

RESOLUTION NO. 2012- 193

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE TWO PURCHASE AGREEMENTS AND A SETTLEMENT AGREEMENT FOR PROPERTY REQUIRED FOR PHASE II OF THE CR210/I95 ROADWAY IMPROVEMENT PROJECT.**

**RECITALS**

**WHEREAS**, St. Johns Forest Master Property Owners Association owns property identified by Prosser Hallock Planners & Engineers needed for the CR210 project and has agreed to the terms of two Purchase Agreements, for fee simple ownership and a Temporary Construction Easement, attached hereto as Exhibit "A," and Exhibit "B," incorporated by reference and made a part hereof; and

**WHEREAS**, the owner has agreed to convey fee simple ownership and a Temporary Construction Easement for the amount of \$13,000 (inclusive of attorneys' fees and costs) in lieu of the eminent domain procedures approved in Resolution No. 2012-163; and

**WHEREAS**, Taylor Woodrow has a landscape easement along CR210 over property required for the roadway improvements that is owned by St. Johns Forest CDD, Community First Credit Union, First Florida Credit Union and Prem & Pooja, and Taylor Woodrow has agreed to convey its interest in the landscape buffer area in the Settlement Agreement, attached hereto as Exhibit "C," incorporated by reference and made a part hereof, for a total cost of \$37,000 (inclusive of attorneys' fees and costs); and

**WHEREAS**, per Resolution No. 2008-326, the Board of County Commissioners approved and joined in with the Transportation Regional Incentive Program (TRIP) Agreement executed by the State of Florida Department of Transportation (FDOT); and

**WHEREAS**, this Phase of the project includes acquisition of 50 parcels for the widening of CR210 at I95 to accommodate dual turn lanes and dual through lanes and ultimate six-lane traffic; and

**WHEREAS**, this Capital Improvement Project which is funded jointly with FDOT TRIP funds and St. Johns County 2006 Transportation Bond; and

**WHEREAS**, it is in the best interest of the County to acquire this property in order to move forward with the needed roadway improvements.

**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 of County Commissioners hereby approves the terms of the Purchase Agreements and Settlement Agreement and authorizes the County Administrator, or designee, to execute the two original Purchase Agreements and the original Settlement Agreement substantially in the form attached, and take all steps necessary to move forward to close this transaction.

**Section 3.** To the extent that there are typographical and/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.

**Section 4.** The Clerk is instructed to file the two original Purchase Agreements and the original Settlement Agreement in the Clerk's Office.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 17<sup>th</sup> day of July, 2012.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

Mark P. Miner, Chair

ATTEST: Cheryl Strickland, Clerk

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

Deputy Clerk

RENDITION DATE 7/19/12



**EXHIBIT "A" TO RESOLUTION**

**ST. JOHNS COUNTY REAL ESTATE DIVISION  
PURCHASE AGREEMENT**

DISTRICT NO.: FDOT District #2  
STATE ROAD NO.: SR 9/I-95/CR 210  
COUNTY: St. Johns  
PARCEL NO.: 026330-9999 (138)

**Seller: St. Johns Forest Master Property Owners Assoc. Inc.  
151 Southall Lane, Ste. 200  
Maitland, FL 32751**

**Buyer: St. Johns County, Florida, a political subdivision of the State of Florida**

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real Property Described as: (see Exhibit "A")

Buildings, structures, fixtures and other improvements owned by others: none  
These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE**

**(a) Real Property**

Land 1. \$ 9,650.00  
Improvements 2. \$ 0.00  
Real Estate Damages 3. \$ 0.00  
(Severance/Cost-to-Cure)

**Total Real Property** 4. \$ 9,650.00

**(b) Total Personal Property** 5. \$ 0.00

**(c) Fees and Costs**

Attorney Fees 6. \$ 3,000.00  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Fee(s) 8. \$ 0.00

**Total Fees and Costs** 9. \$ 3,000.00

**(d) Total Business Damages** 10. \$ 0.00

**(e) Total Other Costs** 11. \$ 0.00

List: \_\_\_\_\_

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ 12,650.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 12,650.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ 0.00

### III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing. Buyer will pay all closing costs for this property.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records of arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Exhibit "A"** until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Exhibit "A"** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Exhibit "A"** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Exhibit "A"** shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Buyer and Seller agree there are no fees, costs, or business damage claims associated with this agreement.
- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**.
- (k) The County, its agents or contractors, shall comply with the conditions of all St. Johns River Water Management District, U.S. Army Corps of Engineers and other local, state and federal permits for the property being acquired, including but not limited to that certain District Permit No. 4-109-56490-1, Corps Permit No. 199902789 and the related Conservation Easement recorded in Official Records Book 2417, Page 289, Public Records of St. Johns County, Florida

### IV. Closing Date

The closing will occur no later than 120 days after Final Agency Acceptance. The closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC., 3670 US 1 South, Suite 110, St. Augustine, Florida 32086, 904-797-4777 on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

**V. Typewritten or Handwritten Provisions**

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement.
- There is not an addendum to this agreement.

RIGHT OF WAY  
Page 3 of 4

**VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.**

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in Section VII of this agreement.

**Seller(s)**

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Type or print name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Type or print name

**Buyer**

St. Johns County, Florida

BY: \_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Type or print name and title

**VII. Final Agency Acceptance**

The Buyer has granted Final Agency Acceptance this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Type or print name and title

Legal Review: \_\_\_\_\_  
Date

\_\_\_\_\_  
Type or print and title

**ADDITIONAL SIGNATURES**

SELLERS(S):

Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Type or print name

Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Type or print name

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Type or print name

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Type or print name

Signature \_\_\_\_\_ Date \_\_\_\_\_

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Signature \_\_\_\_\_ Date \_\_\_\_\_

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Type or print name

Signature \_\_\_\_\_ Date \_\_\_\_\_

\_\_\_\_\_  
Type or print name

EXHIBIT "A"

PARCEL 138

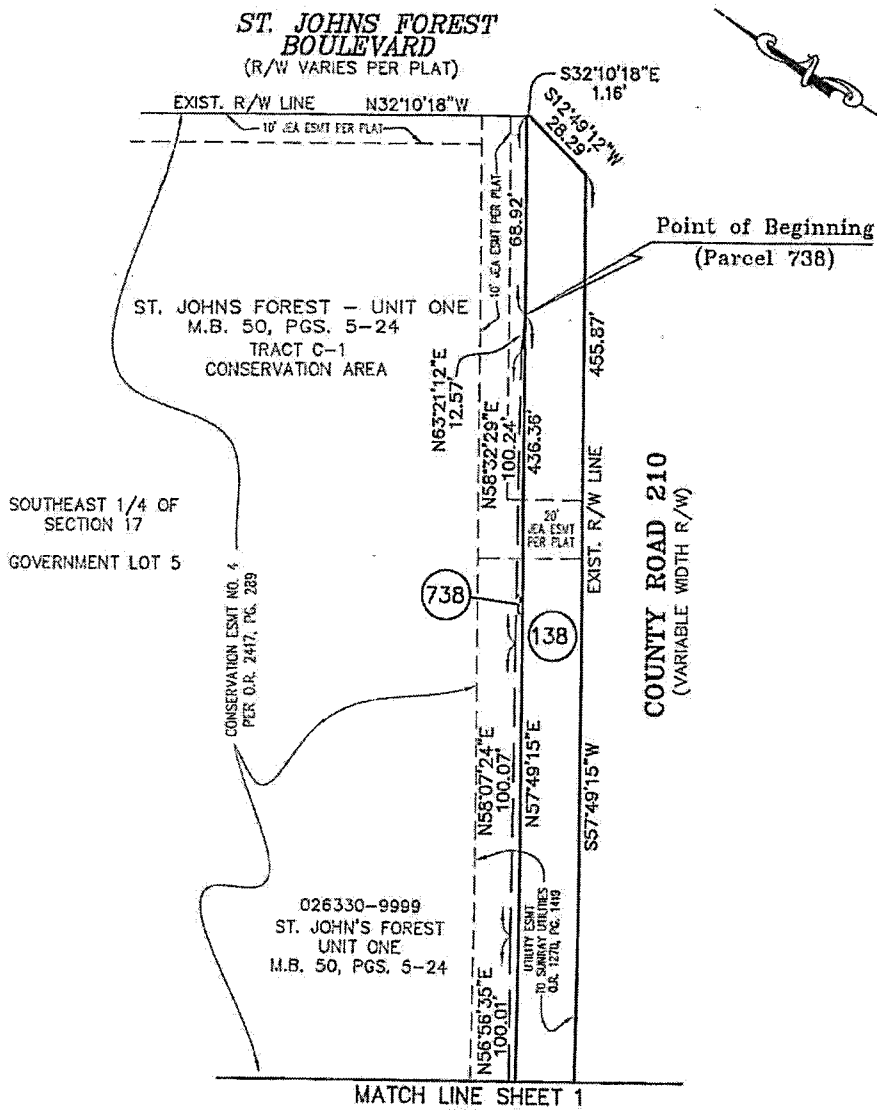
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH  $89^{\circ}38'16''$  WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH  $02^{\circ}25'37''$  WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 5, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING TWO COURSES AND DISTANCES: (1) THENCE SOUTH  $57^{\circ}49'15''$  WEST, 29.41 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2229.01 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $05^{\circ}07'17''$ , AN ARC DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $60^{\circ}22'54''$  WEST, 199.17 FEET TO THE WESTERLY LINE OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH  $16^{\circ}14'22''$  WEST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID WESTERLY LINE OF TRACT C-1, A DISTANCE OF 21.55 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, DEPARTING SAID WESTERLY LINE OF TRACT C-1, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2207.85 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $05^{\circ}00'59''$ , AN ARC DISTANCE OF 193.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $60^{\circ}19'45''$  EAST, 193.24 FEET TO A POINT OF TANGENCY; THENCE NORTH  $57^{\circ}49'15''$  EAST, A DISTANCE OF 505.28 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER SAID PLAT OF ST. JOHNS FOREST, UNIT ONE); THENCE SOUTH  $32^{\circ}10'18''$  EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 1.16 FEET; THENCE SOUTH  $12^{\circ}49'12''$  WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET TO THE SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE SOUTH  $57^{\circ}49'15''$  WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 455.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,648 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

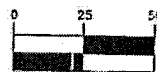
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



### LEGEND

- A = DELTA
- CB = CHORD BEARING
- CH = CHORD
- ESMT. = EASEMENT
- EXIST. = EXISTING
- JEA = JACKSONVILLE ELECTRIC AUTHORITY
- L = LENGTH
- M.B. = MAP BOOK
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P = PROPERTY LINE
- R = RADIUS
- R/W = RIGHT OF WAY

### GRAPHIC SCALE



(IN FEET)  
1" = 50'

### GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS N 89°35'16" W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1980 NOS ADJUSTMENT.)
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. IT'S SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 2 OF 3

JOB NO. 2008-811-8  
DRAFTER JES  
P.C. N/A  
F.B. N/A PG. N/A  
SCALE 1"=50'  
DATE MAY 18, 2010  
CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 220-2703  
WWW.CLARYASSOC.COM



EXHIBIT "B" TO RESOLUTION

ST. JOHNS COUNTY REAL ESTATE DIVISION
PURCHASE AGREEMENT

DISTRICT NO.: FDOT District #2
STATE ROAD NO.: SR 9/I-95/CR 210
COUNTY: St. Johns
PARCEL NO.: 026330-9999 (738)

Seller: St. Johns Forest Master Property Owners Assoc. Inc.
151 Southall Lane, Ste. 200
Maitland, FL 32751

Buyer: St. Johns County, Florida, a political subdivision of the State of Florida

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

I. Description of Property

- (a) Estate being purchased: Fee Simple Permanent Easement Temporary Easement Leasehold
(b) Real Property Described as: (see Exhibit "A")

Buildings, structures, fixtures and other improvements owned by others: none
These items are NOT included in this agreement. A separate offer is being, or has been, made for these items.

II. PURCHASE PRICE

(a) Real Property

- Land 1. \$ 350.00
Improvements 2. \$ 0.00
Real Estate Damages 3. \$ 0.00
(Severance/Cost-to-Cure)

Total Real Property 4. \$ 350.00

(b) Total Personal Property 5. \$ 0.00

(c) Fees and Costs

- Attorney Fees 6. \$ 0.00
Appraiser Fees 7. \$

Fee(s) 8. \$ 0.00

Total Fees and Costs 9. \$ 0.00

(d) Total Business Damages 10. \$ 0.00

(e) Total Other Costs 11. \$ 0.00

List:

Total Purchase Price (Add Lines 4, 5, 9, 10 and 11) \$ 350.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 350.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ 0.00

### III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing. Buyer will pay all closing costs for this property.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records of arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Exhibit "A"** until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Exhibit "A"** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Exhibit "A"** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Exhibit "A"** shall be conveyed to Buyer by conveyance instrument(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Buyer and Seller agree there are no fees, costs, or business damage claims associated with this agreement.
- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**.
- (k) The County, its agents or contractors, shall comply with the conditions of all St. Johns River Water Management District, U.S. Army Corps of Engineers and other local, state and federal permits for the property being acquired, including but not limited to that certain District Permit No. 4-109-56490-1, Corps Permit No. 199902789 and the related Conservation Easement recorded in Official Records Book 2417, Page 289, Public Records of St. Johns County, Florida.

### IV. Closing Date

The closing will occur no later than 120 days after Final Agency Acceptance. The closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC., 3670 US 1 South, Suite 110, St. Augustine, Florida 32086, 904-797-4777 on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.



**ADDITIONAL SIGNATURES**

SELLERS(S):

\_\_\_\_\_  
Signature Date

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Type or print name

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Signature Date

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EXHIBIT "A"

PARCEL 738

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°38'16" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 02°25'37" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 57°49'15" EAST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 455.87 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 12°49'12" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET; THENCE NORTH 32°10'18" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 1.16 FEET; THENCE SOUTH 57°49'15" WEST, DEPARTING SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 68.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°49'15" WEST, A DISTANCE OF 436.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2207.85 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 03°07'14", AN ARC DISTANCE OF 120.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°22'52" WEST, 120.23 FEET; THENCE NORTH 59°37'57" EAST, A DISTANCE OF 46.94 FEET; THENCE NORTH 57°35'33" EAST, A DISTANCE 96.85 FEET; THENCE NORTH 58°13'35" EAST, A DISTANCE OF 99.97 FEET; THENCE NORTH 56°56'35" EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 58°07'24" EAST, A DISTANCE 100.07 FEET; THENCE NORTH 58°32'29" EAST, A DISTANCE OF 100.24 FEET; THENCE NORTH 63°21'12" EAST, A DISTANCE OF 12.57 FEET TO THE POINT OF BEGINNING.

THIS TEMPORARY CONSTRUCTION EASEMENT IS FOR A THREE-YEAR PERIOD CURRENTLY ESTIMATED TO COMMENCE ON OR ABOUT OCTOBER 1, 2012 AND CONCLUDE ON OR ABOUT OCTOBER 1, 2015. THE PURPOSE OF THE TEMPORARY CONSTRUCTION EASEMENT IS HARMONIZING AND TRANSITION BETWEEN THE NEW ROADWAY AND THE REMAINDER PROPERTY AND RELOCATION OF ANY IMPROVEMENTS WITHIN THE FEE PARCEL BEING ACQUIRED.

CONTAINING 1,051 SQUARE FEET, MORE OR LESS.



**EXHIBIT "C" TO RESOLUTION**

**Settlement Agreement**

(Parcels 131/731, 134/734, 135/735 and 137/737)

This Settlement Agreement is made this \_\_\_ day of July, 2012, by and between St. Johns County (the "County") and Taylor Woodrow Communities at St. Johns Forest, LLC ("Taylor Woodrow")(collectively, the "Parties").

WHEREAS, the County is improving County Road 210 and for that purpose is acquiring the fee and temporary construction easement parcels identified as Parcels 131/731, 134/734, 135/735 and 137/737, the legal descriptions of which are attached as Exhibit A;

WHEREAS, the County and Taylor Woodrow have reached agreement as indicated below as to Taylor Woodrow's claims and/or interests in Parcels 131/731, 134/734, 135/735 and 137/737.

NOW THEREFORE, in consideration of the promises and agreements set forth in this Settlement Agreement and other good and valuable consideration, the sufficiency and receipt of which are acknowledged, the Parties agree as follows:

1. The County shall pay Taylor Woodrow the following amounts as full compensation for the following parcels, inclusive of land value, severance damages, business damages, interest or any other sums recoverable in eminent domain, exclusive of attorneys' fees and costs:

Parcels 131 and 731	\$4,275.00
Parcels 134 and 734	\$13,625.00
Parcels 135 and 735	\$200.00
Parcels 137 and 737	\$6,900.00

The County shall pay Taylor Woodrow and its legal counsel the additional sum of \$12,000.00 as attorneys' fees and costs in relation to Parcels 131/731, 134/734, 135/735 and 137/737. Taylor Woodrow shall not initiate or defend any apportionment or other proceedings in relation to these parcels and the County shall pay no other sums in relation to these parcels except as provided in the County's separate agreements with the fee owners.

2. To the extent the County's acquisition of Parcels 131, 134, 135 and 137 removes some but not all of the existing roadside landscape buffers at those locations, the County shall enhance the remaining roadside landscape buffers with the items listed in

the attached Exhibit B to the extent permitted by the remaining land area of the buffers. The County shall also install sprinkler lines/heads that tie into the owner's existing irrigation systems for each of these parcels that are sufficient to irrigate such additional landscaping, but the County shall have no duty to maintain the additional landscaping or irrigation.

3. After the County concludes its use of the temporary construction easements identified as Parcels 731, 734, 735 and 737, the County shall restore these areas to the same or better condition that existed immediately prior to the County's use.

4. The County and Taylor Woodrow will consent to the entry of a Stipulated Final Judgment as to Parcels 134 and 734 in the action styled *St. Johns County v. Prem and Pooja, LLC, etc., et al.*, Circuit Court, Seventh Judicial Circuit, St. Johns County, Florida, Case No. CA12-537 that is consistent with the foregoing terms.

5. Taylor Woodrow shall provide deeds as specified by the County and any consents from the St. Johns Forest Master Property Owners Association, Inc. or the St. Johns Forest Community Development District that are necessary to convey Parcels 131/731, 134/734, 135/735 and 137/737 to the County.

6. This Settlement Agreement is subject to approval by the Board of County Commissioners.

ST. JOHNS COUNTY

TAYLOR WOODROW COMMUNITIES  
AT ST. JOHNS FOREST, LLC

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

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



EXHIBIT "A" TO SETTLEMENT AGREEMENT (13 pages)

PARCEL 131

FEE SIMPLE

PROJECT NO. 08/811  
SHEET NO. 5

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 785.26 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}49'15''$  WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 180.00 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID ST. JOHNS FOREST BOULEVARD; THENCE NORTH  $12^{\circ}49'12''$  EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET; THENCE SOUTH  $32^{\circ}10'18''$  EAST, DEPARTING SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 15.25 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 124.76 FEET; THENCE NORTH  $32^{\circ}12'12''$  WEST, A DISTANCE OF 2.51 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 34.79 FEET TO THE SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $07^{\circ}01'04''$ , AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $35^{\circ}41'16''$  EAST, 7.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,053 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED FOR SETTLEMENT AGREEMENT

PARCEL 731 : TEMPORARY CONSTRUCTION EASEMENT  
PART "A"

PROJECT NO. 08/811  
SHEET NOS. 5

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 785.26 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA) AND A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $07^{\circ}01'04''$ , AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $35^{\circ}41'16''$  WEST, 7.34 FEET TO THE POINT OF BEGINNING; THENCE SOUTH  $57^{\circ}47'48''$  WEST, DEPARTING SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 34.79 FEET; THENCE NORTH  $32^{\circ}14'13''$  WEST, A DISTANCE OF 2.95 FEET; THENCE NORTH  $57^{\circ}45'47''$  EAST, A DISTANCE OF 34.35 FEET TO THE SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $02^{\circ}51'46''$ , AN ARC DISTANCE OF 3.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $40^{\circ}37'41''$  EAST, 3.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 102 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 731  
PART "B"

TEMPORARY CONSTRUCTION EASEMENT

PROJECT NO. 08/811  
SHEET NOS. 5

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 785.26 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA) AND A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $07^{\circ}01'04''$ , AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $35^{\circ}41'16''$  WEST, 7.34 FEET; THENCE SOUTH  $57^{\circ}47'48''$  WEST, DEPARTING SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 34.79 FEET; THENCE SOUTH  $32^{\circ}12'12''$  EAST, A DISTANCE OF 2.51 FEET; THENCE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 8.65 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 116.11 FEET; THENCE NORTH  $32^{\circ}10'18''$  WEST, A DISTANCE OF 20.06 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 39.52 FEET; THENCE SOUTH  $32^{\circ}12'12''$  EAST, A DISTANCE OF 10.06 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $180^{\circ}00'00''$ , AN ARC DISTANCE OF 31.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $57^{\circ}47'48''$  EAST, 20.00 FEET TO A POINT OF TANGENCY; THENCE NORTH  $32^{\circ}12'12''$  WEST, A DISTANCE OF 19.06 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 30.86 FEET; THENCE SOUTH  $76^{\circ}32'37''$  EAST, A DISTANCE OF 17.98 FEET; THENCE SOUTH  $56^{\circ}37'54''$  EAST, A DISTANCE OF 6.78 FEET; THENCE SOUTH  $85^{\circ}49'09''$  EAST, A DISTANCE OF 7.59 FEET; THENCE NORTH  $74^{\circ}35'30''$  EAST, A DISTANCE OF 4.28 FEET; THENCE SOUTH  $33^{\circ}55'01''$  EAST, A DISTANCE OF 4.29 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,122 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,

LINE	LENGTH	BEARING
L1	2.51'	N124°21'21"W
L2	2.95'	N321°41'31"W
L3	6.78'	S55°37'51"E
L4	7.59'	S52°45'08"E
L5	4.28'	N74°53'30"E
L6	4.28'	S33°55'01"E
L7	8.65'	S57°47'45"W

Point of Commencement  
NORTHWEST CORNER  
OF GOVT LOT 4

$\Delta=01^{\circ}42'47''$   
 $R=2801.93'$   
 $L=83.78'$   
 $CH=83.77'$   
 $CB=S56^{\circ}57'52''W$

GOVERNMENT LOT 4  
30.93'  
S02°12'05"W

WEST LINE OF GOVT LOT 4  
EAST LINE OF GOVT LOT 5

SOUTHEAST 1/4 OF SECTION 17  
GOVERNMENT LOT 5

026341-0280  
PEOPLES FIRST COMMUNITY BANK  
O.R. 2155 PG. 1271

Point of Beginning  
(Parcel 731 PART "A")

$\Delta=02^{\circ}51'46''$   
 $R=60.00'$   
 $L=3.00'$   
 $CH=3.00'$   
 $CB=S40^{\circ}37'41''E$

$\Delta=07^{\circ}01'04''$   
 $R=60.00'$   
 $L=7.35'$   
 $CH=7.34'$   
 $CB=S39^{\circ}41'16''E$

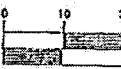
Point of Beginning  
(Parcel 131)

Point of Beginning  
(Parcel 731 PART "B")

ST. JOHNS FOREST BOULEVARD  
(PRIVATE R/W WIDTH VARIES PER FLAT)

COUNTY ROAD 210  
(VARIABLE WIDTH R/W)

GRAPHIC SCALE



LEGEND

- $\Delta$  = DELTA
- CB = CHORD BEARING
- CH = CHORD
- ESMT = EASEMENT
- EXIST. = EXISTING
- GOVT = GOVERNMENT
- L = LOT/ST
- MB = MAP BOOK
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- PL = PROPERTY LINE
- RADIUS
- R/W = RIGHT OF WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF GOVERNMENT LOT 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS S 02°12'05" W, (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, HAD 1983 1980 NGD ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 1 OF 4

JOB NO. 2008-B11-8  
DRAFTER JES  
P.C. H/A  
F.B. H/A PG. H/A  
SCALE 1"=20'  
DATE MAY 21, 2010  
CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 54-17, FLESA OR ADMINISTRATIVE CODE, PERTAINING TO SECTION 54-17.03, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SPECIFIC FLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID, (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPERS.

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

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
18 RD. 3711  
3120 LEGGIE POINT ROAD  
DAVENPORT, FLORIDA 33427  
(813) 210-2100  
WWW.CLARYANDASSOCIATES.COM



EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 134

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 2071, page 1753 of the Public Records of St. Johns County, Florida), and being more particularly described as follows:

Commence at the northwest corner of Government of Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida; thence south 02 degrees, 12 minutes, 06 seconds west, along the westerly line of said Government Lot 4, a distance of 84.95 feet to the point of beginning; thence continue south 02 degrees, 12 minutes, 06 seconds west, along said westerly line of government lot 4, a distance of 5.98 feet to the northwesterly existing right of way line of County Road 210, (a variable width right of way as now established), and a point on a curve; thence departing said westerly line of Government Lot 4, along said northwesterly existing right of way line of County Road 210, the following 2 courses and distances; (1) thence southwesterly, along the arc of said curve, northwesterly, having a radius of 2801.93 feet, through a total central angle of 01 degree, 42 minutes, 47 seconds, an arc distance of 83.78 feet, said arc being subtended by a chord bearing and distance of south 56 degrees, 57 minutes, 52 seconds west, 83.77 feet to a point of tangency; (2) thence south 57 degrees, 49 minutes, 15 seconds west, a distance of 210.41 feet; thence north 32 degrees, 11 minutes, 58 seconds west, departing said northwesterly existing right of way line of County Road 210, a distance of 6.06 feet, thence north 57 degrees, 47 minutes, 48 seconds east, a distance of 297.55 feet to the point of beginning.

EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 734

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 2071, page 1753 of the Public Records of said St. Johns County, Florida), and being more particularly described as follows:

Commence at the northwest corner of Government Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida; thence south 02 degrees, 12 minutes, 06 seconds west, along the westerly line of said Government Lot 4, a distance of 84.95 feet; thence south 57 degrees, 47 minutes, 48 seconds west, departing said westerly line of Government Lot 4, a distance of 98.96 feet to the point of beginning; thence continue south 57 degrees, 47 minutes, 48 seconds west, a distance of 198.59 feet; thence north 32 degrees, 11 minutes, 58 seconds west, a distance of 30.06 feet; thence north 57 degree, 47 minutes, 48 seconds east, a distance of 31.22 feet; thence south 32 degrees, 12 minutes, 12 seconds east, a distance of 21.43 feet to a point on a curve; thence southeasterly, along the arc of said curve, concave northeasterly, having a radius of 30.00 feet, through a total central angle of 17 degrees, 01 minutes, 38 seconds, an arc distance of 8.92 feet, said arc being subtended by a chord bearing and distance of south 73 degrees, 56 minutes, 00 second east, 8.88 feet; thence north 57 degrees, 47 minutes, 48 seconds east, a distance of 152.35 feet; thence north 70 degrees, 11 minutes, 24 seconds east, a distance of 9.32 feet to the point of beginning.





EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 135

FEE SIMPLE

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 2302, PAGE 998 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 210.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}49'15''$  WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 31.17 FEET; THENCE NORTH  $21^{\circ}19'12''$  EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 10.18 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 22.99 FEET; THENCE SOUTH  $32^{\circ}11'58''$  EAST, A DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 735

TEMPORARY CONSTRUCTION EASEMENT

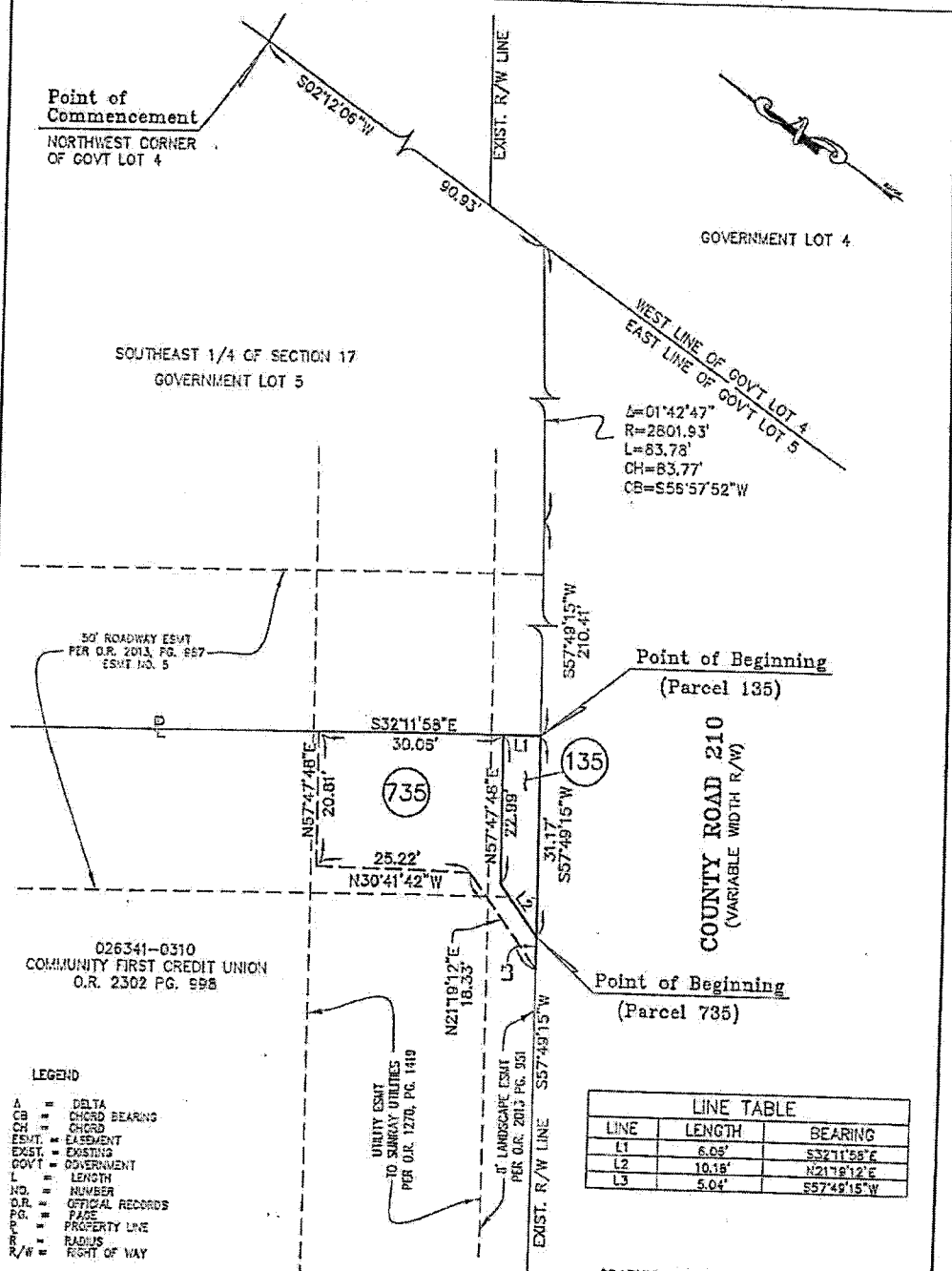
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2302, PAGE 998 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 241.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}49'15''$  WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 5.04 FEET; THENCE NORTH  $21^{\circ}19'12''$  EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 18.33 FEET; THENCE NORTH  $30^{\circ}41'42''$  WEST, A DISTANCE OF 25.22 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 20.81 FEET; THENCE SOUTH  $32^{\circ}11'58''$  EAST, A DISTANCE OF 30.06 FEET; THENCE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 22.99 FEET; THENCE SOUTH  $21^{\circ}19'12''$  WEST, A DISTANCE OF 10.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 684 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



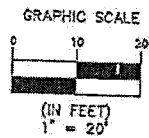
- LEGEND**
- Δ = DELTA
  - CB = CHORD BEARING
  - CH = CHORD
  - ESMT = EASEMENT
  - EXST. = EXISTING
  - GOVT = GOVERNMENT
  - L = LENGTH
  - NO. = NUMBER
  - O.R. = OFFICIAL RECORDS
  - PG. = PAGE
  - P.L. = PROPERTY LINE
  - R = RADIUS
  - R/W = RIGHT OF WAY

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF GOVERNMENT LOT 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS  $S 02^{\circ}12'06'' W$  (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1980 NGS ADJUSTMENT.)
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.05'	S32°11'58"E
L2	10.18'	N21°19'12"E
L3	5.04'	S57°49'15"W



SHEET 1 OF 2

JOB NO. 2008-811-B  
 DRAFTER JES  
 P.C. N/A  
 F.B. N/A PG. N/A  
 SCALE 1"=40'  
 DATE MAY 18, 2010  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 6A-17, 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 6A-17, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3628 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 259-8200  
 WWW.CLARYASSOCI.COM

EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 137

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 2155, PAGE 1274 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES, 12 MINUTES 06 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A CENTRAL ANGLE OF 01 DEGREES 42 MINUTES 47 SECONDS, AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56 DEGREES 57 MINUTES 52 SECONDS WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 57 DEGREES 49 MINUTES 15 SECONDS WEST, A DISTANCE OF 637.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57 DEGREES 49 MINUTES 15 SECONDS WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 148.01 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND A POINT ON A CURVE; THENCE NORTHWESTERLY DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 07 DEGREES 01 MINUTES 04 SECONDS, AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 41 MINUTES 16 SECONDS WEST, 7.34 FEET; THENCE NORTH 57 DEGREES 47 MINUTES 48 SECONDS EAST, DEPARTING SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 148.46 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 45 SECONDS EAST, A DISTANCE OF 7.39 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A" CONTINUED TO SETTLEMENT AGREEMENT

PARCEL 737

TEMPORARY CONSTRUCTION EASEMENT

PROJECT NO. 08/811

SHEET NO. 5

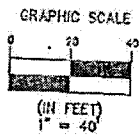
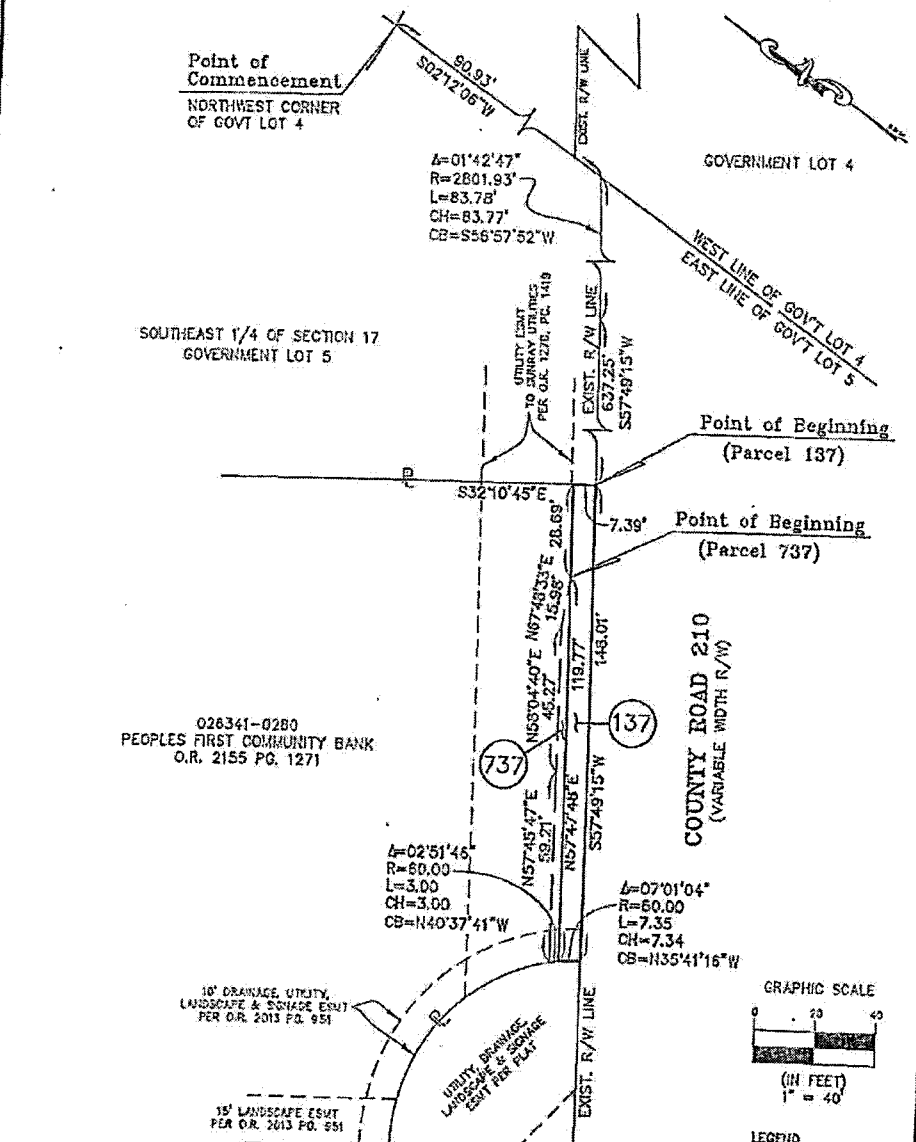
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2155, PAGE 1271 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 637.25 FEET; THENCE NORTH  $32^{\circ}10'45''$  WEST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 7.39 FEET; THENCE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 28.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 119.77 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND A POINT ON A CURVE; THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $02^{\circ}51'46''$ , AN ARC DISTANCE OF 3.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $40^{\circ}37'41''$  WEST, 3.00 FEET; THENCE NORTH  $57^{\circ}45'47''$  EAST, DEPARTING SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 59.21 FEET; THENCE NORTH  $58^{\circ}04'40''$  EAST, A DISTANCE OF 45.27 FEET; THENCE NORTH  $67^{\circ}48'33''$  EAST, A DISTANCE OF 15.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 329 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



- LEGEND**
- A = DELTA
  - CB = CHORD BEARING
  - CH = CHORD
  - ESMT. = EASEMENT
  - EXIST. = EXISTING
  - GOVT. = GOVERNMENT
  - L = LENGTH
  - U.B. = UPRIGHT BENCH MARK
  - O.R. = OFFICIAL RECORDS
  - P.C. = POINT OF COMMENCEMENT
  - P.L. = PROPERTY LINE
  - R = RADIUS
  - R/W = RIGHT OF WAY

**SPECIAL NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF GOVERNMENT LOT 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS S 02°12'06" W (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1850 NOS ADJUSTMENT.)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. IT'S SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 1 OF 2

JOB NO. 2008-811-8  
 DRAFTER JES  
 P.C. N/A  
 F.B. N/A PC. N/A  
 SCALE 1"=40'  
 DATE MAY 18, 2010  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MAXIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 17-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.02, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID, (CHAPTER 17-17, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS

18 NO. 3731  
 3520 BROWN POINT ROAD  
 MARIETTA, FLORIDA 32227  
 (770) 549-2700  
 WWW.CLARYASSOCIATES.COM

PARCEL 138

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°38'16" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 02°25'37" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 5, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING TWO COURSES AND DISTANCES: (1) THENCE SOUTH 57°49'15" WEST, 29.41 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2229.01 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 05°07'17", AN ARC DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 60°22'54" WEST, 199.17 FEET TO THE WESTERLY LINE OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 16°14'22" WEST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID WESTERLY LINE OF TRACT C-1, A DISTANCE OF 21.55 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, DEPARTING SAID WESTERLY LINE OF TRACT C-1, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2207.85 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 05°00'59", AN ARC DISTANCE OF 193.30 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 60°19'45" EAST, 193.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°49'15" EAST, A DISTANCE OF 505.28 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER SAID PLAT OF ST. JOHNS FOREST, UNIT ONE); THENCE SOUTH 32°10'18" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 1.16 FEET; THENCE SOUTH 12°49'12" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET TO THE SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE SOUTH 57°49'15" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 455.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,648 SQUARE FEET, MORE OR LESS.

PARCEL 738

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°38'16" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 02°25'37" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 57°49'15" EAST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 455.87 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 12°49'12" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET; THENCE NORTH 32°10'18" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 1.16 FEET; THENCE SOUTH 57°49'15" WEST, DEPARTING SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 68.92 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°49'15" WEST, A DISTANCE OF 436.36 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2207.85 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 03°07'14", AN ARC DISTANCE OF 120.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°22'52" WEST, 120.23 FEET; THENCE NORTH 59°37'57" EAST, A DISTANCE OF 46.94 FEET; THENCE NORTH 57°35'33" EAST, A DISTANCE 96.85 FEET; THENCE NORTH 58°13'35" EAST, A DISTANCE OF 99.97 FEET; THENCE NORTH 56°56'35" EAST, A DISTANCE OF 100.01 FEET; THENCE NORTH 58°07'24" EAST, A DISTANCE 100.07 FEET; THENCE NORTH 58°32'29" EAST, A DISTANCE OF 100.24 FEET; THENCE NORTH 63°21'12" EAST, A DISTANCE OF 12.57 FEET TO THE POINT OF BEGINNING.

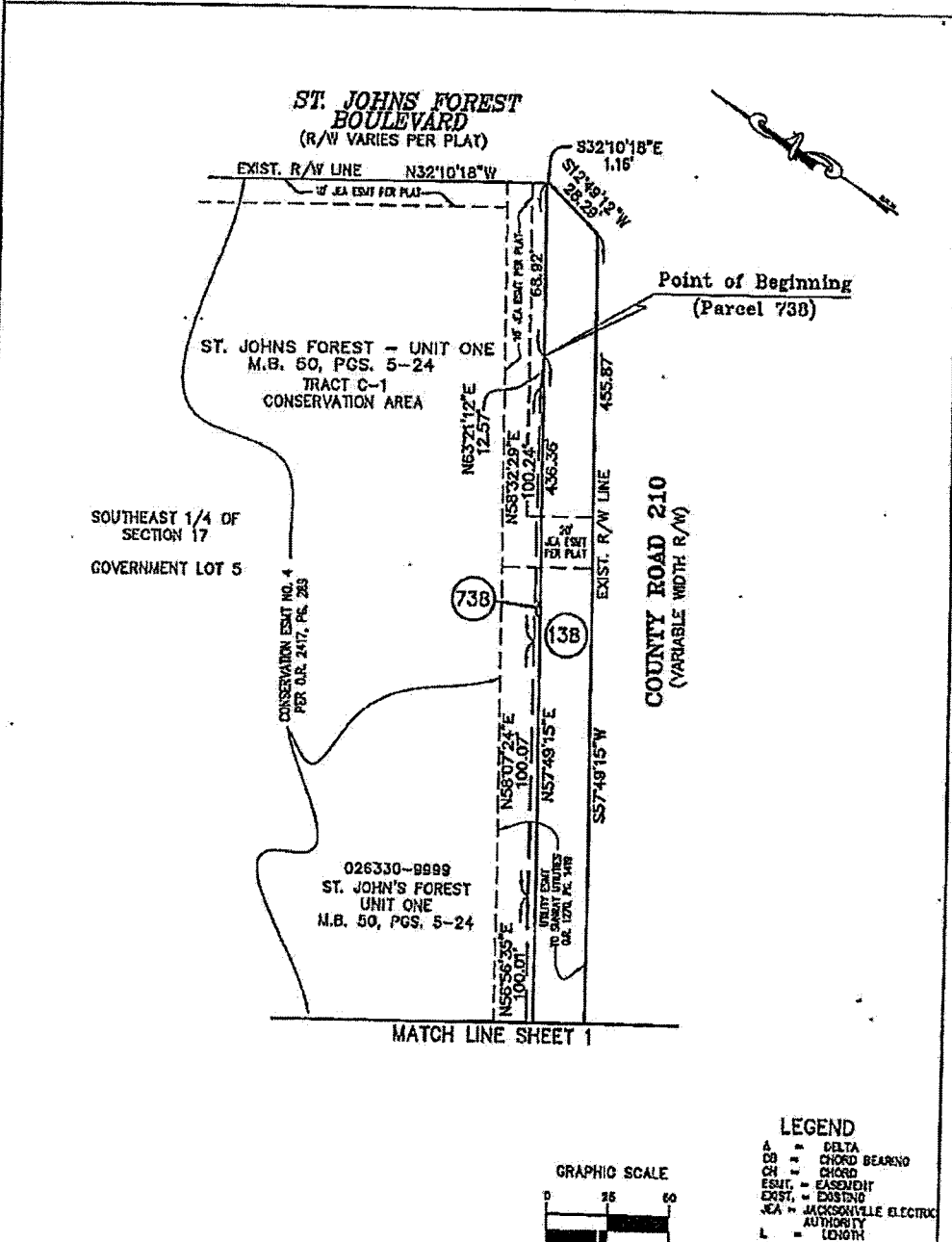
THIS TEMPORARY CONSTRUCTION EASEMENT IS FOR A THREE-YEAR PERIOD CURRENTLY ESTIMATED TO COMMENCE ON OR ABOUT OCTOBER 1, 2012 AND CONCLUDE ON OR ABOUT OCTOBER 1, 2015. THE PURPOSE OF THE TEMPORARY CONSTRUCTION EASEMENT IS HARMONIZING AND TRANSITION BETWEEN THE NEW ROADWAY AND THE REMAINDER PROPERTY AND RELOCATION OF ANY IMPROVEMENTS WITHIN THE FEE PARCEL BEING ACQUIRED.

CONTAINING 1,051 SQUARE FEET, MORE OR LESS.

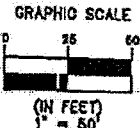


# SKETCH AND LEGAL DESCRIPTION OF

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



- LEGEND**
- Δ = DELTA
  - CB = CHORD BEARING
  - CH = CHORD
  - ESHT. = EASEMENT
  - EXIST. = EXISTING
  - JEA = JACKSONVILLE ELECTRIC AUTHORITY
  - L = LENGTH
  - MB. = MAP BOOK
  - OR. = OFFICIAL RECORDS
  - PG. = PAGE
  - P = PROPERTY LINE
  - R = RADIUS
  - R/W = RIGHT OF WAY



**GENERAL NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS N 8838'16" W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1000 HGS ADJUSTMENT.)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 2 OF 3

JOB NO. 2008-811-8  
 DRAFTER JES  
 P.C. N/A  
 F.B. N/A PG. N/A  
 SCALE 1"=50'  
 DATE MAY 18, 2010  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS BY CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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

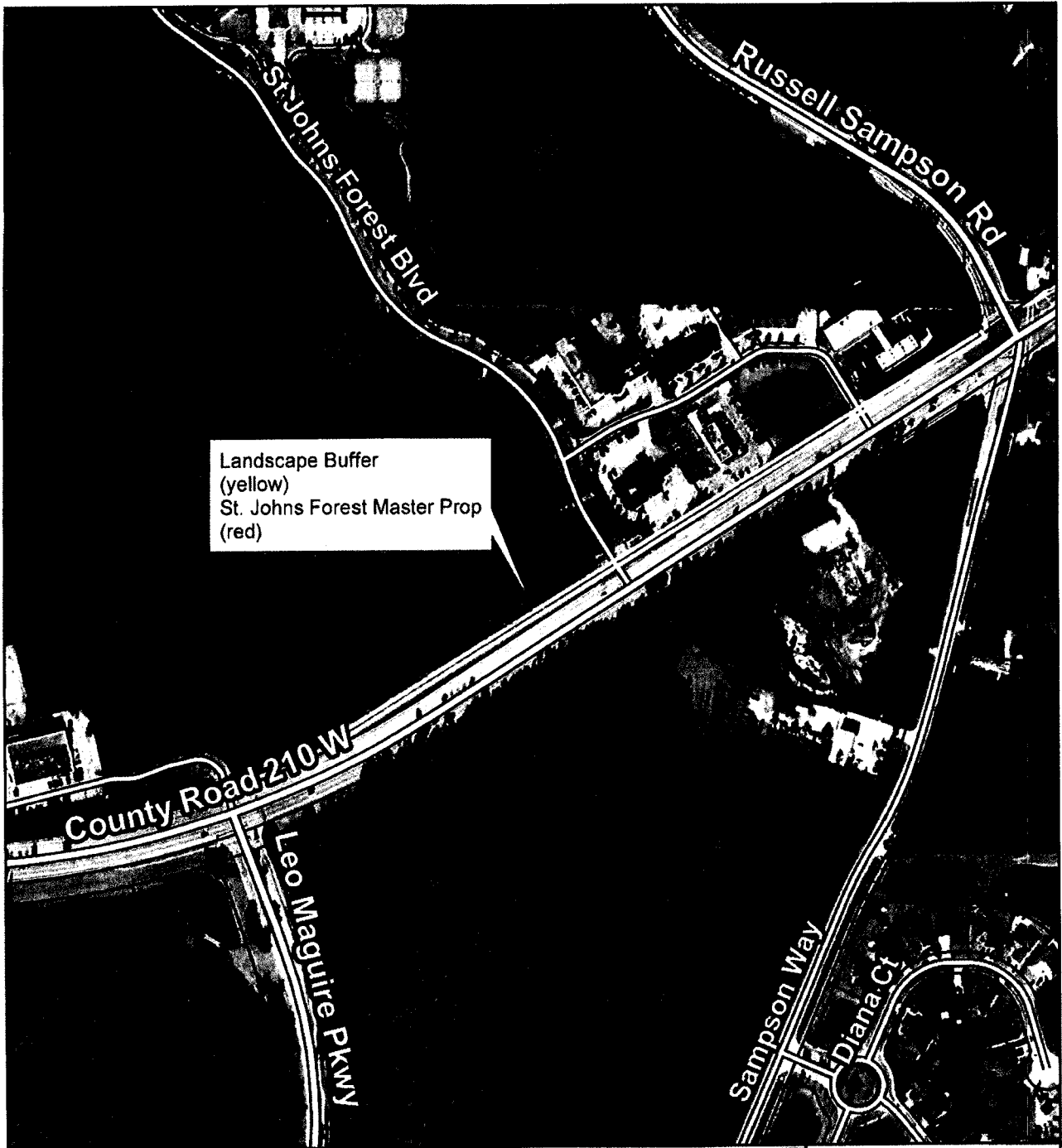
**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 1810 N.W. 37th St.  
 3450 GORAN POINT ROAD  
 JACKSONVILLE, FLORIDA 32217  
 (904) 360-3763  
 WWW.CLARYASSCO.COM

**EXHIBIT "B" TO SETTLEMENT AGREEMENT**

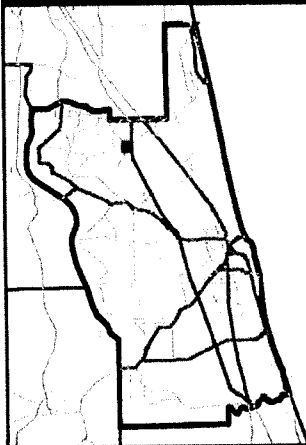
**St. Johns Forest Easement Landscaping List  
Parcels 131/731, 134/734, 135/735 and 137/737**

<b>Plant Type</b>	<b>Plant Size</b>	<b>Quantity to be installed</b>
Crepe Myrtles	100 gallon	2
Live Oak	6 inch	8
Drift Roses	3 gallon	44
Indian Hawthorne's	3 gallon	122
Holly's	3 gallon	72
Confederate Jasmine	1 gallon	12
European Fan Palms	7 gallon	3
Loropetalums	7 gallon	582
St. Augustine Grass (sod)	---	2,300 square yards
Annuals		972
Potting Soil		6 yards
Mulch	---	15 cubic yards
Irrigation Estimate	---	5,000

803061



Landscape Buffer  
(yellow)  
St. Johns Forest Master Prop  
(red)



**CR210/I95 ROADWAY  
IMPROVEMENT PROJECT**



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
Date: 7/5/12  
(904) 209-0796



**2008 Aerial Imagery**

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