

RESOLUTION NO. 2015- 158

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF A PURCHASE AGREEMENT FOR SALE OF COUNTY PROPERTY TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation ("FDOT") proposes to construct or improve an extension of State Road 9B, Section No. 78293, F.P. No. 2102302, in St. Johns County, Florida, known as Phase 3; and

**WHEREAS**, per the requirements of Section 125.38, Florida Statutes, FDOT has made application to St. Johns County ("County") to purchase certain County owned lands and has executed and presented a Purchase Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, necessary for the project; and

**WHEREAS**, this proposed new roadway will help alleviate traffic congestion at the I-95 interchanges at CR 210 and Old St. Augustine Road; and

**WHEREAS**, Phase 3 includes construction of a new four-lane road between I-95 and CR 2209, building an interchange and connector road connecting SR9B to Race Track Road at a signalized intersection and building overpasses at Russell Sampson Road, Race Track Road and a bridge over Durbin Creek; and

**WHEREAS**, it is the best interest of the County to sell the lands to the FDOT for the health, safety and welfare of its citizens.

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

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

Section 2. The Board of County Commissioners hereby authorizes the County Administrator, or designee, to execute the Purchase Agreement and move forward to close the transaction.

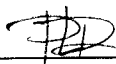
Section 3. The Chair of the Board is authorized to execute the County Deed, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, upon closing the transaction.

Section 4. The Clerk is instructed to record the original County Deed and Perpetual Easements in the public records of St. Johns County, Florida, and return the original recorded County Deed and Perpetual Easements along with a certified copy of this Resolution to the State of Florida Department of Transportation, 1109 South Marion Avenue, MS 2020, Lake City, Florida 32025-5874, Attention: Philip Brown.


Section 5. 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.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 19 day of May, 2015.

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

By:  \_\_\_\_\_  
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland, Clerk

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

RENDITION DATE 5/21/15



STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION  
**PURCHASE AGREEMENT**

575-030-07  
 RIGHT OF WAY  
 OGC - 06/10  
 Page 1 of 4

ITEM SEGMENT NO.: 4314182  
 DISTRICT: TWO  
 FEDERAL PROJECT NO.: N/A  
 STATE ROAD NO.: 9B  
 COUNTY: St. Johns County  
 PARCEL NO.: 100

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

Buyer: **State of Florida, Department of Transportation**

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: 4314182 parcel 100

(c) Personal property: None

(d) Outdoor advertising structure(s) permit number(s): None

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) <b>Real Property</b>		
Land	1.	\$ <del>5,895,000.00</del> <u>6,784,295.00</u> +
Improvements	2.	\$ <u>27,500.00</u>
Real Estate Damages	3.	\$ <u>0.00</u>
(Severance/Cost-to-Cure)		
<b>Total Real Property</b>	4.	\$ <del>5,923,300.00</del> <u>6,811,795.00</u> +
(b) <b>Total Personal Property</b>	5.	\$ <u>0.00</u>
(c) <b>Fees and Costs</b>		
Attorney Fees	6.	\$ <u>0.00</u>
Appraiser Fees	7.	\$ <u>0.00</u>
_____		
_____ Fee(s)	8.	\$ <u>0.00</u>
<b>Total Fees and Costs</b>	9.	\$ <u>0.00</u>
(d) <b>Total Business Damages</b>	10.	\$ <u>0.00</u>
(e) <b>Total of Other Costs</b>	11.	\$ <u>0.00</u>
List: _____		

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ ~~5,923,300.00~~ 6,811,795.00 +

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ ~~5,923,300.00~~ 6,811,795.00 +

(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.
- (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 or arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Section I** of this agreement 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 **Section I** 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 **Section I** 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 **Section I** of this agreement 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) Other: Buyer and Seller agree that all claims for compensation and damages related in any way to the Buyer's acquisition of the property described in Section I of this agreement are identified and included in Section II of the agreement, including, without limitation, all fees, costs, business damages and non-monetary benefits (including attorney fees associated with any claimed nonmonetary benefits).
- (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**.

### IV. Closing Date

The closing will occur no later than 60 days after Final Agency Acceptance.

### 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. Page \_\_\_\_\_ is made a part of this agreement.
- There is not an addendum to this agreement.

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)**

**Buyer**

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

State of Florida Department of Transportation

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

By: Michael D. Wanchick, County Administrator  
Type or print name

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

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

Philip Brown, Right of Way Agent  
Type or print name and title

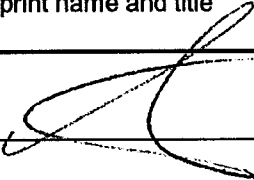
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Type or print name

**VII. FINAL AGENCY ACCEPTANCE**

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

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

J.B. Jordan, District Right of Way Manager  
Type or print name and title

Legal Review: \_\_\_\_\_  
 4/23/15  
Date

David M. Robertson, District Two Chief Counsel  
Type or print name and title

Exhibit "A"

Section No. 78000  
F.P. No. 4314182

State Road No. 9B

St. Johns County

Parcel No. 100

Part "A"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b; A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 12°51'21" East, 426.48 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 08°49'26", An Arc Length Of 426.90 Feet To A Point On The Easterly Existing Right Of Way Line Of Said County Road No. 2209 And The **Point Of Beginning**; Thence South 87°40'08" West, Departing Said Baseline Of Survey, Along Said Easterly Existing Right Of Way Line, A Distance Of 10.21 Feet; Thence North 02°19'52" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 1,422.19 Feet To A Point On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of South 48°16'31" East, 68.24 Feet; Thence, Southeasterly, Departing Said Easterly Existing Right Of Way Line, Along The Arc Of Said Curve, Through An Angle Of 28°37'39", An Arc Length Of 68.95 Feet To A Point Of Reverse Curvature Of A Curve To The Right, Said Curve Having A Radius Of 267.00 Feet And A Chord Bearing And Distance Of South 27°22'26" East, 307.93 Feet; Thence Southeasterly And Southerly, Along The Arc Of Said Curve, Through An Angle Of 70°25'48", An Arc Length Of 328.21 Feet; Thence South 07°50'28" West, A Distance Of 152.66 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of South 38°27'32" East, 199.54 Feet; Thence Southerly, Southeasterly, And Easterly, Along The Arc Of Said Curve, Through An Angle Of 92°36'00", An Arc Length Of 223.03 Feet, To A Point Being On A Curve To The Right (Non Tangent) Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of North 35°10'11" East, 143.28 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 02°49'17", An Arc Length Of 143.30 Feet; Thence South 53°25'10" East, A Distance Of 238.00 Feet To A Point Lying 100.00 Feet

Southeasterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 2,672.00 Feet And A Chord Bearing And Distance Of South 22°30'44" West, 1,299.01 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,312.16 Feet To A Point Of Tangency; Thence South 08°26'38" West, Parallel With Said Baseline Of Survey, A Distance Of 4.34 Feet To A Point On Said Easterly Existing Right Of Way Line Of County Road No. 2209, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,650.00 Feet And A Chord Bearing And Distance Of North 03°03'23" East, 309.84 Feet; Thence Northeasterly, Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length Of 310.30 Feet To A Point Of Tangency; Thence North 02°19'52" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 126.08 Feet; Thence South 87°40'08" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 14.79 Feet To The **Point Of Beginning**.

Containing 8.451 Acres, More Or Less.

Also:

Part "D"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet; Thence North 53°25'10" West, Departing Said Baseline Of Survey, A Distance Of 138.00 Feet To A Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Point Being On A Curve To The Left (Non Tangent) Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 35°10'11" West, 143.28 Feet, And Also Being The **Point Of Beginning**; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 02°49'17", An Arc Length Of 143.30 Feet To A Point On A Curve To The Right (Non Tangent) Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of North 38°27'32" West, 199.54 Feet; Thence, Northwesterly Along The Arc Of Said Curve, Through An Angle Of 92°36'00"; An Arc Length Of 223.03 Feet To A Point Of Tangency; Thence North 07°50'28" East, A Distance

Of 152.66 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 267.00 Feet And A Chord Bearing And Distance Of North 27°22'26" West, 307.93 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 70°25'48", An Arc Length Of 328.21 Feet To A Point Of Reverse Curvature Of A Curve To The Right Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of North 48°16'31" West, 68.24 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 28°37'39", An Arc Length Of 68.95 Feet To A Point Of Non-Tangency On The Easterly Existing Right Of Way Line Of County Road No. 2209 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence, North 02°19'52" West, Along Said Easterly Existing Right Of Way Line, A Distance Of 538.24 Feet; Thence North 18°05'25" East, Departing Said Easterly Existing Right Of Way Line Of County Road No. 2209, A Distance Of 382.04 Feet; Thence North 25°17'52" East, A Distance Of 122.25 Feet To A Point On A Curve To The Right On The Southerly Former Right Of Way Line Of Russell Sampson Road (A 60.00 Foot Right Of; As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Having A Radius Of 4,773.62 Feet And A Chord Bearing And Distance Of South 44°32'50" East, 133.70 Feet; Thence Southeasterly, Along Said Southerly Former Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°36'17", An Arc Length Of 133.70 Feet To A Point Of Tangency; Thence Continue, Along Said Southerly Former Right Of Way Line, South 43°44'42" East, A Distance Of 675.19 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of South 49°13'51" West, 355.73 Feet; Thence, Departing Said Southerly Former Right Of Way Line, Southerly Along The Arc Of Said Curve, Through An Angle Of 06°07'11", An Arc Length Of 355.90 Feet To A Point Of Non-Tangency; Thence North 44°11'49" West, A Distance Of 141.30 Feet; Thence South 45°48'11" West, A Distance Of 25.00 Feet; Thence South 44°11'49" East, A Distance Of 141.23 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of South 43°49'09" West, 223.48 Feet; Thence Southerly, Along The Arc Of Said Curve, Through An Angle Of 03°50'37", An Arc Length Of 223.53 Feet To A Point Of Compound Curvature Of A Curve To The Left Having A Radius Of 145.00 Feet And A Chord Bearing And Distance Of South 01°38'08" East, 199.74 Feet; Thence Southerly, Along The Arc Of Said Curve, Through An Angle Of 87°03'58", An Arc Length Of 220.34 Feet To A Point Of Tangency; Thence South 45°10'07" East, A Distance Of 159.34 Feet; Thence South 43°30'48" East, A Distance Of 127.66 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 38°06'31" West, 155.21 Feet, Said Point Lying 138.00 Feet Westerly When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b; Thence Southwesterly, Parallel With Said Baseline Of Survey Of State Road No. 9b And Along The Arc Of Said Curve, Through An Angle Of 03°03'23", An Arc Length Of 155.22 Feet To The **Point Of Beginning**.

Containing 12.293 Acres, More Or Less.

Also:

Part "E"

Fee Simple Limited Access

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet



To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet To The **Point Of Beginning**; Thence North 53°25'10" West, Departing Said Baseline Of Survey, A Distance Of 138.00 Feet To A Point On A Curve To The Right (Non Tangent) Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of North 45°21'21" East, 887.91 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 17°33'03", An Arc Length Of 891.40 Feet To A Point On The Southerly Existing Right Of Way Line Of Russell Sampson Road (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of South 50°06'59" East, 285.72 Feet; Thence Southeasterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 11°09'33", An Arc Length Of 286.17 Feet To A Point Of Non-Tangency; Thence South 55°29'46" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 7.59 Feet To A Point Of Curvature Of A Curve To The Left Lying 138.00 Feet Southeasterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Having A Radius Of 2,634.00 Feet And A Chord Bearing And Distance Of South 46°02'18" West, 865.64 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 18°54'56", An Arc Length Of 869.59 Feet To A Point Of Non-Tangency; Thence North 53°25'10" West, A Distance Of 138.00 Feet To The **Point Of Beginning**.

Containing 5.572 Acres, More Or Less.

Together With All Right Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

Also:

Part "F"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way,

As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps; Section 78000, F.P. No. 4314182); Thence North 08°26'38" East; Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet; Thence South 53°25'10" East, Departing Said Baseline Of Survey, A Distance Of 100.00 Feet To The **Point Of Beginning**; Thence Continuing South 53°25'10" East, A Distance Of 38.00 Feet To A Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Point Being On A Curve To The Right (Non Tangent) Having A Radius Of 2,634.00 Feet And A Chord Bearing And Distance Of North 46°02'18" East, 865.64 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 18°54'56", An Arc Length Of 869.59 Feet To The Point Of Tangency; Thence North 55°29'46" East, A Distance Of 7.59 Feet To A Point On The Southerly Existing Right Of Way Line Of Russell Sampson Road (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of South 56° 27' 23" East, 39.01 Feet; Thence Southeasterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°31'17", An Arc Length Of 39.01 Feet To A Point Of Tangency; Thence South 57°13'02" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 191.30 Feet; Thence South 47°41'13" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 562.36 Feet; Thence South 15°58'03" West, A Distance Of 440.58 Feet; Thence South 07°19'27" West, A Distance Of 608.09 Feet; Thence North 85°41'25" East, A Distance Of 169.56 Feet; Thence North 77°32'50" East, A Distance Of 38.54 Feet; Thence South 51°14'29" East, A Distance Of 37.68 Feet; Thence North 45°22'03" East, A Distance Of 38.39 Feet; Thence South 73°19'21" East, A Distance Of 36.49 Feet; Thence South 60°25'23" East, A Distance Of 256.49 Feet; Thence North 37°34'26" East, A Distance Of 286.44 Feet; Thence North 51°11'23" East, A Distance Of 146.23 Feet; Thence South 87°23'47" East, A Distance Of 184.21 Feet; Thence South 11°29'52" East, A Distance Of 67.05 Feet; Thence South 10°01'38" East, A Distance Of 341.43 Feet To A Point Of Curvature Of A Curve To The Right Having A Radius Of 292.00 Feet And A Chord Bearing And Distance Of South 09°22'16" West, 193.97 Feet; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 38°47'48", An Arc Length Of 197.72 Feet To A Point Of Tangency; Thence South 28°46'10" West, A Distance Of 148.69 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 113.00 Feet And A Chord Bearing And Distance Of South 07°51'26" West, 80.67 Feet; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 41°49'27", An Arc Length Of 82.49 Feet To A Point Of Tangency; Thence South 13°03'17" East, A Distance Of 17.45 Feet; Thence South 88°48'42" West, A Distance Of 63.57 Feet; Thence South 00°13'02" West, A Distance Of 280.46 Feet To A Point On The South Line Of Said Section 7; Thence South 88°45'26" West, A Distance Of 1728.05 Feet To A Point The Easterly Existing Right Of Way Line Of Said County Road No. 2209, Said Point Being On A Curve To The Right (Non Tangent) Having A Radius Of 1,450.00 Feet And A Chord Bearing And Distance Of North 06°39'56" East, 89.99 Feet; Thence Northeasterly, Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of

03°33'23", An Arc Length Of 90.00 Feet To A Point Of Tangency; Thence North 08°26'38" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 602.82 Feet; Thence North 08°26'38" East, Departing Said Easterly Existing Right Of Way Line, A Distance Of 4.34 Feet To A Point Of Curvature Of A Curve To The Right Having A Radius Of 2,672.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,299.01 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,312.16 Feet To The **Point Of Beginning**.

Containing 54.954 Acres, More Or Less.

Also:

Part "G"

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 23°52'08" East, 1,474.58 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 30°51'00", An Arc Length Of 1,492.54 Feet; Thence North 43°30'48" West, Departing Said Baseline Of Survey, A Distance Of 139.04 Feet To The **Point Of Beginning**, Said Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey; Thence Continue North 43°30'48" West, A Distance Of 127.66 Feet; Thence North 45°10'07" West, A Distance Of 159.34 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 145.00 Feet And A Chord Bearing And Distance Of North 01°38'08" West, 199.74 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 87°03'58", An Arc Length Of 220.34 Feet To The Point Of Compound Curvature Of A Curve To The Right, Said Curve Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of North 43°49'09" East, 223.48 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 03°50'37", An Arc Length 223.53 Feet; Thence North 44°11'49" West (Non Tangent), A Distance Of 141.23 Feet; Thence North 45°48'11" East, A Distance Of 25.00 Feet; Thence South 44°11'49" East, A Distance Of 141.30 Feet To A Point On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of North 49°13'51" East, 355.73 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 06°07'11", An Arc Length Of 355.90 Feet; Thence South 43°44'42" East (Non Tangent), A Distance Of 39.43 Feet To A Point On A Curve To The Left, (Non

Tangent), Said Curve Having A Radius Of 689.51 Feet And A Chord Bearing And Distance Of South 36°54'52" East, 164.01 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Through An Angle Of 13°39'40", An Arc Length Of 164.40 Feet; Thence South 43°44'42" East, A Distance Of 229.43 Feet To A Point Of Curvature Of A Curve To The Left, (Non Tangent), Said Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 46°41'20" West, 714.54 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 14°06'16", An Arc Length Of 716.34 Feet To The **Point Of Beginning**.

Containing 7.047 Acres, More Or Less.

03-BSD.03-Date: May 4, 2015

T. S. No. 25636-100  
R/W Map Sheet No. 4, 5, 7, 14 & 15  
Tax Parcel No. 023630-0044

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 100.1  
SECTION 78006  
F.P. NO. 2102302  
STATE ROAD NO. 9B  
COUNTY OF ST. JOHNS

**COUNTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 4020 Lewis Speedway, Suite 1200, St. Augustine, Florida 32084, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, more particularly described as:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

*Print Name:* \_\_\_\_\_  
Clerk (or Deputy Clerk)

BY: \_\_\_\_\_  
Priscilla L. Bennett, Chair

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2015, by Priscilla L. Bennett, Chair, who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
*Print Name:* \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

Section No. 78000

State Road No. 9B

St. Johns County

F.P. No. 4314182

Parcel No. 100

Part "A"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 12°51'21" East, 426.48 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 08°49'26", An Arc Length Of 426.90 Feet To A Point On The Easterly Existing Right Of Way Line Of Said County Road No. 2209 And The **Point Of Beginning**; Thence South 87°40'08" West, Departing Said Baseline Of Survey, Along Said Easterly Existing Right Of Way Line, A Distance Of 10.21 Feet; Thence North 02°19'52" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 1,422.19 Feet To A Point On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of South 48°16'31" East, 68.24 Feet; Thence, Southeasterly, Departing Said Easterly Existing Right Of Way Line, Along The Arc Of Said Curve, Through An Angle Of 28°37'39", An Arc Length Of 68.95 Feet To A Point Of Reverse Curvature Of A Curve To The Right, Said Curve Having A Radius Of 267.00 Feet And A Chord Bearing And Distance Of South 27°22'26" East, 307.93 Feet; Thence Southeasterly And Southerly, Along The Arc Of Said Curve, Through An Angle Of 70°25'48", An Arc Length Of 328.21 Feet; Thence South 07°50'28" West, A Distance Of 152.66 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of South 38°27'32" East, 199.54 Feet; Thence Southerly, Southeasterly, And Easterly, Along The Arc Of Said Curve, Through An Angle Of 92°36'00", An Arc Length Of 223.03 Feet, To A Point Being On A Curve To The Right (Non Tangent) Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of North 35°10'11" East, 143.28 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 02°49'17", An Arc Length Of 143.30 Feet; Thence South 53°25'10" East, A Distance Of 238.00 Feet To A Point Lying 100.00 Feet

Southeasterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 2,672.00 Feet And A Chord Bearing And Distance Of South 22°30'44" West, 1,299.01 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,312.16 Feet To A Point Of Tangency; Thence South 08°26'38" West, Parallel With Said Baseline Of Survey, A Distance Of 4.34 Feet To A Point On Said Easterly Existing Right Of Way Line Of County Road No. 2209, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,650.00 Feet And A Chord Bearing And Distance Of North 03°03'23" East, 309.84 Feet; Thence Northeasterly, Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length Of 310.30 Feet To A Point Of Tangency; Thence North 02°19'52" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 126.08 Feet; Thence South 87°40'08" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 14.79 Feet To The **Point Of Beginning**.

Containing 8.451 Acres, More Or Less.

Also:

Part "D"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet; Thence North 53°25'10" West, Departing Said Baseline Of Survey, A Distance Of 138.00 Feet To A Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Point Being On A Curve To The Left (Non Tangent) Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 35°10'11" West, 143.28 Feet, And Also Being The **Point Of Beginning**; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 02°49'17", An Arc Length Of 143.30 Feet To A Point On A Curve To The Right (Non Tangent) Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of North 38°27'32" West, 199.54 Feet; Thence, Northwesterly Along The Arc Of Said Curve, Through An Angle Of 92°36'00", An Arc Length Of 223.03 Feet To A Point Of Tangency; Thence North 07°50'28" East, A Distance



Of 152.66 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 267.00 Feet And A Chord Bearing And Distance Of North 27°22'26" West, 307.93 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 70°25'48", An Arc Length Of 328.21 Feet To A Point Of Reverse Curvature Of A Curve To The Right Having A Radius Of 138.00 Feet And A Chord Bearing And Distance Of North 48°16'31" West, 68.24 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 28°37'39", An Arc Length Of 68.95 Feet To A Point Of Non-Tangency On The Easterly Existing Right Of Way Line Of County Road No. 2209 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence, North 02°19'52" West, Along Said Easterly Existing Right Of Way Line, A Distance Of 538.24 Feet; Thence North 18°05'25" East, Departing Said Easterly Existing Right Of Way Line Of County Road No. 2209, A Distance Of 382.04 Feet; Thence North 25°17'52" East, A Distance Of 122.25 Feet To A Point On A Curve To The Right On The Southerly Former Right Of Way Line Of Russell Sampson Road (A 60.00 Foot Right Of, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Having A Radius Of 4,773.62 Feet And A Chord Bearing And Distance Of South 44°32'50" East, 133.70 Feet; Thence Southeasterly, Along Said Southerly Former Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°36'17", An Arc Length Of 133.70 Feet To A Point Of Tangency; Thence Continue, Along Said Southerly Former Right Of Way Line, South 43°44'42" East, A Distance Of 675.19 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of South 49°13'51" West, 355.73 Feet; Thence, Departing Said Southerly Former Right Of Way Line, Southerly Along The Arc Of Said Curve, Through An Angle Of 06°07'11", An Arc Length Of 355.90 Feet To A Point Of Non-Tangency; Thence North 44°11'49" West, A Distance Of 141.30 Feet; Thence South 45°48'11" West, A Distance Of 25.00 Feet; Thence South 44°11'49" East, A Distance Of 141.23 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of South 43°49'09" West, 223.48 Feet; Thence Southerly, Along The Arc Of Said Curve, Through An Angle Of 03°50'37", An Arc Length Of 223.53 Feet To A Point Of Compound Curvature Of A Curve To The Left Having A Radius Of 145.00 Feet And A Chord Bearing And Distance Of South 01°38'08" East, 199.74 Feet; Thence Southerly, Along The Arc Of Said Curve, Through An Angle Of 87°03'58", An Arc Length Of 220.34 Feet To A Point Of Tangency; Thence South 45°10'07" East, A Distance Of 159.34 Feet; Thence South 43°30'48" East, A Distance Of 127.66 Feet To A Point On A Curve To The Left (Non Tangent) Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 38°06'31" West, 155.21 Feet, Said Point Lying 138.00 Feet Westerly When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b; Thence Southwesterly, Parallel With Said Baseline Of Survey Of State Road No. 9b And Along The Arc Of Said Curve, Through An Angle Of 03°03'23", An Arc Length Of 155.22 Feet To The **Point Of Beginning**.

Containing 12.293 Acres, More Or Less.

Also:

Part "E"

Fee Simple Limited Access

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet

To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet To The **Point Of Beginning**; Thence North 53°25'10" West, Departing Said Baseline Of Survey, A Distance Of 138.00 Feet To A Point On A Curve To The Right (Non Tangent) Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of North 45°21'21" East, 887.91 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 17°33'03", An Arc Length Of 891.40 Feet To A Point On The Southerly Existing Right Of Way Line Of Russell Sampson Road (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of South 50°06'59" East, 285.72 Feet; Thence Southeasterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 11°09'33", An Arc Length Of 286.17 Feet To A Point Of Non-Tangency; Thence South 55°29'46" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 7.59 Feet To A Point Of Curvature Of A Curve To The Left Lying 138.00 Feet Southeasterly, When Measured Perpendicularly To Said Baseline Of Survey Of State Road No. 9b, Having A Radius Of 2,634.00 Feet And A Chord Bearing And Distance Of South 46°02'18" West, 865.64 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 18°54'56", An Arc Length Of 869.59 Feet To A Point Of Non-Tangency; Thence North 53°25'10" West, A Distance Of 138.00 Feet To The **Point Of Beginning**.

Containing 5.572 Acres, More Or Less.

Together With All Right Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

Also:

Part "F"

Fee Simple

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way,**

As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,347.63 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,361.26 Feet; Thence South 53°25'10" East, Departing Said Baseline Of Survey, A Distance Of 100.00 Feet To **The Point Of Beginning**; Thence Continuing South 53°25'10" East, A Distance Of 38.00 Feet To A Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Point Being On A Curve To The Right (Non Tangent) Having A Radius Of 2,634.00 Feet And A Chord Bearing And Distance Of North 46°02'18" East, 865.64 Feet; Thence Northeasterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 18°54'56", An Arc Length Of 869.59 Feet To The Point Of Tangency; Thence North 55°29'46" East, A Distance Of 7.59 Feet To A Point On The Southerly Existing Right Of Way Line Of Russell Sampson Road (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of South 56° 27' 23" East, 39.01 Feet; Thence Southeasterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°31'17", An Arc Length Of 39.01 Feet To A Point Of Tangency; Thence South 57°13'02" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 191.30 Feet; Thence South 47°41'13" West, Departing Said Southerly Existing Right Of Way Line, A Distance Of 562.36 Feet; Thence South 15°58'03" West, A Distance Of 440.58 Feet; Thence South 07°19'27" West, A Distance Of 608.09 Feet; Thence North 85°41'25" East, A Distance Of 169.56 Feet; Thence North 77°32'50" East, A Distance Of 38.54 Feet; Thence South 51°14'29" East, A Distance Of 37.68 Feet; Thence North 45°22'03" East, A Distance Of 38.39 Feet; Thence South 73°19'21" East, A Distance Of 36.49 Feet; Thence South 60°25'23" East, A Distance Of 256.49 Feet; Thence North 37°34'26" East, A Distance Of 286.44 Feet; Thence North 51°11'23" East, A Distance Of 146.23 Feet; Thence South 87°23'47" East, A Distance Of 184.21 Feet; Thence South 11°29'52" East, A Distance Of 67.05 Feet; Thence South 10°01'38" East, A Distance Of 341.43 Feet To A Point Of Curvature Of A Curve To The Right Having A Radius Of 292.00 Feet And A Chord Bearing And Distance Of South 09°22'16" West, 193.97 Feet; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 38°47'48", An Arc Length Of 197.72 Feet To A Point Of Tangency; Thence South 28°46'10" West, A Distance Of 148.69 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 113.00 Feet And A Chord Bearing And Distance Of South 07°51'26" West, 80.67 Feet; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 41°49'27", An Arc Length Of 82.49 Feet To A Point Of Tangency; Thence South 13°03'17" East, A Distance Of 17.45 Feet; Thence South 88°48'42" West, A Distance Of 63.57 Feet; Thence South 00°13'02" West, A Distance Of 280.46 Feet To A Point On The South Line Of Said Section 7; Thence South 88°45'26" West, A Distance Of 1728.05 Feet To A Point The Easterly Existing Right Of Way Line Of Said County Road No. 2209, Said Point Being On A Curve To The Right (Non Tangent) Having A Radius Of 1,450.00 Feet And A Chord Bearing And Distance Of North 06°39'56" East, 89.99 Feet; Thence Northeasterly, Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of

03°33'23", An Arc Length Of 90.00 Feet To A Point Of Tangency; Thence North 08°26'38" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 602.82 Feet; Thence North 08°26'38" East, Departing Said Easterly Existing Right Of Way Line, A Distance Of 4.34 Feet To A Point Of Curvature Of A Curve To The Right Having A Radius Of 2,672.00 Feet And A Chord Bearing And Distance Of North 22°30'44" East, 1,299.01 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 28°08'12", An Arc Length Of 1,312.16 Feet To The Point Of Beginning.

Containing 54.954 Acres, More Or Less.

Also:

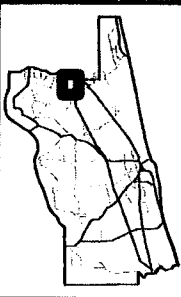
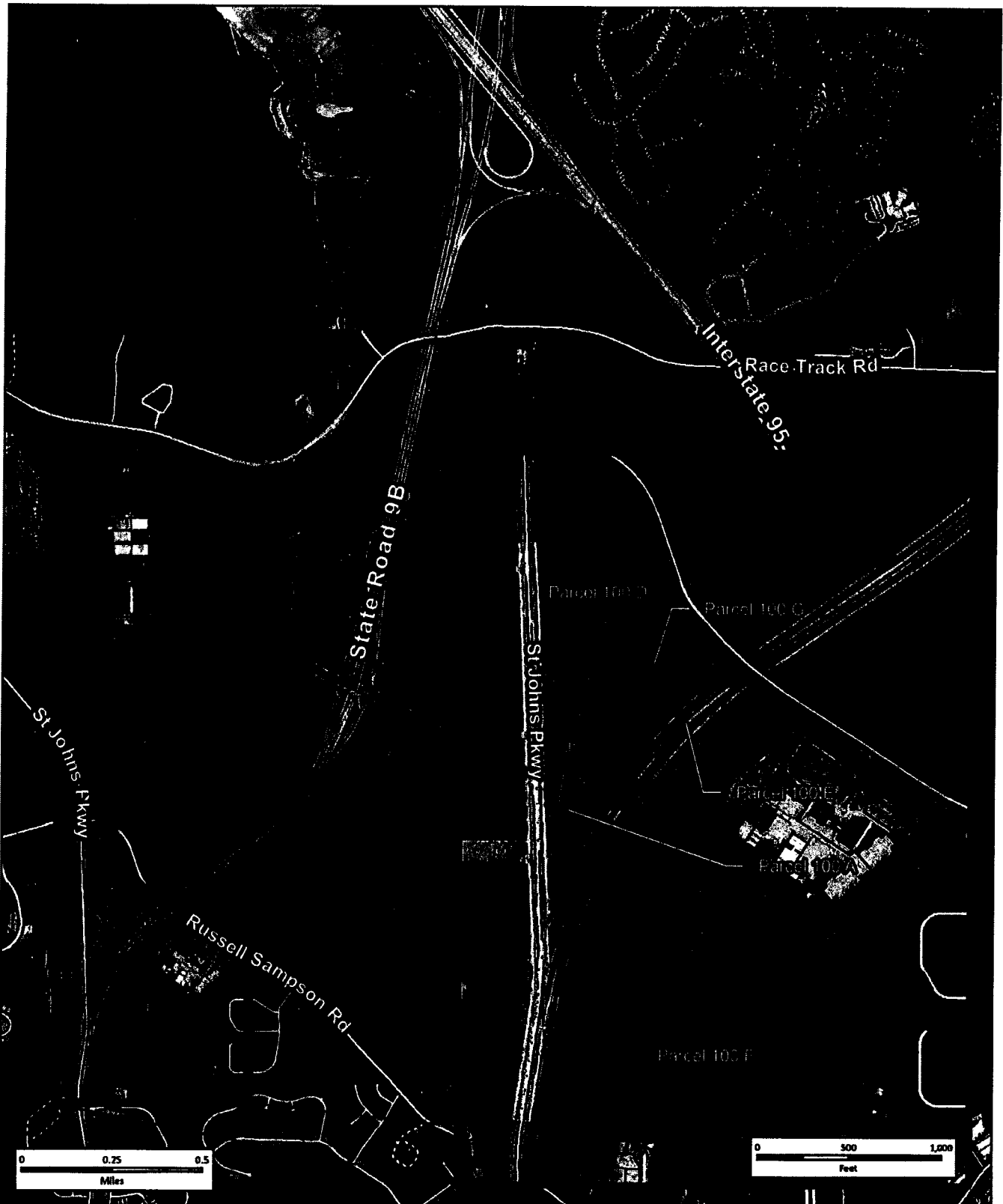
Part "G"


A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 23°52'08" East, 1,474.58 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 30°51'00", An Arc Length Of 1,492.54 Feet; Thence North 43°30'48" West, Departing Said Baseline Of Survey, A Distance Of 139.04 Feet To The **Point Of Beginning**, Said Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey; Thence Continue North 43°30'48" West, A Distance Of 127.66 Feet; Thence North 45°10'07" West, A Distance Of 159.34 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 145.00 Feet And A Chord Bearing And Distance Of North 01°38'08" West, 199.74 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 87°03'58", An Arc Length Of 220.34 Feet To The Point Of Compound Curvature Of A Curve To The Right, Said Curve Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of North 43°49'09" East, 223.48 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 03°50'37", An Arc Length 223.53 Feet; Thence North 44°11'49" West (Non Tangent), A Distance Of 141.23 Feet; Thence North 45°48'11" East, A Distance Of 25.00 Feet; Thence South 44°11'49" East, A Distance Of 141.30 Feet To A Point On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 3,332.00 Feet And A Chord Bearing And Distance Of North 49°13'51" East, 355.73 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 06°07'11", An Arc Length Of 355.90 Feet; Thence South 43°44'42" East (Non Tangent), A Distance Of 39.43 Feet To A Point On A Curve To The Left, (Non

Tangent), Said Curve Having A Radius Of 689.51 Feet And A Chord Bearing And Distance Of South 36°54'52" East, 164.01 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Through An Angle Of 13°39'40", An Arc Length Of 164.40 Feet; Thence South 43°44'42" East, A Distance Of 229.43 Feet To A Point Of Curvature Of A Curve To The Left, (Non Tangent), Said Point Lying 138.00 Feet Northwesterly, When Measured Perpendicularly To Said Baseline Of Survey, Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of South 46°41'20" West, 714.54 Feet; Thence Southwesterly, Parallel With Said Baseline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 14°06'16", An Arc Length Of 716.34 Feet To The **Point Of Beginning**.

Containing 7.047 Acres, More Or Less.



  
 2013 Aerial Imagery  
 May 7, 2015

**Florida Department  
 of Transportation  
 Purchase Agreement**  
  
*State Road 9B*

**Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0762**  
  

**Disclaimer:**  
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 sources with varying levels of accuracy.  
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 Division disclaims all responsibility  
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