RESOLUTION NO. 2014-285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING PROPERTY FOR THE WIDENING OF RACETRACK ROAD AS PROVIDED IN THE BARTRAM PARK IMPACT FEE CREDIT AGREEMENT APPROVED ON OCTOBER 7, 2014.

RECITALS

WHEREAS, on October 7, 2014, the St. Johns County Board of Commissioners approved the Bartram Park Impact Fee Credit Agreement ("Agreement"); and

WHEREAS, among other things, the Agreement provides that Winslow Farms, Ltd. ("Developer") convey property to the County for improvements to Race Track Road and for storm water management; and

WHEREAS, Developer has executed a Special Warranty Deed conveying fee simple property to the County for completion of the improvements to Race Tract Road described above (a copy is attached hereto as Exhibit "A," and incorporated herein by this reference); and

WHEREAS, conveyance of the property for development of the storm water management improvements will be provided separately; and

WHEREAS, approval of the Special Warranty Deed and acceptance of the subject property serves a public purpose.

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 Special Warranty Deed and accepts the property conveyed for the improvements to Racetrack Road as provided in the Agreement.

Section 3. 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.

Section 4. The Clerk is instructed to file the record the Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21 day of October, 2014.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
By: ________________

Chmn.

ATTEST: Cheryl Strickland, Clerk
By: ________________
Deputy Clerk

RENDITION DATE 10/23/14
EXHIBIT "A" TO RESOLUTION

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is given this 10th day of September, 2014, by WINSLOW FARMS, LTD., a limited partnership organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Grantor") to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, Attention: Real Estate Department, St. Augustine, Florida 32084, ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the real property in St. Johns County, Florida, described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2014 (which became a lien on the Property as of January 1, 2014) and any other taxes or assessments levied or assessed against the Property subsequent to the date hereof; matters arising prior to the date of Grantor's acquisition of the Property; and easements, covenants, conditions, restrictions, and other such matters of record arising subsequent to the date of Grantor's acquisition of the Property (collectively, the "Permitted Exceptions");

This conveyance of unencumbered real property is made for no consideration and, under Rule 12B-4.01(2)(b) of the Rules of the Florida Department of Revenue, requires only the payment of the minimum documentary stamp tax.
TO HAVE AND TO HOLD the same in fee simple forever; and

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that, subject to the Permitted Exceptions, it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

WITNESSES:

WINSELOW FARMS, LTD.

By: WINSELOW FARMS, INC.,
its sole General Partner

By: J. THOMAS DODSON,
its President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 10th day of September, 2014, by J. THOMAS DODSON, as President of WINSELOW FARMS, INC., a corporation organized and existing under the laws of the State of Florida, as sole General Partner of WINSELOW FARMS, LTD., a limited partnership organized and existing under the laws of the State of Florida, on behalf of the corporation and the limited partnership, who is personally known to me, or has produced as identification:

NOTARY PUBLIC, State of Florida

(SEAL)
EXHIBIT "A"

Legal Description

PARCEL 100A

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 1 (ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36); THENCE SOUTH 89°13'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 208.72 FEET; THENCE NORTH 00°02'40" EAST, A DISTANCE OF 21.90 FEET; THENCE NORTH 60°25'12" WEST, A DISTANCE OF 307.25 FEET; THENCE NORTH 76°24'29" WEST, A DISTANCE OF 1751.34 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 13°35'31" WEST, ALONG A JOG IN SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 67.00 FEET TO AN INTERSECTION WITH THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 76°24'29" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1338.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 15°59'17", AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°24'50" EAST, 316.84 FEET; THENCE SOUTH 60°25'12" EAST, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 687.91 FEET TO THE EASTERLY LINE OF SAID SECTION 1; THENCE NORTH 00°02'03" WEST, ALONG SAID EASTERLY LINE OF SECTION 1, A DISTANCE OF 253.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 211622 SQUARE FEET (4.858 ACRES), MORE OR LESS.
MAP SHOWING

PARCEL 100A

A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 1, ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 38, THENCE SOUTH 89°13'14" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 203.72 FEET; THENCE NORTH 00°02'03" EAST, A DISTANCE OF 21.80 FEET; THENCE NORTH 89°38'12" WEST, A DISTANCE OF 207.20 FEET; THENCE SOUTH 00°26'39" WEST, A DISTANCE OF 17.54 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, THE VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 13°36'51" WEST, ALONG A JOB IN SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 67.00 FEET TO AN INTERSECTION WITH THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, THENCE SOUTH 11°04'26" EAST, ALONG LAST SAID LINE, A DISTANCE OF 130.90 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ANGLES OF SAID CURVE, CONTINUING SOUTHEASTERLY, HAVING A RADIUS OF 1135.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°29'17", AN ARC DISTANCE OF 317.67 FEET, SAID ARC BEING SUBSIDIARY BY A CHORD BEARING AND DISTANCE OF SOUTH 88°24'30" EAST, 310.64 FEET; THENCE SOUTH 00°20'12" EAST, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 867.81 FEET TO THE EASTERLY LINE OF SAID SECTION 1, THENCE NORTH 00°02'03" WEST, ALONG SAID EASTERLY LINE OF SECTION 1, A DISTANCE OF 203.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 2116.22 SQUARE FEET (0.489 ACRES), MORE OR LESS.

GENERAL NOTES:

1. Bearings shown herein are based on the easterly line of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, as north 00°02'03" west.

2. This map does not represent a boundary survey.

3. This drawing may have been enlarged or reduced from the original. Utilize the graphic scale as shown.


PARCEL 100A
SHEET 2 OF 2

36407028.1
PARCEL 100B

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1; THEN NORTH 01°33'42" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1216.98 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THEN SOUTH 76°24'29" EAST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3184.19 FEET TO THE POINT OF BEGINNING; THEN, DEPARTING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, CONTINUE SOUTH 76°24'29" EAST, A DISTANCE OF 1761.47 FEET TO THE AFORESAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THEN NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: THEN NORTH 60°25'12" WEST, A DISTANCE OF 92.55 FEET TO THE POINT OF CURVATURE; COURSE NO. 2: THEN NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1073.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 15°59'17", AN ARC DISTANCE OF 299.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°24'50" WEST, 298.48 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: THEN NORTH 76°24'29" WEST, A DISTANCE OF 1265.97 FEET; COURSE NO. 4: THEN SOUTH 22°52'54" WEST, A DISTANCE OF 67.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 108688 SQUARE FEET (2.495 ACRES), MORE OR LESS.
PARCEL 100B

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 01°33'42" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1216.94 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 78°24'26" EAST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3184.46 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE, CONTINUE SOUTH 78°24'26" EAST, A DISTANCE OF 1781.47 FEET TO THE AFORESAID EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: THENCE NORTH 60°25'12" WEST, A DISTANCE OF 92.95 FEET TO THE POINT OF CURVATURE; COURSE NO. 2: THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1073.15 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 16°58'17", AN ARC DISTANCE OF 286.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°24'56" WEST, 286.46 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: THENCE NORTH 70°24'26" WEST, A DISTANCE OF 1365.97 FEET; COURSE NO. 4: THENCE SOUTH 22°52'54" WEST, A DISTANCE OF 67.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 108868 SQUARE FEET (2.495 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREBY ARE BASED ON THE WESTERLY LINE SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AS NORTH 01°33'42" WEST.

2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. 1695-328

PARCEL 100B

SHEET 2 OF 2
PARCEL 102A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 5.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, A DISTANCE OF 248.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 51.51 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCR NORTH 09°19'08" WEST, ALONG LAST SAID LINE, A DISTANCE OF 277.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 5563 SQUARE FEET (0.127 ACRES), MORE OR LESS.
PARCEL 102A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°00'00" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 0.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°00'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 245.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACERACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 90°39'12" EAST, ALONG LAST-SAID LINE, A DISTANCE OF 20.51 FEET TO THE SOUTHWESTHERLY LINE OF THOSE LOTS DESIGNATED PARCEL 102-A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2542, PAGE 1475, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, A DISTANCE OF 277.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 5563 SQUARE FEET (0.127 ACRES), MORE OR LESS.

GENERAL NOTES

1. The bearings shown hereon are based on the westerly line
section 6, township 5 south, range 28 east, St. Johns
county, Florida, as set forth.

2. This map does not represent a boundary survey.

3. This drawing may have been enlarged or reduced from the original.

4. Cross-reference Clary & Assoc. map file no. T69-328

PARCEL 102A
SHEET 2 OF 2

Claury & Associates, Inc.
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DATE: MARCH 12, 2009
SCALE: 1" = 60'

Checked by:

Dennis E. Elswick, P.L.E.
Cert. No. 0190
PARCEL 102B

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST; ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE SOUTH 09°02'03" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 253.54 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 243.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 60°25'12" EAST, A DISTANCE OF 895.32 FEET; COURSE NO. 2: SOUTH 80°44'28" EAST, A DISTANCE OF 106.91 FEET; COURSE NO. 3: SOUTH 60°26'12" EAST, A DISTANCE OF 105.86 FEET TO A POINT OF CURVATURE OF A CURVE; COURSE NO. 4: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'56", AN ARC DISTANCE OF 831.75 FEET, SAID ARC BEING SUBLTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°09'38" EAST, 826.90 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 81°53'06" EAST, A DISTANCE OF 599.16 FEET; THENCE NORTH 03°22'25" EAST, A DISTANCE OF 134.46 FEET; THENCE NORTH 81°53'06" WEST, A DISTANCE OF 588.05 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2087.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'54", AN ARC DISTANCE OF 781.57 FEET, SAID ARC BEING SUBLTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°09'39" WEST, 777.01 FEET; THENCE NORTH 60°26'12" WEST, A DISTANCE OF 129.88 FEET; THENCE NORTH 80°44'28" WEST, A DISTANCE OF 106.89 FEET; THENCE NORTH 60°25'12" WEST, A DISTANCE OF 979.42 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 09°19'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 172.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 343353 SQUARE FEET (7.882 ACRES), MORE OR LESS.
PARCEL 102B

A PORTION OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST, THENCE SOUTH 00°00'00" EAST, ALONG THE WESTERN LINE OF SAID SECTION 13, A DISTANCE OF 253.54 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY OF RAGE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 00°34'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 249.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 00°34'12" EAST, A DISTANCE OF 680.32 FEET; COURSE NO. 2: SOUTH 60°44'23" EAST, A DISTANCE OF 109.84 FEET; COURSE NO. 3: SOUTH 60°44'23" EAST, A DISTANCE OF 106.80 FEET TO A POINT OF CURVATURE OF A CURVE; COURSE NO. 4: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°29'06", AN ARC DISTANCE OF 311.70 FEET, AND BEING SUBSTANTIATED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°09'30" EAST, 226.80 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 01°33'30" EAST, A DISTANCE OF 598.18 FEET; THENCE NORTH 00°22'20" EAST, A DISTANCE OF 134.49 FEET; THENCE NORTH 35°04'00" WEST, A DISTANCE OF 969.65 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3087.59 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 2°29'46", AN ARC DISTANCE OF 761.87 FEET, AND BEING SUBSTANTIATED BY A CHORD BEARING AND DISTANCE OF NORTH 71°10'39" WEST, 777.01 FEET; THENCE NORTH 60°29'12" WEST, A DISTANCE OF 129.88 FEET; THENCE NORTH 60°44'23" WEST, A DISTANCE OF 106.80 FEET; THENCE NORTH 00°34'12" WEST, A DISTANCE OF 679.42 FEET TO THE EASTERNLY LINE OF THOSE LANDS DESIGNATED PARCEL 102A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS OF SAID COUNTY; THENCE SOUTH 00°19'30" EAST, ALONG LAST SAID LINE, A DISTANCE OF 172.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 3433.03 SQUARE FEET (77.82 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN COUNTY, FLORIDA, AS SOUTH 00°34'12" EAST.

2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

4. CROSS REFERENCE CLARY & ASSOCIATES MAP FILE NO. 788-328

PARCEL 102B

SHEET 2 OF 2

Clary & Associates, Inc.

PROFESSIONAL LAND SURVEYORS
3500 GROVE POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32217
(904) 240-2703 FAX (904) 240-2704
STATE REGISTRATION No. 3731

DATE MARCH 23, 2008

CHECKED BY:

DENNIS H. MILSTICK, P.L.S., CERT. NO. 3108

36407928.1 14
PARCEL 105

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERN LINE OF SAID SECTION 6, A DISTANCE OF 289.89 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 14°45'45". AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°26'44" WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°03'51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1222.16 FEET TO AN ANGLE POINT IN THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 67°46'00" WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 110.07 FEET; THENCE SOUTH 43°03'51" WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 157.58 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE SOUTHWESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 31°07'41". AN ARC DISTANCE OF 550.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°37'42" WEST, 543.26 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 35°25'11". AN ARC DISTANCE OF 625.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°05'52" WEST, 615.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°23'16" WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 342.81 FEET; THENCE NORTH 01°22'57" WEST, A DISTANCE OF 143.53 FEET; THENCE SOUTH 70°23'16" EAST, A DISTANCE OF 703.13 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 750.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°44'34". AN ARC DISTANCE OF 284.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°15'33" EAST, 282.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 97703 SQUARE FEET (2.243 ACRES), MORE OR LESS.
A portion of Section 6, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

Commence at the northeast corner of said Section 6 (also being the northwest corner of said Section 6, Township 8 South, Range 28 East, of said County): thence south 01°16'49" east, along the easterly line of said Section 6, a distance of 289.88 feet to an intersection with the existing northerly right of way line of race track road (a variable width right of way as now established) and to a point on a curve thence along the existing northerly right of way line of race track road and along the arc of said curve, concave southeasterly, having a radius of 1,175,000 feet, through a total central angle of 1°14'45" at an arc distance of 303.72 feet, said curve being subtended by a chord bearing and distance of south 30°26'44" west, 502.88 feet to the point of tangency, thence south 43°03'50" west, along last said line, a distance of 1,023.16 feet to an angle point in the said existing northerly right of way line of race track road; thence south 07°48'00" west along the existing northerly right of way line of race track road, a distance of 110.07 feet to the point of curvature of a curve; thence south 43°03'50" west, along the existing northerly right of way line of race track road, a distance of 187.28 feet to a point of curvature of a curve; thence southerly, along the existing northerly right of way line of race track road and along the arc of said curve, concave northwesterly, having a radius of 101.35 feet, through a total central angle of 3°07'41" at an arc distance of 250.00 feet, said curve being subtended by a chord bearing and distance of south 68°37'42" west, 543.25 feet to a point on said curve and the point of beginning. Thence westerly, along the existing northerly right of way line of race track road and along the arc of said curve, concave northwesterly, having a radius of 101.35 feet, through a total central angle of 3°07'41", an arc distance of 635.83 feet, said curve being subtended by a chord bearing and distance of north 00°00'02" west, 615.51 feet to the point of tangency, thence north 70°23'18" west, along the existing northerly right of way line of race track road, a distance of 342.31 feet; thence north 01°22'07" west, a distance of 143.63 feet; thence south 70°23'16" east, a distance of 703.15 feet to a point of curvature of a curve, thence easterly, along the arc of said curve, concave northerly, having a radius of 750.00 feet, through a total central angle of 21°44'34", an arc distance of 284.01 feet, said curve being subtended by a chord bearing and distance of south 87°15'33" east, 202.81 feet to the point of beginning.

Containing 977,935 square feet (2.345 acres), more or less.

**GENERAL NOTES**

1. Bearings shown herein are based on the easterly line section 6, Township 8 South, Range 28 East, St. Johns County, Florida, as south 01°16'49" east.
2. This map does not represent a boundary survey.
3. This drawing may have been enlarged or reduced from the original. Utilize the graphic scale as shown.
PARCEL 106A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 153.35 FEET TO AN INTERSECTION WITH THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 14°45'45", AN ARC DISTANCE OF 303.72 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°26'44" WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°03'51" WEST, ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 1000.15 FEET; THENCE NORTH 34°37'35" EAST, 816.35 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 26°38'08", AN ARC DISTANCE OF 610.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°56'39" EAST, 604.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT OF WAY OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY PER THE PLAT OF BARTRAM PARK UNIT 3-B, AS RECORDED IN MAP BOOK 66, PAGES 39 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 98,650 SQUARE FEET (2.265 ACRES), MORE OR LESS.
MAP SHOWING

PARCEL: 106A

A PORTION OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6, ALSO BEING THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 28 EAST, OF SAID COUNTY; THEN SOUTH 01°18'49" EAST, ALONG THE EASTERN LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°18'49" EAST, ALONG THE EASTERN LINE OF SAID SECTION 6, A DISTANCE OF 153.36 FEET TO AN INTERSECTION WITH AN EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY) AS NOW ESTABLISHED AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3175.60 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 14°45'45", AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°28'41" WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°02'51" WEST, ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 1000.15 FEET; THENCE NORTH 34°37'35" EAST, 813.36 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 29°38'16", AN ARC DISTANCE OF 612.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°06'39" EAST, 604.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT OF WAY OF BARTRAM PARK BOULEVARD, A VARIABLE WIDTH RIGHT OF WAY FOR THE PLAT OF BARTRAM PARK UNIT 3-9, AS RECORDED IN MAP BOOK 68, PAGES 39 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 81,050 SQUARE FEET (2.265 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREIN ARE BASED ON THE EASTERN LINE SECTION 6, TOWNSHIP 6 NORTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 01°18'49" EAST.

2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

4. CROSS REFERENCE: CLARY & ASSOC., MAP FILE NO. 155-328

36407028.1

GREGORY B. CLARY, P.L.S. CERT. NO. 3177

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3030 SHORE POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32256
(904) 390-3700 FAX: (904) 372-3177
PARCEL 110A

A PORTION OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32); THEREON SOUTH 01°18'46" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 289.89 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 18°07'48", AN ARC DISTANCE OF 373.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°53'30" EAST, 371.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75°57'24" EAST, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 859.36 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1191.76 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 15°16'35", AN ARC DISTANCE OF 317.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°35'42" EAST, 316.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°46'01" EAST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 742.89 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 12°28'58", AN ARC DISTANCE OF 638.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°26'32" EAST, 637.68 FEET TO AN INTERSECTION WITH THE LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHNS COUNTY, A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 12°33'07", AN ARC DISTANCE OF 634.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°50'30" EAST, 632.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°33'56" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1876.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 11°23'28", AN ARC DISTANCE OF 373.14, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°15'40" EAST, 372.52 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTH 15°02'36" EAST, ALONG SAID JOG, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE,
CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1859.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°30'31'', AN ARC DISTANCE OF 341.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°12'40" EAST, 340.64 FEET TO THE EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE NORTH 86°16'01" EAST, ALONG SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 332.84 FEET TO AND INTERSECTION WITH THE EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 78080-2403 AND SECTION NO. 72002-2513) AND TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°15'13'', AN ARC DISTANCE OF 163.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°47'52" WEST, 163.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°25'29" WEST, ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 1.91 FEET; THENCE SOUTH 86°16'01" WEST, A DISTANCE OF 225.36 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1725.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°11'35'', AN ARC DISTANCE OF 307.93 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°03'12" WEST, 306.63 FEET; THENCE SOUTH 15°02'36" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 1742.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 11°23'29'', AN ARC DISTANCE OF 346.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'40" WEST, 345.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°33'56" WEST, A DISTANCE OF 113.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3028.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 04°43'51'', AN ARC DISTANCE OF 250.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°55'52" WEST, 249.97 FEET TO AN INTERSECTION WITH THE AFORESAID LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHNS COUNTY; THENCE SOUTH 89°28'46" WEST, ALONG LAST SAID LINE, A DISTANCE OF 425.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 201731 SQUARE FEET (4.631 ACRES), MORE OR LESS.
**MAP SHOWING**

**LINE TABLE**

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**GENERAL NOTES**

1. Bearings shown hereon are based on the westerly line, section 6, township 5 south, range 26 east, St. Johns County, Florida, as south 0'16°49" east.

2. This map does not represent a boundary survey.

3. This drawing may have been enlarged or reduced from the original. UTILIZE THE GRAPHIC SCALE AS SHOWN.


**PARCEL 110A**

Sheet 2 of 3

**Legend**

- **1" = 20'**
- **1" = 20'**

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Jacksonville, Florida 32207
(904) 396-2700
LE No. 3180

**Dennis E. Bulwick, P.L.S. Cert. No. 3180**

36407028.1
PARCEL 111A

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 78080-2403, DATED APRIL 1, 1964), AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF RACETRACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 83°00'39" EAST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 681.53 FEET TO THE END OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACE TRACK ROAD AND TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 88°19'04" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 270.00 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 01°40'56" WEST ALONG SAID JOG, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88°19'04" EAST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 134.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 263.79 FEET; THENCE NORTH 83°00'39" WEST, A DISTANCE OF 810.52 FEET TO AN INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95, AND THE ARC OF A CURVE; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 190.36 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°24'01", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°16'02" EAST, 190.36 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.530 ACRES, MORE OR LESS.
A portion of Sections 4 and 6, Township 6 South, Range 26 East, St. Johns County, Florida, being more particularly described as follows:

Begin at the intersection of the northeastly limited access right-of-way line of Interstate Number 95 (a 300-foot right-of-way line per Florida State Road Department Right-of-Way Map, Section 78280-2493, dated April 1, 1934), and the northeastly limited access right-of-way line of Race Track Road (a variable width right-of-way as now established); thence south 83°00'38" East, along said northeastly limited access right-of-way line, a distance of 846.02 feet to the end of the northeastly limited access right-of-way line of Race Track Road and to the existing northerly right-of-way line of Race Track Road; thence south 88°19'04" East, along said northerly right-of-way line of Race Track Road, a distance of 290.60 feet to a jog in the existing northerly right-of-way line of Race Track Road; thence south 01°40'56" West along said jog, a distance of 17.00 feet; thence south 88°19'04" East, along the existing northerly right-of-way line of Race Track Road, a distance of 135.92 feet; thence north 01°40'56" East, a distance of 135.32 feet; thence north 88°19'04" West, a distance of 330.00 feet; thence north 88°19'04" West, a distance of 135.92 feet; thence north 01°40'56" East, a distance of 17.00 feet; thence north 88°19'04" West, a distance of 290.60 feet to an intersection with the said northeastly limited access right-of-way line of Interstate Number 95, and the arc of a curve; thence southeasterly, along said curve, concave southeasterly, having a radius of 7783.44 feet, an arc distance of 190.36 feet, through a total central angle of 01°24'01", said arc being subtended by a chord bearing and distance of south 38°16'02" East, 100.38 feet, to the point of beginning.

Containing 3.530 acres, more or less.

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GENERAL NOTES
1. Bearings shown herein are based on the N1°L R/W line of Race Track Road, as south 88°19'04" East.
2. This map does not represent a boundary survey.
3. This drawing may have been enlarged or reduced from the original, utilize the original scale as shown.

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LEGEND
R/W = Right-of-Way
PT = Point of Tangency
DEN = Official Records
R = Radius
G = Gear

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Sheet 2 of 2