

RESOLUTION NO. 2016- 13

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PARTIAL RELEASE OF UTILITY SERVICE AND REFUND AGREEMENT PURSUANT THE PROPERTY OWNERS REQUEST IN CONNECTION WITH THE PROPOSED IMPROVEMENTS TO FIRST COAST EXPRESSWAY BY THE FLORIDA DEPARTMENT OF TRANSPORTATION.

WHEREAS, the State of Florida Department of Transportation proposes to construct First Coast Expressway in St. Johns County, Florida; and

WHEREAS, in order to complete the Project, it is necessary to release certain property from the Utility Agreement that will be sold to the State of Florida Department of Transportation as stated in the Partial Release of Utility Service and Refund Agreement attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the proposed release has been reviewed by the St. Johns County Utility Department and recommended for approval, as stated in memo attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

WHEREAS, execution of the Partial Release of Utility Service and Refund Agreement best serves the interest of St. Johns County.

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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby authorizes the County Administrator, or designee, to execute a Partial Release of Utility Service and Refund Agreement in substantially the same form and format as attached hereto as Exhibit "A".

Section 3. The Board of County Commissioners further authorizes the County Administrator, or designee, to execute any further partial releases of utility service and refund agreements in substantially the same form and format as attached for the property to be encumbered by conservation easements as necessary for completion of the Project.

Section 4. The Clerk is instructed to record the Partial Release in the public records of St. Johns County, Florida.

Section 5. To the extent that there are typographical, scrivener 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 this 19 day of January, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 1/21/16



Exhibit "A" to Resolution

Prepared by and return to:

Kathryn F. Whittington, Esq.
Whittington Law, PLLC
24 Cathedral Place, Suite 600
St. Augustine, FL 32084

PARTIAL RELEASE OF UTILITY SERVICE AND REFUND AGREEMENT

WHEREAS, ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida ("County") entered into a Utility Service and Refund Agreement with the owners of the project known as the SilverLeaf Development of Regional Impact located in St. Johns County, Florida on October 17, 2006, approved under St. Johns County Resolution 2006-362 and recorded in Official Records Book 2806, page 842, of the public records of St. Johns County, Florida; as amended by St. Johns County Resolution 2009-74 and recorded in Official Records Book 3242, page 995, of said public records (the "Agreement"); and

WHEREAS, the County desires to release certain property from the Agreement to be conveyed to the Florida Department of Transportation for right-of-way and stormwater ponds for the First Coast Expressway.

NOW THEREFORE, the County hereby acknowledges, does remise, release, quitclaim, exonerate and discharge from the Agreement all of that piece, parcel or tract of land, being more particularly described as follows:

Property as described on Exhibit "A" attached hereto and by this reference made a part hereof.

Nothing herein contained shall in anywise impair, alter or diminish the effect of the remaining part of such land in the Agreement or any rights of the parties thereof.

IN WITNESS WHEREOF, the County has caused these presents to be executed in its name this ____ day of _____, 2016.

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA

Witness
(Print Name) _____

By: _____
Michael D. Wanchick
Its: County Administrator

Witness
(Print Name) _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Michael D. Wanchick as County Administrator of St. Johns County, Florida, a political subdivision, on behalf of the County, who is personally known to me or had produced _____ as identification.

Notary Public
My Commission Expires: _____

Exhibit "A"

Section No. 78293

State Road No. 23

St. Johns

County

F.P. No. 4229382

Description

Parcel No. 101

Part "A"

Fee Simple Limited Access

A Part Of The Northwest 1/4 And The Northeast 1/4 And The North Half Of The Southeast 1/4, Of Section 33, Township 5 South, Range 28 East, St. Johns County, Florida, Lying Westerly Of State Road No. 9 (Interstate 95), Being More Particularly Described As Follows:

Commence At A 1" Iron Pipe, No Identification, Marking The Southwest Corner Of Section 33, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°01'33" West, Along The West Line Of Said Section 33, A Distance Of 3,063.30 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), And The Point Of Beginning; Thence Continue North 01°01'33" West, Along Said West Line Of Section 33, A Distance Of 175.77 Feet To A Point On A Curve Concave Northerly Having A Radius Of 2,906.00 Feet, A Chord Bearing And Distance Of North 46°48'47" East, 2,944.15 Feet; Thence Northeasterly, Departing Said West Line Of Section 33, Along The Arc Of Said Curve, Through An Angle Of 60°52'14", An Arc Length Of 3,087.31 Feet To A Point On The North Line Of Said Section 33; Thence North 88°53'35" East, Along Said North Line, A Distance Of 953.18 Feet To A Point On The Westerly Existing Right Of Way Line Of State Road No. 9 (Interstate 95, A 300.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map, Section 78080-2444); Thence South 27°29'17" East, Along Said Westerly Existing Right Of Way Line, A Distance Of 3,519.24 Feet; Thence South 61°05'54" West, Departing Said Westerly Existing Right Of Way Line, A Distance Of 13.38 Feet To A Point On A Curve Concave Southwesterly Having A Radius Of 2,198.00 Feet, A Chord Bearing And Distance Of North 63°34'12" West, 2,500.54 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 69°20'10", An Arc Length Of 2,659.90 Feet To The Point Of Tangency; Thence South 81°45'43" West, A Distance Of 2,389.42 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 14,876.00 Feet, A Chord Bearing And Distance Of South 81°57'39" West, 103.30 Feet; Thence Westerly, Along The Arc Of Said Curve, Through An Angle Of 00°23'52", An Arc Length Of 103.30 Feet To A Point On Said West Line Of Section 33; Thence North 01°01'33" West, Along Said West Line Of Section 33, A Distance Of 163.17 Feet To The Point Of Beginning.

Containing 115.118 Acres, More Or Less.

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

ALSO:

Part "B"
Access

Fee Simple Limited

A Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 1" Iron Pipe, No Identification, Marking The Southeast Corner Of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°01'33" West, Along The East Line Of Said Section 32, A Distance Of 3,063.30 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Said Point Also Being On The Arc Of A Curve To The Right, Having A Radius Of 14,714.00 Feet; Thence From A Tangent Bearing Of South 82°05'04" West, Westerly, Departing Said East Line Of Section 32, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 01°10'41", An Arc Length Of 302.52 Feet To A Point On The East Line Of St. Johns River Water Management District World Commerce Center Conservation Easement No. 4, As Recorded In Official Records Book 2582, Pages 938-977, Public Records Of St. Johns County, Florida, And The **Point Of Beginning**; Thence South 00°14'40" West, Departing Said Baseline Of Survey, Along Said East Line Of Easement, A Distance Of 163.20 Feet To A Point On A Curve To The Right, Having A Radius Of 14,876.00 Feet, A Chord Bearing And Distance Of South 83°46'15" West, 224.34 Feet; Thence Westerly, Departing Said East Line Of Easement, Along The Arc Of Said Curve, Through An Angle Of 00°51'51", An Arc Length Of 224.34 Feet To A Point On The West Line Of Said Easement; Thence Along Said West Line Of Easement The Following Three (3) Bearings And Distances: (1) North 01°12'19" East, 216.87 Feet; (2) North 23°05'41" West, 77.32 Feet; (3) North 31°21'49" West, 38.72 Feet To A Point On A Curve To The Left, Having A Radius Of 14,552.00 Feet, A Chord Bearing And Distance Of North 83°49'56" East, 214.78 Feet; Thence Easterly, Departing Said West Line Of Easement, Along The Arc Of Said Curve, Through An Angle Of 00°50'44", An Arc Length Of 214.78 Feet To A Point On The East Line Of Said Easement; Thence Along The East Line Of Said Easement The Following Two (2) Bearings And Distances: (1) South 24°50'05" East, 133.93 Feet; (2) South 00°14'40" West, 35.00 Feet To The **Point Of Beginning**.

Containing 1.626 Acres, More Or Less.

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

ALSO:

Part "C"

Fee Simple Limited Access

A Part Of The West 1/2 Of The Northeast 1/4 Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4"X4" Concrete Monument, No Identification, Marking The Southeast Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 00°43'17"

West, Along The East Line Of Said Section 31, A Distance Of 2,880.95 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Said Point Being On The Arc Of A Curve Concave Southerly Having A Radius Of 4,584.00 Feet; Thence From A Tangent Bearing Of South 71°53'12" West, Southwesterly, Departing Said East Line Of Section 31, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 08°26'30", An Arc Length Of 675.38 Feet To The Point Of Tangency; Thence South

63°26'42" West, Along Said Baseline Of Survey, A Distance Of 704.06 Feet; Thence North 26°33'18" West, Departing Said Baseline Of Survey, A Distance Of 1,676.10 Feet To The South Line Of Conservation Easement Conflict 7a, As Recorded In Official Records Book 3092, Page 540, Public Records Of St. Johns County, Florida, And The **Point Of Beginning**; Thence Along The South Line Of Said Conservation Easement The Following Five (5) Bearings And Distances: (1) South 75°21'56" West, 15.83 Feet; (2) North 71°36'39" West, 70.34 Feet; (3) South 83°07'20" West, 65.95 Feet; (4) South 86°01'08" West, 78.26; South 61°19'50" West, 71.50 To A Point On A Curve To The Right, Having A Radius Of 9,399.98 Feet, A Chord Bearing And Distance Of North 35°39'59" West, 35.86 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of 00°13'07", An Arc Length Of 35.86 Feet; Thence North 54°26'35" East, A Distance Of 250.00 Feet To A Point On A Curve To The Left, Having A Radius Of 9,149.98 Feet, A Chord Bearing And Distance Of South 36°07'10" East, 179.60 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Through An Angle Of 01°07'29", An Arc Length Of 179.60 Feet To The **Point Of Beginning**.

Containing 21,464 Square Feet, More Or Less.

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

ALSO:

Part "D" Access	Fee Simple Limited
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A Part Of The Southwest 1/4 Of Section 31, Township 5 South, Range 28 East, The South 1/2 Of Section 36, Township 5 South, Range 27 East, And The North 1/2 Of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument With 3" Disk, No Identification, Marking The Southwest Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 02°32'06" West, Along The West Line Of Said Section 31, A Distance Of 1,512.30 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Said Point Being A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,292.00 Feet; Thence Northwesterly, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 05°51'12", An Arc Length Of 234.15 Feet To The Point Of Tangency; Thence North 86°08'07" East, Along Said Baseline Of Survey, A Distance Of 695.66 Feet To The East Line Of Parcel "L" (Leo Maguire Road), As Recorded In Official Records Book 2142, Pages 1777-1801, Of The Public Records Of St. Johns County, Florida And The **Point Of Beginning**; Thence South 29°24'10" West, Along Said East Line Of Parcel "L" (Leo Maguire Road), As Recorded In Official Records Book 2142, Page 1777-1801, Public Records Of St. Johns County, Florida, A Distance Of 193.75 Feet; Thence South 86°08'07" West, Departing Said East Line Of Parcel "L" (Leo Maguire Road), A Distance Of 589.37 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 2,130.00 Feet, A Chord Bearing And Distance Of South 68°56'39" West, 1,259.10 Feet; Thence Southwesterly, Along The Arc Of Said Curve Crossing From Said Section 31 Into Section 36, Township 5 South, Range 27 East, Through An Angle Of 34°22'57", An Arc Length Of 1,278.19 Feet To The Point Of Tangency; Thence South 51°45'10" West, A Distance Of 1,266.58 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 2,454.00 Feet, A Chord Bearing And Distance Of

South 70°25'26" West, 1,571.21 Feet; Thence Southwesterly, Along The Arc Of Said Curve, Through An Angle Of 37°20'31", An Arc Length Of 1,599.37 Feet; Thence South 89°05'41" West, A Distance Of 1,746.60 Feet; Thence North 24°38'06" West, A Distance Of 358.16 Feet To A 4" X 4" Concrete Monument (Top Broken Below Grade) Marking The Northwest Corner Of Said Section 1; Thence North 89°03'37" East, Along The North Line Of Said Section 1, A Distance Of 2,038.08 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 2,130.00 Feet, A Chord Bearing And Distance Of North 68°26'25" East, 1,223.27 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 33°22'31", An Arc Length Of 1,240.74 Feet To The Point Of Tangency; Thence North 51°45'10 East, A Distance Of 1,266.58 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 2,454.00 Feet, A Chord Bearing And Distance Of North 68°56'39" East, 1,450.62 Feet; Thence Northeasterly Along The Arc Of Said Curve, Through An Angle Of 34°22'57", An Arc Length Of 1,472.62 Feet To The Point Of Tangency; Thence North 86°08'07" East, A Distance Of 568.67 Feet; Thence North 83°50'41" East, A Distance Of 239.74 Feet; Thence South 29°24'10" West, A Distance Of 205.21 Feet To **Point Of Beginning**.

Containing 49.687 Acres, More Or Less.

Together With All Rights 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 The North 1/2 Of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southwest Corner Of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The West Line Of Said Section 1, A Distance Of 5,151.88 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 89°05'41" East, Along Said Baseline Of Survey, A Distance Of 323.92 Feet; Thence South 20°22'18" East, A Distance Of 171.82 Feet To The **Point Of Beginning**; Thence North 89°05'41" East, Parallel With Said Baseline Of Survey, A Distance Of 319.12 Feet; Thence South 23°14'11" East, A Distance Of 840.63 Feet; Thence South 64°19'23" West, A Distance Of 301.89 Feet; Thence North 24°13'28" West, A Distance Of 661.13 Feet; Thence North 24°10'15" East, A Distance Of 96.33 Feet; Thence North 74°44'34" West, A Distance Of 80.52 Feet; Thence North 20°22'18" West, A Distance Of 198.65 Feet To The **Point Of Beginning**.

Containing 6.306 Acres, More Or Less.

ALSO:

Part "G"	Fee
Simple	

A Part Of The South 1/2 Of Section 35, Township 5 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southeast Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The East Line Of Said Section 2, A Distance Of 5,151.88 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 89°05'41" West, Along Said Baseline Of Survey, A Distance Of 2,017.17 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 24,000.00 Feet; Thence Westerly, Along Said Baseline Of Survey And Curve, Through An Angle Of 01°33'12", An Arc Distance Of 650.67 Feet, And A Chord Bearing And Distance Of South 88°19'05" West, 650.65 Feet; Thence North 05°50'14" West, A Distance Of 175.47 Feet To The **Point Of Beginning**; Thence South 89°05'50" West, A Distance Of 1,098.87 Feet To The Southerly Existing Right Of Way Line Of County Road No. 16A (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Being A Non-Tangent Curve To The Left, Having A Radius Of 1,179.03 Feet; Thence Northwesterly Along Said Northerly Existing Right Of Way Line And Curve, Through An Angle Of 08°59'13", An Arc Distance Of 184.92 Feet, And A Chord Bearing And Distance Of North 82°11'22" West, 184.73 Feet; Thence North 03°18'33" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 16.73 Feet To A Non-Tangent Curve To The Left, Having A Radius Of 1,196.28 Feet; Thence Continue Westerly Along Said Northerly Existing Right Of Way Line And Curve, Through An Angle Of 04°08'03", An Arc Distance Of 86.32 Feet, And A Chord Bearing And Distance Of North 88°45'28" West, 86.30 Feet To The Point Of Tangency; Thence South 89°10'30" West, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 305.11 Feet; Thence North 00°49'30" West, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 21.21 Feet; Thence North 89°08'48" East, A Distance Of 40.98 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 9,924.98 Feet; Thence Easterly Along Said Curve, Through An Angle Of 05°03'48", An Arc Distance Of 877.07 Feet, And A Chord Bearing And Distance Of North 86°36'55" East, 876.79 Feet To A Point Of Reverse Curvature Of A Curve To The Right, Having A Radius Of 10,074.98 Feet; Thence Easterly Along Said Curve, Through An Angle Of 04°32'06", An Arc Distance Of 797.43 Feet, And A Chord Bearing And Distance Of North 86°21'04" East, 797.23 Feet; Thence North 42°23'31" East, A Distance Of 34.55 Feet; Thence North 86°05'39" East, A Distance Of 150.00 Feet; Thence South 03°54'21" East, A Distance Of 7.69 Feet; Thence South 47°24'20" East, A Distance Of 36.27 Feet; Thence North 89°05'41" East, A Distance Of 21.22 Feet; Thence South 00°54'19" East, A Distance Of 146.01 Feet; Thence South 89°05'50" West, A Distance Of 263.13 Feet To The **Point Of Beginning**.

Containing 4.482 Acres, More Or Less.

ALSO:

Parcel No. 104

Part "A"

Fee Simple Limited Access

A Part Of Section 31 And Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4"X4" Concrete Monument With 3" Disk, No Identification, Marking The

Southwest Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North $02^{\circ}32'06''$ West, Along The West Line Of Said Section 31, A Distance Of 1,512.30 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Said Point Being On The Arc Of A Curve Concave Southerly Having A Radius Of 2,292.00 Feet; Thence From A Tangent Bearing Of North $80^{\circ}16'56''$ East, Easterly, Departing Said West Line Of Section 31, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of $05^{\circ}51'12''$, An Arc Length Of 234.15 Feet To The Point Of Tangency; Thence North $86^{\circ}08'07''$ East, Along Said Baseline Of Survey, A Distance Of 695.66 Feet To A Point On The Easterly Line Of A 120.00 Foot Wide Ingress, Egress And Utility Easement (Leo Maguire Road), As Recorded In Official Records Book 1812, Pages 17-27, Public Records Of St. Johns County, Florida, And The **Point Of Beginning**; Thence North $29^{\circ}24'10''$ East, Departing Said Baseline Of Survey, And Along Said Easterly Line Of Easement, A Distance Of 205.21 Feet; Thence North $83^{\circ}50'41''$ East, Departing Said Easterly Line Of Easement, A Distance Of 60.50 Feet; Thence North $86^{\circ}08'07''$ East, A Distance Of 601.88 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 2,771.00 Feet, A Chord Bearing And Distance Of North $68^{\circ}36'14''$ East, 1,669.42 Feet; Thence Easterly, Along The Arc Of Said Curve, Through An Angle Of $35^{\circ}03'47''$, An Arc Length Of 1,695.76 Feet To The Point Of Tangency; Thence North $45^{\circ}48'42''$ East, A Distance Of 597.98 Feet; Thence North $06^{\circ}02'07''$ East, A Distance Of 320.10 Feet To A Point On A Curve Concave Northeasterly Having A Radius Of 9,399.98 Feet, A Chord Bearing And Distance Of North $38^{\circ}41'18''$ West, 955.34 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through An Angle Of $05^{\circ}49'32''$, An Arc Length Of 955.75 Feet To The South Line Of Conservation Easement Conflict 7a, As Recorded In Official Records Book 3092, Page 540, Public Records Of St. Johns County, Florida; Thence Along The South Line Of Said Easement The Following Five (5) Bearings And Distances: (1) North $61^{\circ}19'50''$ East, 71.50 Feet; (2) North $86^{\circ}01'08''$ East, 78.26 Feet; (3) North $83^{\circ}07'20''$ East, 65.95 Feet; (4) South $71^{\circ}36'39''$ East, 70.34 Feet; (5) North $75^{\circ}21'56''$ East, 15.83 Feet To A Point On A Curve Concave Northeasterly Having A Radius Of 9,149.98 Feet, A Chord Bearing And Distance Of South $39^{\circ}22'57''$ East, 862.31 Feet; Thence Southeasterly, Departing Said South Line Of Easement, Along The Arc Of Said Curve, Through An Angle Of $05^{\circ}24'06''$, An Arc Length Of 862.63 Feet To The Point Of Tangency; Thence South $79^{\circ}30'50''$ East, A Distance Of 241.34 Feet To A Point On A Curve Concave Southerly Having A Radius Of 5,839.00 Feet, A Chord Bearing And Distance Of North $82^{\circ}46'26''$ East, 1,399.96 Feet; Thence Easterly, Crossing The East Line Of Said Section 31 Into Section 32, Township 5 South, Range 28 East, Along The Arc Of Said Curve, Through An Angle Of $13^{\circ}46'13''$, An Arc Length Of 1,403.34 Feet To The Point Of Tangency; Thence North $89^{\circ}39'32''$ East, A Distance Of 1,226.82 Feet To The Point Of Curvature Of A Curve Concave Southerly Having A Radius Of 4,758.00 Feet, A Chord Bearing And Distance Of South $88^{\circ}57'33''$ East, 229.48 Feet To The Point Of Tangency; Thence Easterly, Along The Arc Of Said Curve, Through An Angle Of $02^{\circ}45'49''$, An Arc Length Of 229.50 Feet; Thence South $87^{\circ}34'39''$ East, A Distance Of 177.45 Feet; Thence South $85^{\circ}17'38''$ East, A Distance Of 301.16 Feet; Thence South $87^{\circ}34'39''$ East, A Distance Of 607.00 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 14,552.00 Feet, A Chord Bearing And Distance Of North $88^{\circ}20'20''$ East, 2,072.62 Feet; Thence Easterly, Along The Arc Of Said Curve, Through An Angle Of $08^{\circ}10'03''$, An Arc Length Of 2,074.38 Feet To A Point On The West Line Of St. Johns River Water Management District World Commerce Center Conservation Easement No. 4, As Recorded In Official Records Book 2582, Pages 938-977, Public Records Of St. Johns County, Florida; Thence Along Said West Line Of Easement The Following Three (3) Bearings And Distances: (1) South $31^{\circ}21'49''$ East, 38.72 Feet; (2) South $23^{\circ}05'41''$ East, 77.32 Feet; (3) South $01^{\circ}12'19''$ West, 216.87 Feet To A Point On A Curve Concave Northerly Having A Radius Of 14,876.00 Feet, A Chord Bearing And Distance Of South $88^{\circ}18'46''$ West, 2,132.29

Feet; Thence Westerly, Departing Said West Line Of Easement, Along The Arc Of Said Curve, Through An Angle Of 08°13'11", An Arc Length Of 2,134.12 Feet To The Point Of Tangency; Thence North 87°34'39" West, A Distance Of 122.24 Feet; Thence North 89°52'05" West, A Distance Of 300.24 Feet; Thence North 87°34'39" West, A Distance Of 601.88 Feet To The Point Of Curvature Of A Curve Concave Southerly Having A Radius Of 2,198.00 Feet, A Chord Bearing And Distance Of South 73°11'43" West, 1,447.68 Feet; Thence Westerly, Along The Arc Of Said Curve, Through An Angle Of 38°27'17", An Arc Length Of 1,475.21 Feet To The Point Of Tangency; Thence South 53°58'04" West, Crossing The West Line Said Section 32 Into Said Section 31, A Distance Of 462.85 Feet; Thence South 06°13'46" West, A Distance Of 360.86 Feet; Thence South 47°54'55" East, Crossing The East Line Of Said Section 31 Into Said Section 32, A Distance Of 885.46 Feet; Thence South 42°05'05" West, A Distance Of 250.00 Feet; Thence North 47°54'55" West, Crossing The West Line Of Said Section 32 Into Said Section 31, A Distance Of 1,049.90 Feet; Thence North 84°45'55" West, A Distance Of 234.01 Feet; Thence South 71°58'48" West, A Distance Of 260.60 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 5,839.00 Feet, A Chord Bearing And Distance Of South 78°18'32" West, 1,287.37 Feet; Thence Westerly, Along The Arc Of Said Curve, Through An Angle Of 12°39'29", An Arc Length Of 1,289.99 Feet To The Point Of Tangency; Thence South 84°38'17" West, A Distance Of 1,338.00 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 4,758.00 Feet, A Chord Bearing And Distance Of South 85°23'12" West, 124.34 Feet; Thence Westerly, Along The Arc Of Said Curve, Through An Angle Of 01°29'51", An Arc Length Of 124.35 Feet To The Point Of Tangency; Thence South 86°08'07" West, A Distance Of 280.10 Feet; Thence South 88°25'34" West, A Distance Of 300.24 Feet; Thence South 86°08'07" West, A Distance Of 375.26 Feet To A Point On The Aforesaid Easterly Line Of 120.00 Foot Wide Ingress, Egress And Utility Easement (Leo Maguire Road), As Recorded In Official Records Book 1812, Pages 17-27, Public Records Of St. Johns County, Florida; Thence North 29°24'10" East, Along Said Easterly Line Of Easement, A Distance Of 193.75 Feet To The **Point Of Beginning**.

Containing 145.055 Acres, More Or Less.

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

ALSO:

Part "C"

Fee Simple

A Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4"X4" Concrete Monument, No Identification, Marking The Southeast Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 00°43'17" West, Along The East Line Of Said Section 31, A Distance Of 2,880.95 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Said Point Being On The Arc Of A Curve Concave Southerly Having A Radius Of 4,584.00 Feet; Thence From A Tangent Bearing Of South 71°53'12" West, Southwesterly, Departing Said East Line Of Section 31, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 07°01'08", An Arc Length Of 561.56 Feet; Thence North 08°21'55" West, Departing Said Baseline Of Survey, A Distance Of 550.56 Feet To The **Point Of Beginning**; Thence Continue North 08°21'55" West, A Distance Of 33.76 Feet; Thence North

81°38'05" East, A Distance Of 100.67 Feet; Thence South 08°21'55" East, A Distance Of 35.38 Feet To A Point On A Curve Concave Southerly Having A Radius Of 5,839.00 Feet, A Chord Bearing And Distance Of South 82°33'13" West, 100.68 Feet; Thence Westerly, Along The Arc Of Said Curve, Through An Angle Of 00°59'17", An Arc Length Of 100.68 Feet To The **Point Of Beginning**.

Containing 3,465 Square Feet, More Or Less.

ALSO:

Part "E"	Fee	Simple	Limited
Access			

A Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 1" Iron Pipe, No Identification, Marking The Southeast Corner Of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 01°01'33" West, Along The East Line Of Said Section 32, A Distance Of 3,063.30 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), And The **Point Of Beginning**; Thence South 01°01'33" East, Along Said East Line Of Section 32, A Distance Of 163.17 Feet To A Point On A Curve To The Right, Having A Radius Of 14,876.00 Feet, A Chord Bearing And Distance Of South 82°44'58" West, 306.11 Feet; Thence Southwesterly, Departing Said East Line Of Section 32, Along The Arc Of Said Curve, Through An Angle Of 01°10'44", An Arc Length Of 306.11 Feet To A Point On The East Line Of St. Johns River Water Management District World Commerce Center Conservation Easement 4, As Recorded In Official Records Book 2582, Pages 938-977, Public Records Of St. Johns County, Florida; Thence North 00°14'40" East, Along Said East Line Of Easement, A Distance Of 198.20 Feet; Thence North 24°50'05" West, Along Said East Line Of Easement, A Distance Of 133.93 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 14,552.00 Feet, A Chord Bearing And Distance Of North 83°17'52" East, 56.73 Feet; Thence Easterly, Departing Said East Line Of Easement, Along The Arc Of Said Curve, Through An Angle Of 00°13'24", An Arc Length Of 56.73 Feet To The Point Of Compound Curvature Of A Curve To The Left, Having A Radius Of 2,906.00 Feet, A Chord Bearing And Distance Of North 80°13'02" East, 301.03 Feet; Thence Easterly, Along The Arc Of Said Curve, Through An Angle Of 05°56'16", An Arc Length Of 301.16 Feet To A Point On Said East Line Of Section 32; Thence South 01°01'33" East, Along Said East Line Of Section 32, A Distance Of 175.77 Feet To The **Point Of Beginning**.

Containing 2.362 Acres, More Or Less.

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

ALSO:

Parcel No. 110	Fee Simple
Part "A"	

A Part Of The North 1/2 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southeast Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The East Line Of Said Section 2, A Distance Of 5,151.88 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 89°05'41" West, Along Said Baseline Of Survey, A Distance Of 1,527.40 Feet To The **Point Of Beginning**; Thence South 00°54'10" East, A Distance Of 162.00 Feet; Thence South 89°05'41" West, A Distance Of 489.76 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 23,838.00 Feet; Thence Westerly, Along Said Curve, Through An Angle Of 01°31'49", An Arc Distance Of 636.71 Feet, And A Chord Bearing And Distance Of South 88°19'47" West, 636.70 Feet; Thence North 05°50'14" West, A Distance Of 324.56 Feet To A Non-Tangent Curve To The Right, Having A Radius Of 24,162.00 Feet; Thence Easterly, Along Said Curve, Through An Angle Of 01°34'34", An Arc Distance Of 664.63 Feet, And A Chord Bearing And Distance Of North 88°18'24" East, 664.61 Feet; Thence North 00°54'19" West, A Distance Of 3.97 Feet To The North Line Of Said Section 2; Thence North 89°05'50" East, Along Said North Line, A Distance Of 489.78 Feet; Thence South 00°54'10" East, A Distance Of 165.95 Feet To The **Point Of Beginning**.

Containing 8.527 Acres, More Or Less.

ALSO:

Part "B"

Fee Simple

A Part Of The North 1/2 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southeast Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The East Line Of Said Section 2, A Distance Of 5,151.88 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 89°05'41" West, Along Said Baseline Of Survey, A Distance Of 2,017.17 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 24,000.00 Feet; Thence Westerly, Along Said Baseline Of Survey And Curve, Through An Angle Of 01°01'55", An Arc Distance Of 432.24 Feet, And A Chord Bearing And Distance Of South 88°34'44" West, 432.23 Feet; Thence South 03°54'21" East, Continuing Along Said Baseline Of Survey, A Distance Of 162.10 Feet To The **Point Of Beginning**; Being A Non-Tangent Curve To The Right, Having A Radius Of 23,838.00 Feet; Thence Easterly, Along Said Curve, Through An Angle Of 00°58'59", An Arc Distance Of 409.02 Feet, And A Chord Bearing And Distance Of North 88°34'04" East, 409.02 Feet; Thence South 06°51'41" West, A Distance Of 539.15 Feet; Thence South 32°52'13" East, A Distance Of 292.34 Feet; Thence South 45°19'23" West, A Distance Of 325.91 Feet To A Non-Tangent Curve To The Right, Having A Radius Of 925.00 Feet; Thence Northerly Along Said Curve, Through An Angle Of 38°39'23", An Arc Distance Of 624.08 Feet, And A Chord Bearing And Distance Of North 23°14'02" West, 612.31 Feet To The Point Of Tangency; Thence North 03°54'21" West, A Distance Of 438.12 Feet To The **Point Of Beginning**.

Containing 7.409 Acres, More Or Less.

ALSO:

Part "C"

Fee Simple

A Part Of The North 1/2 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southeast Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The East Line Of Said Section 2, A Distance Of 5,151.88 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 89°05'41" West, Along Said Baseline Of Survey, A Distance Of 2,017.17 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 24,000.00 Feet; Thence Westerly, Along Said Baseline Of Survey And Curve, Through An Angle Of 01°01'55", An Arc Distance Of 432.24 Feet, And A Chord Bearing And Distance Of South 88°34'44" West, 432.23 Feet; Thence South 03°54'21" East, Continuing Along Said Baseline Of Survey, A Distance Of 162.10 Feet To The **Point Of Beginning**; Thence Continue South 03°54'21" East, A Distance Of 438.12 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 925.00 Feet; Thence Southerly Along Said Curve, Through An Angle Of 38°39'23", An Arc Distance Of 624.08 Feet, And A Chord Bearing And Distance Of South 23°14'02" East, 612.31 Feet; Thence South 45°19'23" West, A Distance Of 39.13 Feet To The Northeasterly Existing Right Of Way Line Of County Road No. 16A (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 44°38'37" West, Along Said Northeasterly Existing Right Of Way Line, A Distance Of 559.06 Feet; Thence North 05°50'14" West, A Distance Of 624.64 Feet To A Non-Tangent Curve To The Right, Having A Radius Of 23,838.00 Feet; Thence Easterly, Along Said Curve, Through An Angle Of 00°30'43", An Arc Distance Of 212.97 Feet, And A Chord Bearing And Distance Of North 87°49'13" East, 212.96 Feet To The **Point Of Beginning**.

Containing 3.939 Acres, More Or Less.

ALSO:

Part "D"
Simple

Fee

A Part Of The North 1/2 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 6" X 6" Concrete Monument With "Naval Reservation" Disk, Marking The Southeast Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence North 03°16'04" West, Along The East Line Of Said Section 2, A Distance Of 5,151.88 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 89°05'41" West, Along Said Baseline Of Survey, A Distance Of 2,017.17 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 24,000.00 Feet; Thence Westerly, Along Said Baseline Of Survey And Curve, Through An Angle Of 01°33'12", An Arc Distance Of 650.67 Feet, And A Chord Bearing And Distance Of South 88°19'05" West, 650.65

Feet; Thence North 05°50'14" West, A Distance Of 162.28 Feet To The **Point Of Beginning**; Thence Continue North 05°50'14" West, A Distance Of 13.19 Feet To The North Line Of Said Section 2, Township 6 South, Range 27 East; Thence North 89°05'50" East, Along Said North Line, A Distance Of 263.13 Feet; Thence South 00°54'19" East, A Distance Of 7.34 Feet To A Non-Tangent Curve To The Left, Having A Radius Of 24,162.00 Feet; Thence Westerly, Along Said Curve, Through An Angle Of 00°37'17", An Arc Distance Of 262.06 Feet, And A Chord Bearing And Distance Of South 87°49'46" West, 262.06 Feet To The **Point Of Beginning**.

Containing 2,628 Square Feet, More Or Less.

ALSO:

Parcel No. 813

Perpetual Easement

Part "A"

A Part Of The Southwest 1/4 Of Section 31, Township 5 South, Range 28 East, And A Part Of The Southeast 1/4 Of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument With 3" Disk, No Identification, Marking The Southwest Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 02°32'06" West, Along The West Line Of Said Section 31, A Distance Of 1,512.30 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Being A Non-Tangent Curve To The Right, Having A Radius Of 2,292.00 Feet; Thence Southwesterly, Along Said Baseline Of Survey And Curve, Through An Angle Of 05°51'12", An Arc Distance Of 234.15 Feet, And A Chord Bearing And Distance Of North 83°12'31" East, 234.05 Feet; Thence North 86°08'07" East, Continuing Along Said Baseline Of Survey, A Distance Of 231.37 Feet; Thence North 23°07'30" East, A Distance Of 181.80 To **Point Of Beginning**; Thence South 86°08'07" West; A Distance Of 313.88 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 2,454.00 Feet; Thence Westerly Along Said Curve, Through An Angle Of 11°54'41", An Arc Distance Of 510.17 Feet, And A Chord Bearing And Distance Of South 80°10'47" West, 509.26 Feet; Thence North 17°51'59" West, A Distance Of 48.51 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 166.50 Feet; Thence Northeasterly, Along Said Curve, Through An Angle Of 89°14'03", An Arc Distance Of 259.31 Feet, And A Chord Bearing And Distance Of North 26°45'02" East, 233.89 Feet To The Point Of Tangency; Thence North 71°22'03" East, A Distance Of 84.45 Feet; Thence North 75°05'51" East, A Distance Of 164.64 Feet; Thence North 73°24'56" East, A Distance Of 84.14 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 208.50 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 37°35'25", An Arc Distance Of 136.79 Feet, And A Chord Bearing And Distance Of North 54°37'14" East, 134.35 Feet To The Point Of Tangency; Thence North 35°49'32" East, A Distance Of 85.15 Feet; Thence North 31°37'27" East, A Distance Of 78.42 Feet; Thence North 28°53'19" East, A Distance Of 138.32 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 232.00 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 29°42'09", An Arc Distance Of 120.27 Feet, And A Chord Bearing And Distance Of North 43°44'23" East, 118.93 Feet To The Point Of Tangency; Thence North 56°19'11" West, A Distance Of 296.57 Feet; Thence North 33°40'49" East, A Distance Of 20.00 Feet; Thence South 56°19'11" East, 252.06 Feet; Thence North 33°40'49" East, A Distance Of 70.32 Feet; Thence North 85°50'46" East, A Distance Of 20.00 Feet; Thence South 04°09'14" East, A Distance Of 87.46 Feet;

Thence North 82°25'31" East, A Distance Of 13.70 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 226.00 Feet; Thence Easterly Along Said Curve, Through An Angle Of 38°35'25", An Arc Distance Of 152.22 Feet, And A Chord Bearing And Distance Of South 78°16'46" East, 149.36 Feet To The Point To Tangency; Thence South 58°59'04" East, A Distance Of 13.99 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 118.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle 36°35'16", An Arc Distance Of 75.35 Feet, And A Chord Bearing And Distance Of South 40°41'26" East, 74.08 Feet To The Point Of Tangency; Thence South 22°23'47" East, A Distance Of 23.78 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 182.00 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 49°02'46", An Arc Distance Of 155.79 Feet, And A Chord Bearing And Distance Of South 02°07'35" West, 151.08 Feet To The Point Of Tangency; Thence South 26°38'58" West, A Distance Of 237.22 Feet; Thence South 29°19'09" West, A Distance Of 119.24 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 414.50 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 06°11'38", An Arc Distance Of 44.81 Feet, A Chord Bearing And Distance Of South 26°13'19" West, 44.79 Feet To The Point Of Tangency; Thence South 23°07'30" West, A Distance Of 58.73 Feet To The **Point Of Beginning**.

Containing 9.165 Acres, More Or Less.

ALSO:

Part "B"

A Part Of The Southeast 1/4 Of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument With 3" Disk, No Identification, Marking The Southeast Corner Of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida; Thence South 89°03'37" West, Along The South Line Of Said Section 36, A Distance Of 2,619.19 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Being A Non-Tangent Curve To The Left, Having A Radius Of 2,292.00 Feet; Thence Northeasterly, Along Said Baseline Of Survey And Curve, Through An Angle Of 13°20'20", An Arc Distance Of 533.59 Feet, And A Chord Bearing And Distance Of North 60°22'59" East, 532.39 Feet; Thence North 36°17'11" West, A Distance Of 162.00 Feet To The **Point Of Beginning**; Being A Non-Tangent Curve To The Right, Having A Radius Of 2,130.00 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 00°48'33", An Arc Distance Of 30.08 Feet, And A Chord Bearing And Distance Of South 54°07'05" West, 30.08 Feet To A Non-Tangent Curve To The Right, Having A Radius Of 1,036.09 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 16°55'59", An Arc Distance Of 306.21 Feet, And A Chord Bearing And Distance Of North 31°27'40" West, 305.09 Feet; Thence North 10°22'47" West, A Distance Of 122.40 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 935.00 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 34°05'57", An Arc Distance Of 556.46 Feet, And A Chord Bearing And Distance Of North 01°21'04" East, 548.28 Feet To The Point Of Tangency; Thence North 18°24'03" East, A Distance Of 335.46 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 2,435.00 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 09°47'08", An Arc Distance Of 415.87 Feet, And A Chord Bearing And Distance Of North 23°17'36" East, 415.37 Feet To The Point Of Tangency; Thence North 28°11'10" East, A Distance Of 100.07 Feet; Thence South 81°57'56" East, A Distance Of 242.36 Feet; Thence North 21°21'45" East, A Distance Of 331.43

Feet; Thence North 74°25'20" East, A Distance Of 131.59 Feet; Thence South 15°34'40" East, A Distance Of 20.00 Feet; Thence South 74°25'20" West, A Distance Of 121.60 Feet; Thence South 21°21'45" West, A Distance Of 319.84 Feet; Thence South 81°57'56" East, A Distance Of 53.81 Feet; Thence South 08°02'04" West, A Distance Of 92.60 Feet; Thence South 82°35'48" East, A Distance Of 14.09 Feet; Thence South 04°38'38" East, A Distance Of 34.62 Feet; Thence South 07°24'12" West, A Distance Of 4.14 Feet; Thence North 82°35'48" West, A Distance Of 21.73 Feet; Thence South 08°02'04" West, A Distance Of 81.83 Feet; Thence South 14°37'53" West, A Distance 67.51 Feet; Thence South 36°15'34" West, A Distance Of 152.35 Feet; Thence South 12°30'24" West, A Distance Of 127.28 Feet; Thence North 89°34'30" West, A Distance Of 213.42 Feet; Thence South 23°07'40" West, A Distance Of 230.41 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 75.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 82°26'23", An Arc Distance Of 107.91 Feet, And A Chord Bearing And Distance Of South 18°05'32" East, 98.84 Feet To The Point Of Tangency; Thence South 59°18'44" East, A Distance Of 139.09 Feet; Thence South 16°17'57" West, A Distance Of 115.08 Feet; Thence South 07°25'01" West, A Distance Of 144.97 Feet; Thence South 35°15'37" West, A Distance Of 85.37 Feet; Thence South 44°51'27" West, A Distance Of 247.88 Feet To A Non-Tangent Curve To The Left, Having A Radius Of 1,006.09 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 17°03'14", An Arc Distance Of 299.46 Feet, And A Chord Bearing And Distance Of South 31°31'18" East, 298.36 Feet To The **Point Of Beginning**.

Containing 9.838 Acres, More Or Less.

ALSO:

Parcel No. 817

Perpetual Easement

A Part Of The Southeast 1/4 Of The Northeast 1/4 Of Section 31, And A Part Of The Southwest 1/4 Of The Northwest 1/4 Of Section 32, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4"X4" Concrete Monument, No Identification, Marking The Southeast Corner Of Section 31, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 00°43'17" West, Along The East Line Of Said Section 31, A Distance Of 2,880.95 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382), Being A Non-Tangent Curve To The Left, Having A Radius Of 4,584.00 Feet; Thence Southwesterly Along Said Baseline Of Survey And Curve, Through An Angle Of 05°42'33", An Arc Distance Of 456.77 Feet, And A Chord Bearing And Distance Of South 69°01'55" West, 456.58 Feet; Thence North 08°21'55" West, A Distance Of 519.87 Feet To The **Point Of Beginning**; Thence Continue North 08°21'55" West, A Distance Of 35.38 Feet; Thence South 81°38'05" West, A Distance Of 22.46 Feet; Thence North 26°36'06" West, A Distance Of 535.18 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Northerly Along Said Curve, Through An Angle Of 21°19'43", An Arc Distance Of 27.92 Feet, And A Chord Bearing And Distance Of North 15°56'15" West, 27.76 Feet To The Point Of Tangency; Thence North 05°16'23" West, A Distance Of 85.11 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Northerly Along Said Curve, Through An Angle Of 09°49'27", An Arc Distance Of 12.86 Feet, And A Chord Bearing And Distance Of North 00°21'40" West, 12.84 Feet To The Point Of Tangency; Thence North 04°33'04" East, 31.86 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Northeasterly Along Said Curve, Through An Angle Of 80°29'10", An Arc Distance Of

105.36 Feet, And A Chord Bearing And Distance Of North 44°47'39" East, 96.90 Feet To The Point Of Tangency; Thence North 85°02'14" East, A Distance Of 138.33 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Southeasterly, Along Said Curve, Through An Angle Of 15°27'39", An Arc Distance Of 20.24 Feet, And A Chord Bearing And Distance Of South 87°13'57" East, 20.18 Feet To The Point Of Tangency; Thence North 17°23'04" East, A Distance Of 44.39 Feet; Thence South 72°46'11" East, A Distance Of 30.00 Feet; Thence South 17°23'04" West, A Distance Of 46.93 Feet; Thence South 56°23'04" East, A Distance Of 97.29 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 23°05'02", An Arc Distance Of 30.22 Feet, And A Chord Bearing And Distance Of South 44°50'33" East, 30.01 Feet To The Point Of Tangency; Thence South 33°18'03" East, A Distance Of 61.62 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 205.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 57°39'27", An Arc Distance Of 206.29 Feet, And A Chord Bearing And Distance Of South 62°07'46" East, 197.70 Feet To The Point Of Tangency; Thence North 89°02'31" East, A Distance Of 416.38 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 75.00 Feet; Thence Easterly Along Said Curve, Through An Angle Of 06°39'57", An Arc Distance Of 8.73 Feet, And A Chord Bearing And Distance Of South 87°37'30" East, 8.72 Feet To The Point Of Tangency; Thence South 84°17'32" East, A Distance Of 148.04 Feet; Thence North 89°08'28" East, A Distance Of 211.66 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 70.00 Feet; Thence Southeasterly Along Said Curve, Through An Angle Of 84°30'31", An Arc Distance Of 103.25 Feet, And A Chord Bearing And Distance Of South 48°36'17" East, 94.14 Feet To The Point Of Tangency; Thence South 06°21'01" East, A Distance Of 126.03 Feet; Thence South 02°21'18" East, A Distance Of 122.29 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 70.00 Feet; Thence Southwesterly Along Said Curve, Through An Angle Of 46°33'03", An Arc Distance Of 56.87 Feet, And A Chord Bearing And Distance Of South 20°55'14" West, 55.32 Feet To The Point Of Tangency; Thence South 44°11'46" West, A Distance Of 145.55 Feet; Thence South 89°39'32" West, A Distance Of 365.24 Feet To The Point Of Curvature Of A Curve To The Left, Having A Radius Of 5,839.00 Feet; Thence Westerly Along Said Curve, Through An Angle Of 06°36'41", An Arc Distance Of 673.76 Feet, And A Chord Bearing And Distance Of South 86°21'11" West, 673.39 Feet To The **Point Of Beginning.**

Containing 16.104 Acres, More Or Less.



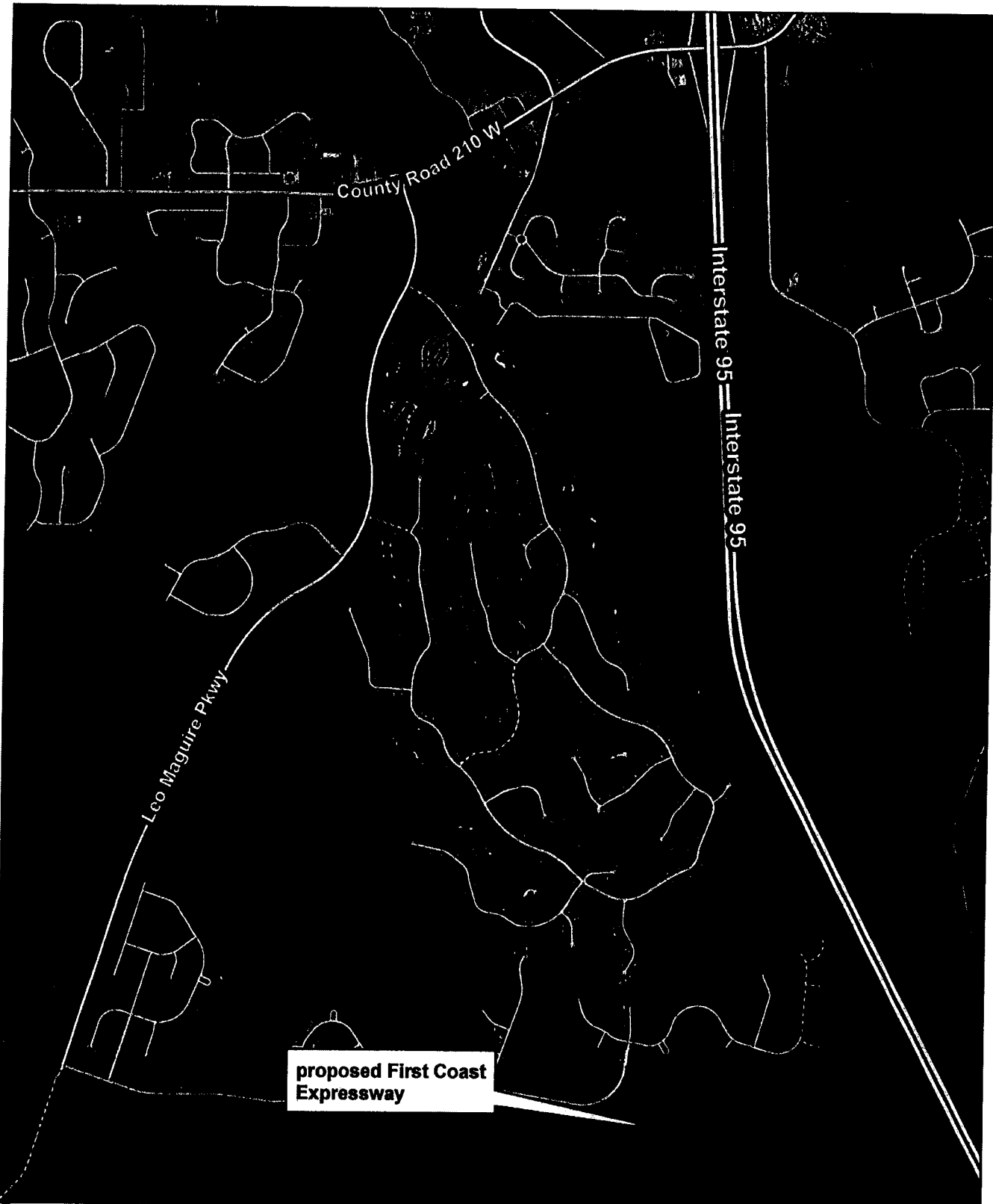
St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate
FROM: Larry Miller, Utilities
SUBJECT: Silverleaf/First Coast Expressway Partial Release
DATE: January 5, 2016

I have reviewed the original utility agreement and the proposed partial release for the right of way for the future First Coast Expressway, and do not have any objections to the execution of the partial release. Please let me know if there are any other questions or concerns.



**proposed First Coast
Expressway**



2013 Aerial Imagery
0000
Feet
December 23, 2015

Silverleaf Utility Release

Land Management
Systems
Real Estate
Division
(904) 209-0788

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.

