

RESOLUTION NO. 2010-

132

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A RESOLUTION DECLARING THE PUBLIC PURPOSE AND NECESSITY FOR EXERCISING THE RIGHT AND POWER OF EMINENT DOMAIN TO ACQUIRE CERTAIN PROPERTY INTERESTS FOR THE CONSTRUCTION OF A COUNTY ROADWAY AND AUTHORIZING THE COUNTY ATTORNEY TO INSTITUTE CONDEMNATION PROCEEDINGS.

RECITALS

WHEREAS, St. Johns County, in cooperation with the Florida Department of Transportation (FDOT), is in the process of negotiating for property needed for Phase II of the I-95 at CR210 roadway improvement project; and

WHEREAS, owners of two properties located along County Road 210, from which strips are needed for this project, have indicated they will not negotiate until the County has initiated eminent domain procedures; and

WHEREAS, per Chapter 127, Florida Statutes, the County of St. Johns ("County") is authorized to exercise the right and power of eminent domain for certain public uses and purposes; and

WHEREAS, the County's exercise of the power to condemn real property for the purpose of the construction of a county roadway is a proper public purpose;

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

Section 1. Findings. The above Recitals are incorporated herein by reference and are hereby adopted as Findings in support of this Resolution.

Section 2. Declaration of Necessity. The County declares the public purpose and the necessity for that purpose of acquiring, through condemnation by right of eminent domain, a modified fee parcel, temporary construction easements and a permanent easement upon real property identified as Parcels 103, 703 A & B, 705 and 803 in the attached Exhibit "A" for the construction of a county roadway.

Section 3. Acquisition of Fee Simple Title. The County is authorized to acquire, through condemnation by right of eminent domain, a modified fee parcel, temporary construction easements and a permanent easement upon the real property identified as Parcels 103, 703 A & B, 705 and 803 in the attached Exhibit "A" for the construction of a county roadway from the owners and any other persons required by law to be joined in such proceedings.

Section 4. Institution of Legal Proceedings. The County Attorney is authorized to institute legal proceedings to acquire, through condemnation by right of eminent domain, a modified fee parcel, temporary construction easements and a permanent easement upon the real property identified as Parcels 103, 703 A & B, 705 and 803 in the attached Exhibit "A" and is authorized to join the owners and any other persons required by law to be joined in such proceedings. The County Attorney is authorized to employ outside counsel to assist in the acquisition as necessary.

Section 5. To the extent that there are typographical 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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of June, 2010.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 

Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 6/16/10

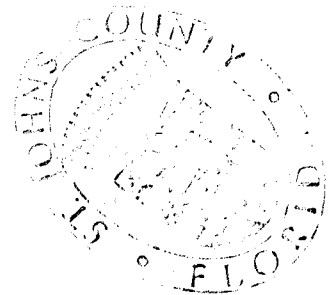


Exhibit "A"

SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTIONS 16, 17 AND THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5, SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA

PARCEL 103 (FEE SIMPLE RIGHT OF WAY)

A PART OF SECTIONS 16, 17 AND THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1816, PAGE 1249, AND OFFICIAL RECORDS VOLUME 1147, PAGE 974, AND OFFICIAL RECORDS VOLUME 1147, PAGE 971 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,785.07 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°15'58" WEST, ALONG SAID EASTERLY LINE OF SECTION 17 AND A PROLONGATION THEREOF, A DISTANCE OF 32.07 FEET; THENCE SOUTH 84°56'28" EAST, A DISTANCE OF 21.81 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,219.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°00'42", AN ARC DISTANCE OF 42.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°12'59" EAST, 42.80 FEET; THENCE SOUTH 13°46'37" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,209.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°39'22", AN ARC DISTANCE OF 224.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°33'04" EAST, 224.58 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°52'44" EAST, A DISTANCE OF 98.62 FEET; THENCE SOUTH 03°11'54" EAST, A DISTANCE OF 13.00 FEET TO THE SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 THE FOLLOWING THREE COURSES AND DISTANCES: (1) THENCE SOUTH 86°52'44" WEST, 98.64 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,196.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 13°30'00", AN ARC DISTANCE OF 281.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°07'44" WEST, 281.22 FEET TO A POINT OF TANGENCY; (3) THENCE SOUTH 73°22'44" WEST, 11.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,839 SQUARE FEET, MORE OR LESS.

PARCEL 703 PART "A" (TEMPORARY CONSTRUCTION EASEMENT)

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1147, PAGE 974 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,785.07 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 01°15'58" WEST, ALONG SAID EASTERLY LINE OF SECTION 17 AND A PROLONGATION THEREOF, A DISTANCE OF 32.07 FEET; THENCE SOUTH 84°56'28" EAST, A DISTANCE OF 21.81 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,219.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°00'42", AN ARC DISTANCE OF 42.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°12'59" EAST, 42.80 FEET; THENCE SOUTH 13°46'37" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,209.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°19'45", AN ARC DISTANCE OF 49.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°23'16" EAST, 49.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 11°26'51" WEST, A DISTANCE OF 2.82 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,212.10 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°54'29", AN ARC DISTANCE OF 61.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°00'23" EAST, 61.51 FEET; THENCE SOUTH 08°32'23" EAST, A DISTANCE OF 2.82 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,209.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°54'29", AN ARC DISTANCE OF 61.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°00'23" WEST, 61.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 173 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 3

NO.	DATE	DESCRIPTION	BY
4	04-30-10	RENAME 703C TO 703A, ADD 803	JES
3	04-14-10	REVERSE PARCEL 703A	JES
2	02-01-10	REVERSE PARCELS 703A & 703B, ADD PARCEL 703C	JES
1	11-24-09	ADD PARCEL 703 & SHEET 2	JES

JOB NO. 2008-811-8
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=80'
 DATE APRIL 30, 2010
 CHECKED BY:

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, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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

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



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SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTIONS 16, 17 AND THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5, SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA

PARCEL 703 PART "B" (TEMPORARY CONSTRUCTION EASEMENT)

A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1147, PAGE 971 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,785.07 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHEASTERLY ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 THE FOLLOWING THREE COURSES AND DISTANCES: (1) THENCE NORTH 73°22'44" EAST, 11.04 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,196.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 13°30'00", AN ARC DISTANCE OF 281.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°07'44" EAST, 281.22 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 86°52'44" EAST, 98.64 FEET; THENCE NORTH 03°11'54" WEST, DEPARTING SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86°52'44" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°11'54" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 86°52'44" EAST, A DISTANCE OF 50.00 FEET; THENCE SOUTH 03°11'54" EAST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,000 SQUARE FEET, MORE OR LESS.

PARCEL 803 (PERPETUAL EASEMENT)

A PART OF SECTION 17 AND THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 1816, PAGE 1249, AND OFFICIAL RECORDS VOLUME 1147, PAGE 974 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,785.07 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE CONTINUE NORTH 01°15'58" WEST, ALONG SAID EASTERLY LINE OF SECTION 17 AND A PROLONGATION THEREOF, A DISTANCE OF 32.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°15'58" WEST, A DISTANCE OF 17.71 FEET; THENCE NORTH 86°44'37" EAST, A DISTANCE OF 60.62 FEET; THENCE SOUTH 13°46'37" EAST, A DISTANCE OF 12.51 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,219.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 02°00'42", AN ARC DISTANCE OF 42.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°12'59" WEST, 42.80 FEET; THENCE NORTH 84°56'28" WEST, A DISTANCE OF 21.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,087 SQUARE FEET, MORE OR LESS.

SHEET 3 OF 3

NO.	DATE	DESCRIPTION	BY
4	04-30-10	RENAME 703C TO 703A, ADD 803	JES
3	04-14-10	REVISE PARCEL 703A	JES
2	02-01-10	REVISE PARCEL 101 & 703A, ADD PARCEL 703C	JES
1	11-24-09	ADD PARCEL 703 & SHEET 2	JES

JOB NO. 2008-811-8
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=80'
 DATE APRIL 30, 2010
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-3, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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



SKETCH AND LEGAL DESCRIPTION OF

A PART OF THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5, SOUTH, RANGE 28 EAST
ST. JOHNS COUNTY, FLORIDA

PARCEL 105 (FEE SIMPLE RIGHT OF WAY)

A PART OF THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3139, PAGE 426 OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,681.37 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 THE FOLLOWING TWO COURSES AND DISTANCES: (1) THENCE NORTH 73°22'44" EAST, 38.50 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,096.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 09°45'12", AN ARC DISTANCE OF 186.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°15'20" EAST, 186.39 FEET TO A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, AND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,096.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 03°44'48", AN ARC DISTANCE OF 71.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°00'20" EAST, 71.67 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°52'44" EAST, ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 79.66 FEET; THENCE SOUTH 03°12'22" EAST, DEPARTING SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 25.00 FEET; THENCE SOUTH 86°52'44" WEST, A DISTANCE OF 79.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,071.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 03°52'51", AN ARC DISTANCE OF 72.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°56'18" WEST, 72.55 FEET; THENCE NORTH 01°08'12" WEST, A DISTANCE OF 25.13 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,795 SQUARE FEET, MORE OR LESS.

PARCEL 705 (TEMPORARY CONSTRUCTION EASEMENT)

A PART OF THE F.J. FATIO GRANT, SECTION 40, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3139, PAGE 426 OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 01°15'58" WEST, ALONG THE EASTERLY LINE OF SAID SECTION 17, A DISTANCE OF 1,681.37 FEET TO THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE EASTERLY ALONG SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 THE FOLLOWING THREE COURSES AND DISTANCES: (1) THENCE NORTH 73°22'44" EAST, 38.50 FEET TO A POINT OF CURVATURE; (2) THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,096.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 13°30'00", AN ARC DISTANCE OF 258.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°07'44" EAST, 257.70 FEET TO A POINT OF TANGENCY; (3) THENCE NORTH 86°52'44" EAST, 79.66 FEET; THENCE SOUTH 03°12'22" EAST, DEPARTING SAID SOUTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 03°12'22" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 86°52'44" WEST, A DISTANCE OF 16.17 FEET; THENCE SOUTH 03°07'16" EAST, A DISTANCE OF 20.66 FEET; THENCE SOUTH 86°52'44" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 03°07'16" WEST, A DISTANCE OF 20.66 FEET; THENCE SOUTH 86°52'44" WEST, A DISTANCE OF 51.53 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,066.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 00°43'42", AN ARC DISTANCE OF 13.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°30'53" WEST, 13.56 FEET; THENCE NORTH 80°45'30" WEST, A DISTANCE OF 21.20 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1,071.28 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°49'58", AN ARC DISTANCE OF 34.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°57'45" EAST, 34.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 86°52'44" EAST, A DISTANCE OF 79.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 767 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

NO.	DATE	DESCRIPTION	BY
3	04-14-10	REVISE PARCEL 705	JES
2	11-30-09	REVISE PARCEL 705	JES
1	11-10-09	ADD PARCEL 705 & SHEET 2	JES

JOB NO. 2008-811-3

DRAFTER MJB

P.C. N/A

F.B. N/A PG. N/A

SCALE 1"=60'

DATE APRIL 14, 2010

CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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

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