; THENCE SOUTH 08°12'29" WEST A DISTANCE OF 9.67 FEET; THENCE SOUTH 19°51'12" WEST A DISTANCE OF 101.59 FEET; THENCE SOUTH 69°00'14" WEST A DISTANCE OF 37.72 FEET; THENCE SOUTH 37°46'58" WEST A DISTANCE OF 56.10 FEET; THENCE NORTH 64°35'49" WEST A DISTANCE OF 88.50 FEET; THENCE NORTH 51°58'32" WEST A DISTANCE 99.66 FEET; THENCE NORTH 02°19'35" WEST A DISTANCE OF 51.40 FEET; THENCE NORTH 05°31'40" EAST A DISTANCE 38.06 FEET; THENCE NORTH 00°57'15" WEST A DISTANCE OF 103.79 FEET; THENCE NORTH 03°26'30" WEST A DISTANCE OF 74.15 FEET; THENCE NORTH 02°42'38" EAST A DISTANCE OF 111.01 FEET; THENCE SOUTH 87°29'24" WEST A DISTANCE OF 187.45 FEET; THENCE SOUTH 30°41'06" WEST A DISTANCE OF 31.95 FEET; THENCE SOUTH 88°56'55" WEST A DISTANCE OF 52.39 FEET; THENCE NORTH 73°38'35" WEST A DISTANCE OF 44.29 FEET; THENCE NORTH 82°34'09" WEST A DISTANCE OF 114.51 FEET; THENCE SOUTH 61°23'52" WEST A DISTANCE OF 63.89 FEET; THENCE SOUTH 89°40'55" WEST A DISTANCE OF 37.25 FEET; THENCE SOUTH 00°44'13" EAST A DISTANCE OF 185.29 FEET; THENCE SOUTH 27°27'34" WEST A DISTANCE OF 26.75 FEET; THENCE SOUTH 22°52'45" WEST A DISTANCE OF 82.45 FEET; THENCE NORTH 86°09'39" WEST A DISTANCE OF 177.10 FEET; THENCE SOUTH 04°11'13" EAST A DISTANCE OF 81.92 FEET; THENCE SOUTH 58°13'02" WEST A DISTANCE OF 44.37 FEET; THENCE SOUTH 41°38'59" WEST A DISTANCE OF 115.09 FEET; THENCE NORTH 75°50'27" WEST A DISTANCE OF 63.19 FEET; THENCE NORTH 33°58'14" WEST A DISTANCE OF 12.00 FEET; THENCE SOUTH 54°13'56" WEST A DISTANCE OF 68.47 FEET; THENCE NORTH 12°52'51" EAST A DISTANCE OF 55.58 FEET; THENCE NORTH 59°02'17" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 3.05 FEET; THENCE NORTH 84°36'49" EAST A DISTANCE OF 49.80 FEET; THENCE SOUTH 75°50'27" EAST A DISTANCE OF 50.15 FEET; THENCE NORTH 41°38'59" EAST A DISTANCE OF 101.25 FEET; THENCE NORTH 58°13'02" EAST A DISTANCE OF 30.56 FEET; THENCE NORTH 04°11'13" WEST A DISTANCE OF 66.77 FEET; THENCE NORTH 07°17'21" EAST A DISTANCE OF 31.55 FEET; THENCE NORTH 50°01'14" EAST A DISTANCE OF 77.59 FEET; THENCE NORTH 46°55'32" EAST A DISTANCE OF 52.00 FEET; THENCE SOUTH 49°35'44" EAST A DISTANCE OF 35.43 FEET; THENCE SOUTH 32°03'17" EAST A DISTANCE OF 48.35 FEET; THENCE SOUTH 59°48'53" EAST A DISTANCE OF 44.40 FEET; THENCE NORTH 22°52'45" EAST A DISTANCE OF 49.55 FEET; THENCE NORTH 27°27'34" EAST A DISTANCE OF 51.20 FEET; THENCE NORTH 00°18'00" WEST A DISTANCE OF 83.64 FEET; THENCE NORTH 15°24'21" WEST A DISTANCE OF 66.40 FEET; THENCE NORTH 61°23'52" EAST A DISTANCE OF 95.46 FEET; THENCE NORTH 72°09'36" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 137.99 FEET; THENCE NORTH 86°48'25" EAST, ALONG SAID BOUNDARY, A DISTANCE 7.34 FEET; THENCE

SOUTH 37°58'35" EAST A DISTANCE OF 54.77 FEET; THENCE SOUTH 73°38'35" EAST A DISTANCE OF 57.32 FEET; THENCE NORTH 30°41'06" EAST A DISTANCE OF 36.09 FEET; THENCE NORTH 71°50'38" EAST A DISTANCE OF 55.78 FEET; THENCE NORTH 87°59'30" EAST A DISTANCE OF 33.98 FEET; THENCE NORTH 70°16'15" EAST A DISTANCE 60.73 FEET; THENCE SOUTH 87°19'57" EAST A DISTANCE OF 50.89 FEET; THENCE SOUTH 66°40'31" EAST A DISTANCE OF 59.85 FEET; THENCE SOUTH 04°23'27" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 7.71 FEET; THENCE SOUTH 24°42'43" WEST A DISTANCE OF 32.31 FEET; THENCE SOUTH 02°58'21" WEST A DISTANCE OF 77.76 FEET; THENCE SOUTH 01°55'19" WEST A DISTANCE OF 25.81 FEET; THENCE SOUTH 03°26'30" EAST A DISTANCE OF 59.03 FEET; THENCE SOUTH 51°56'28" EAST A DISTANCE OF 33.07 FEET; THENCE SOUTH 24°25'50" EAST A DISTANCE OF 14.86 FEET; THENCE SOUTH 04°23'27" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 36.90 FEET; THENCE SOUTH 25°40'41" WEST A DISTANCE OF 26.58 FEET; THENCE SOUTH 32°17'19" WEST A DISTANCE OF 42.87 FEET; THENCE SOUTH 13°35'22" WEST A DISTANCE OF 54.32 FEET; THENCE SOUTH 52°27'32" EAST A DISTANCE OF 74.86 FEET; THENCE SOUTH 04°23'27" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 3.71 FEET; THENCE SOUTH 61°26'06" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 64.93 FEET; THENCE NORTH 20°07'41" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 1.33 FEET; THENCE SOUTH 64°35'49" EAST A DISTANCE OF 17.25 FEET; THENCE NORTH 37°46'58" EAST A DISTANCE OF 40.38 FEET; THENCE NORTH 69°06'37" EAST A DISTANCE OF 45.68 FEET; THENCE NORTH 19°24'39" EAST A DISTANCE OF 37.69 FEET; THENCE NORTH 05°51'58" EAST A DISTANCE OF 41.71 FEET; THENCE NORTH 06°57'05" WEST A DISTANCE OF 55.70 FEET; THENCE NORTH 23°09'58" WEST A DISTANCE OF 40.52 FEET; THENCE NORTH 20°07'41" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 32.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.85 ACRES, MORE OR LESS OR 80,417 SQUARE FEET, MORE OR LESS.

#### **CONSERVATION EASEMENT "C"**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°12'15" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 2642.28 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 02°22'37" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND ITS SOUTHERLY PROLONGATION, 3022.01 FEET TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2268, PAGE 810 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°22'37" EAST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 528.08 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF VETERANS PARKWAY (COUNTY ROAD 223) AS NOW ESTABLISHED AS A 150 FOOT RIGHT OF WAY AND AS SHOWN ON PLAT OF COUNTY ROAD 223 - NORTH SEGMENT AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF SAID PUBLIC RECORDS; THENCE SOUTH 33°32'19" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 21.40 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED BOUNDARY, A CHORD BEARING OF SOUTH 32°44'34" WEST AND A CHORD DISTANCE OF

81.64 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED BOUNDARY, A CHORD BEARING OF SOUTH 31°38'10" WEST AND A CHORD DISTANCE OF 31.89 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 83°15'52" WEST A DISTANCE OF 100.97 FEET; THENCE SOUTH 41°12'21" WEST A DISTANCE OF 32.37 FEET; THENCE SOUTH 77°09'46" WEST A DISTANCE OF 54.11 FEET; THENCE NORTH 30°06'17" WEST A DISTANCE 64.37 FEET; THENCE NORTH 61°07'22" WEST A DISTANCE OF 35.66 FEET; THENCE SOUTH 63°22'22" WEST A DISTANCE 53.49 FEET; THENCE SOUTH 04°00'31" EAST A DISTANCE OF 55.73 FEET; THENCE SOUTH 29°14'11" EAST A DISTANCE OF 77.93 FEET; THENCE SOUTH 62°42'38" EAST A DISTANCE OF 107.16 FEET; THENCE SOUTH 83°51'54" EAST A DISTANCE OF 49.11 FEET TO A POINT ON A CURVE; SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 2940.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, ALONG AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND ALONG THE AFOREMENTIONED BOUNDARY, A CHORD BEARING OF SOUTH 27°02'58" WEST AND A CHORD DISTANCE OF 32.12 FEET TO A POINT ON SAID CURVE; THENCE NORTH 83°51'54" WEST A DISTANCE OF 43.25 FEET; THENCE NORTH 62°42'38" WEST A DISTANCE OF 112.67 FEET; THENCE NORTH 29°15'09" WEST A DISTANCE OF 100.15 FEET; THENCE NORTH 04°00'31" WEST A DISTANCE OF 77.99 FEET; THENCE NORTH 63°22'22" EAST A DISTANCE OF 83.31 FEET; THENCE SOUTH 61°07'22" EAST A DISTANCE OF 55.75 FEET; THENCE SOUTH 30°06'17" EAST A DISTANCE OF 52.89 FEET; THENCE NORTH 77°09'46" EAST A DISTANCE OF 27.59 FEET; THENCE NORTH 41°12'21" EAST A DISTANCE OF 33.86 FEET; THENCE NORTH 83°15'52" EAST A DISTANCE OF 130.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES, MORE OR LESS OR 17,639 SQUARE FEET, MORE OR LESS.

#### **CONSERVATION EASEMENT "D"**

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2; THENCE NORTH 89°12'15" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 2, A DISTANCE OF 2642.28 FEET TO THE NORTHEAST CORNER OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2; THENCE SOUTH 02°22'37" EAST, DEPARTING SAID NORTHERLY LINE AND ALONG THE EASTERLY LINE OF THE EAST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 2 AND ITS SOUTHERLY PROLONGATION, 3022.01 FEET TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2268, PAGE 810 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°22'37" EAST, ALONG THE BOUNDARY OF SAID LANDS, A DISTANCE OF 15.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 02°22'37" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 25.53 FEET; THENCE NORTH 80°38'01" WEST A DISTANCE OF 95.76 FEET; THENCE SOUTH 67°03'52" WEST A DISTANCE OF 49.54 FEET; THENCE SOUTH 80°17'17" WEST A DISTANCE OF 19.24 FEET; THENCE SOUTH 31°54'30" EAST A DISTANCE OF 26.94 FEET; THENCE SOUTH 13°57'52" WEST A DISTANCE 52.90 FEET; THENCE SOUTH 14°50'20" EAST A DISTANCE OF 107.25 FEET; THENCE SOUTH 50°35'17" WEST A DISTANCE OF 38.27 FEET; THENCE NORTH 49°02'56" WEST A DISTANCE OF 61.13 FEET; THENCE SOUTH 46°54'52" WEST A DISTANCE OF 48.87 FEET; THENCE SOUTH 15°47'57" WEST A DISTANCE OF 51.11 FEET; THENCE SOUTH 07°18'49" EAST A DISTANCE OF 106.87 FEET; THENCE SOUTH 39°18'41" WEST A DISTANCE OF 82.80 FEET; THENCE SOUTH 21°23'47" WEST

A DISTANCE OF 57.68 FEET; THENCE SOUTH 42°31'05" WEST A DISTANCE OF 99.34 FEET; THENCE SOUTH 59°21'44" WEST A DISTANCE OF 11.25 FEET; THENCE NORTH 20°07'41" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 57.07 FEET; THENCE NORTH 42°31'05" EAST A DISTANCE OF 52.68 FEET; THENCE NORTH 21°23'47" EAST A DISTANCE OF 56.96 FEET; THENCE NORTH 39°18'41" EAST A DISTANCE OF 75.97 FEET; THENCE NORTH 07°18'49" WEST A DISTANCE OF 100.83 FEET; THENCE NORTH 16°51'20" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 65.79 FEET; THENCE NORTH 46°54'52" EAST A DISTANCE OF 75.72 FEET; THENCE SOUTH 49°02'56" EAST A DISTANCE OF 64.33 FEET; THENCE NORTH 14°50'20" WEST A DISTANCE OF 99.54 FEET; THENCE NORTH 13°57'52" EAST A DISTANCE OF 48.74 FEET; THENCE NORTH 31°54'30" WEST A DISTANCE OF 53.56 FEET; THENCE NORTH 80°17'17" EAST A DISTANCE OF 53.55 FEET; THENCE NORTH 67°03'52" EAST A DISTANCE OF 40.23 FEET; THENCE NORTH 87°37'23" EAST, ALONG AFOREMENTIONED BOUNDARY, A DISTANCE OF 35.85 FEET; THENCE SOUTH 80°38'01" EAST A DISTANCE OF 74.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.52 ACRES, MORE OR LESS OR 22,504 SQUARE FEET, MORE OR LESS.