

RESOLUTION NO. 2016- 318

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER METERS LOCATED AT THE PUBLIX AT MOULTRIE SQUARE LOCATED AT THE CORNER OF US 1 SOUTH AND WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, the property owners have executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for water meters located at the Publix at Moultrie Square, located at the corner of US 1 South and Wildwood Drive; and

**WHEREAS**, this easement is needed to allow the Utility Department access to the property in the event of a maintenance issue or the need to replace a water meter; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B," incorporated by reference and made a part hereof.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

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

Section 2. The above described Easement for Utilities attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18 day of October, 2016.

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

By: [Signature]  
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: [Signature]  
Deputy Clerk

RENDITION DATE 10/21/16

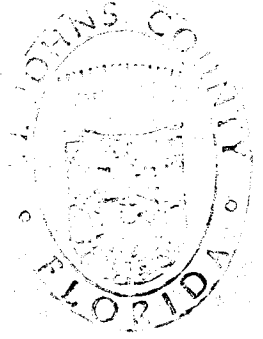


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 1st day of September, 2016 by MOULTRIE-ACS, LLC, MOULTRIE-CFS, LLC, MOULTRIE-JMJ, LLC, and MOULTRIE-KSN, LLC, with an address of 2963 Dupont Avenue, Suite 2, Jacksonville, Florida 32217, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "Grantee".

WITNESSETH:

That for an in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated as Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM – The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines within the boundary of the Grantor's property excluding the water meters.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

MOULTRIE-ACS, LLC

[Signature]

Witness

By: [Signature]  
Its: OWNER

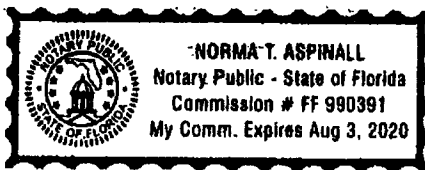
A. Chester Skinner IV  
Print Name

[Signature]  
Witness

Norma T. Aspinall  
Print Name

STATE OF FLORIDA  
COUNTY OF DUAL

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of August, 2016, by A. Chester Skinner IV as Owner for Moultrie-ACS, LLC who is personally known to me or has produced N/A as identification.



[Signature]  
Notary Public

EXHIBIT "A"  
EASEMENT AREA

**PUBLIX-WM1**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 701.04 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 36.85 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM2**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 47.86 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM3**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 66.16 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.



**PUBLIX-WM4**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.88 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 76.15 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM5**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 701.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 107.29 FEET TO THE POINT OF BEGINNING; THENCE N  $87^{\circ}59'18''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $02^{\circ}00'42''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $87^{\circ}59'18''$  W, A DISTANCE OF 5.00 FET; THENCE N  $02^{\circ}00'42''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM6**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 701.04 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 115.11 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM7**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.77 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 136.20 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM8**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.92 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 146.74 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM9**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 701.18 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 187.97 FEET TO THE POINT OF BEGINNING; THENCE N 87°59'18" E, A DISTANCE OF 5.00 FEET; THENCE S 02°00'42" E, A DISTANCE OF 5.00 FEET; THENCE S 87°59'18" W, A DISTANCE OF 5.00 FET; THENCE N 02°00'42" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM10**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 700.96 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 283.47 FEET TO THE POINT OF BEGINNING; THENCE N  $77^{\circ}28'45''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $12^{\circ}31'15''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $77^{\circ}28'45''$  W, A DISTANCE OF 5.00 FET; THENCE N  $12^{\circ}31'15''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM11**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 698.61 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 294.98 FEET TO THE POINT OF BEGINNING; THENCE N  $77^{\circ}28'45''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $12^{\circ}31'15''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $77^{\circ}28'45''$  W, A DISTANCE OF 5.00 FET; THENCE N  $12^{\circ}31'15''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.



**PUBLIX-WM12**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 696.63 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 303.70 FEET TO THE POINT OF BEGINNING; THENCE N  $77^{\circ}28'45''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $12^{\circ}31'15''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $77^{\circ}28'45''$  W, A DISTANCE OF 5.00 FET; THENCE N  $12^{\circ}31'15''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM13**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 688.35 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 342.93 FEET TO THE POINT OF BEGINNING; THENCE N  $77^{\circ}28'45''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $12^{\circ}31'15''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $77^{\circ}28'45''$  W, A DISTANCE OF 5.00 FET; THENCE N  $12^{\circ}31'15''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM14**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

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**PUBLIX-WM15**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

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**PUBLIX-WM16**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

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**PUBLIX-WM17**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S  $87^{\circ}47'37''$  W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 678.67 FEET; THENCE DEPARTING SAID RIGHT OF WAY S  $02^{\circ}12'23''$  E, A DISTANCE OF 388.97 FEET TO THE POINT OF BEGINNING; THENCE N  $77^{\circ}28'45''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $12^{\circ}31'15''$  E, A DISTANCE OF 5.00 FEET; THENCE S  $77^{\circ}28'45''$  W, A DISTANCE OF 5.00 FET; THENCE N  $12^{\circ}31'15''$  W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**PUBLIX-WM18**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 570.70 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 593.15 FEET TO THE POINT OF BEGINNING; THENCE N 42°44'56" E, A DISTANCE OF 5.00 FEET; THENCE S 47°15'04" E, A DISTANCE OF 5.00 FEET; THENCE S 42°44'56" W, A DISTANCE OF 5.00 FET; THENCE N 47°15'04" W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, CONTAINING .0005 ACRES MORE OR LESS.

**EXHIBIT "B"**

**INGRESS/EGRESS AREA**



**PUBLIX-INGRESS AND EGRESS**

A PARCEL OF LAND IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 66 FOOT WIDTH COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDTH RIGHT OF WAY; THENCE S 87°47'37" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILDWOOD DRIVE, A DISTANCE OF 673.39 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 87°47'37" W ALONG AFORESAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY S 02°12'23" E, A DISTANCE OF 290.84 FEET; THENCE S 13°53'45" E, A DISTANCE OF 152.69 FEET; THENCE S 29°41'48" E, A DISTANCE OF 152.71 FEET; THENCE S 47°15'04" E, A DISTANCE OF 44.37 FEET; THENCE N 42°44'56" E, A DISTANCE OF 30.00 FEET; THENCE N 47°15'04" W, A DISTANCE OF 39.74 FEET; THENCE N 29°41'48" W, A DISTANCE OF 143.91 FEET; THENCE N 13°53'45" W, A DISTANCE OF 145.45 FEET; THENCE N 02°12'23" W, A DISTANCE OF 287.77 FEET TO THE POINT OF BEGINNING, CONTAINING .43 ACRES MORE OR LESS.

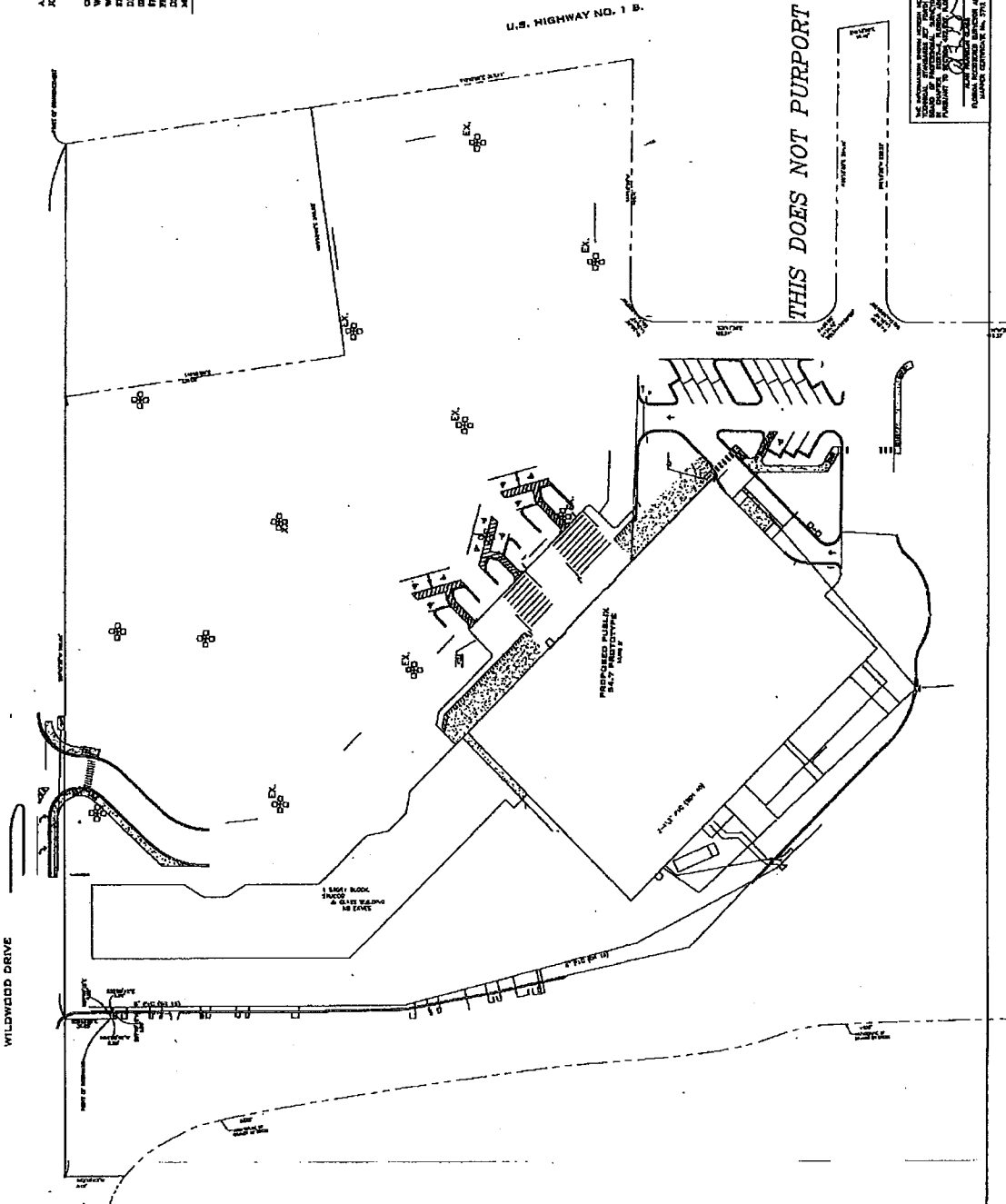
# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE

WATER RIGHTS CLASSIFIED  
BY AUGUSTINE, FL 220268

WILLOWOOD DRIVE

PUBLIC-1041  
A PARCEL OF LAND IN SECTION 44, TOWNSHIP 8 SOUTH, RANGE 20 EAST, ST. 7,  
DUNN COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE CENTER RIGHT-OF-WAY LINE OF  
WILLOWOOD DRIVE WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 B,  
THENCE S 89° 15' 00" W, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE N  
89° 15' 00" W, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE N  
89° 15' 00" W, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE N  
89° 15' 00" W, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, CONTAINING ARE AS  
SHOWN ON THIS SKETCH.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

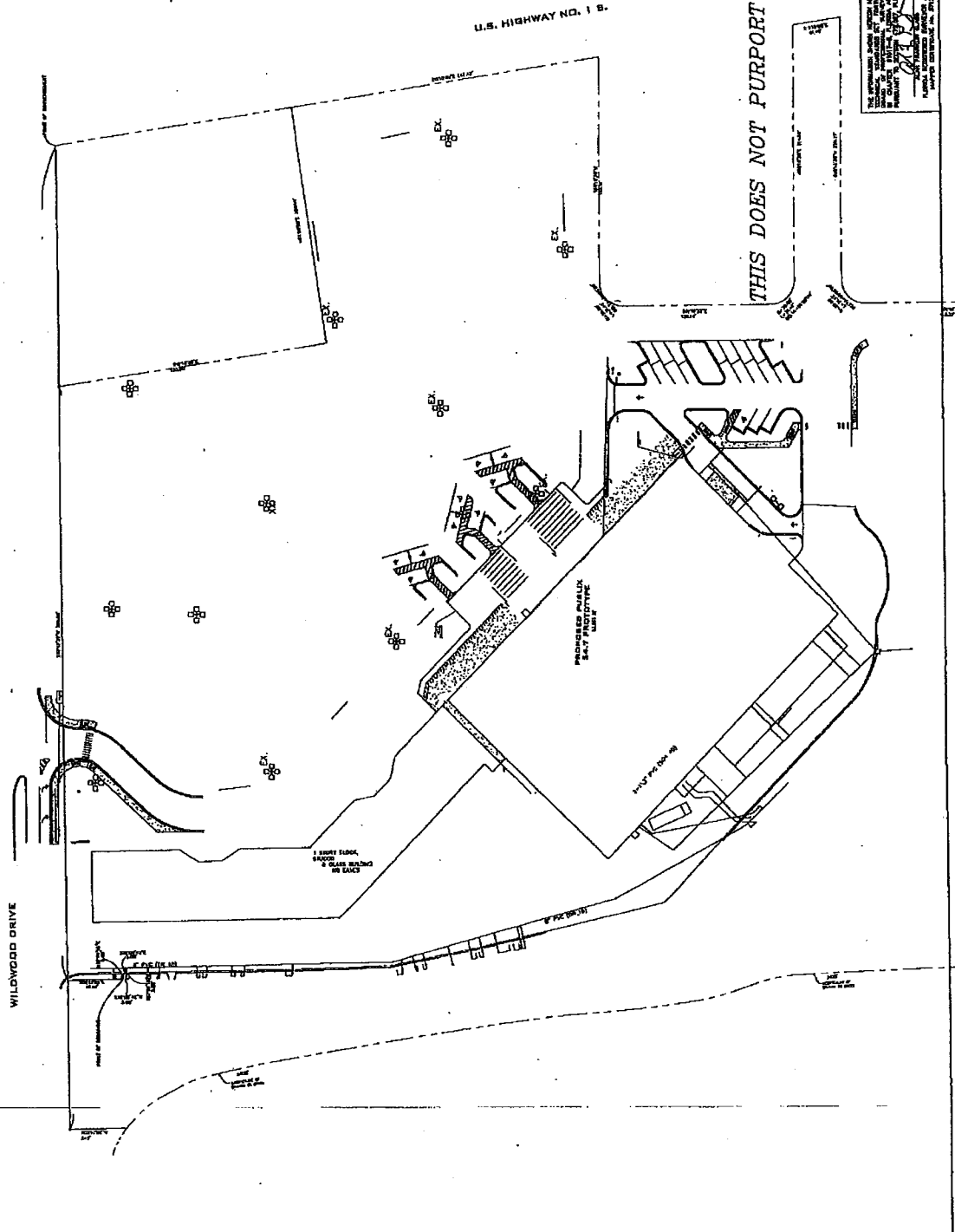
NO WARRANTY IS MADE BY THE SURVEYOR AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL FEE PAID FOR HIS SERVICES.

COASTLINE SURVEY, PLLC  
1000 N. W. 10th Street, Suite 100  
Fort Lauderdale, FL 33304  
Phone: (954) 561-1111  
Fax: (954) 561-1112  
www.coastlinesurvey.com

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE WATER METERS EASEMENT ST. AUGUSTINE, FL. 32084

**PUBLIX-WM2**  
A PARCEL OF LAND IN SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILDWOOD DRIVE, A 60 FOOT WIDE COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1, A 100 FOOT WIDE COUNTY ROAD, AND PROCEED SOUTH A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE IN DEPARTURE A DISTANCE OF 434.8 FEET TO THE POINT OF BEGINNING, THENCE IN DEPARTURE A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, CONTAINING AREA ACRES, MARKS OR LINES.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

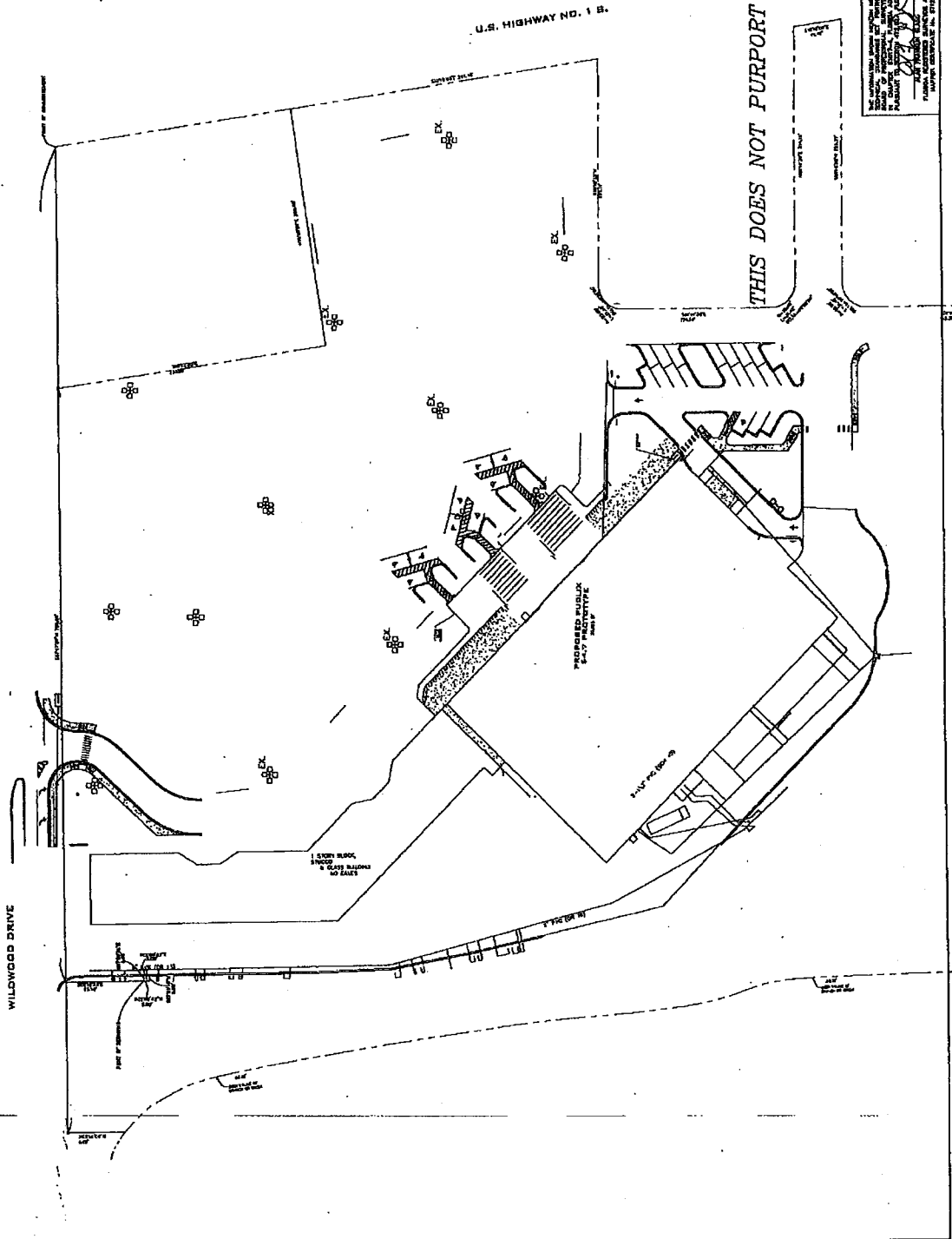
COASTLINE SURVEY, PLLC  
 THE INFORMATION ON THIS SURVEY WAS OBTAINED FROM THE RECORDS OF THE PUBLIC RECORDS OFFICE OF ST. JOHNS COUNTY, FLORIDA, AND THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THE INFORMATION TO BE CORRECT.  
 PUBLIC RECORDS OFFICE OF ST. JOHNS COUNTY, FLORIDA  
 ST. AUGUSTINE, FLORIDA 32084  
 DATE OF SURVEY: 11/11/11  
 SURVEYOR: [Signature]

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE

Publix Super Market  
2000 W. Highway No. 1  
St. Augustine, FL 32086

**PUBLIX-NM-3**  
A PARCEL OF LAND IN SECTION 44, TOWNSHIP 5 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA; BEING FULLY DESCRIBED AS FOLLOWS:

COMING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE, A 60 FOOT WIDE COUNTY ROAD WITH THE WEST BOUNDARY OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDE RIGHT OF WAY; THENCE S 89° 57' 10" W ALONG THE ADJACENT SOUTH RIGHT OF WAY OF WILLOWOOD DRIVE 1,100 FEET TO THE POINT OF BEGINNING; THENCE N 0° 00' 00" E A DISTANCE OF 644 FEET TO THE POINT OF BEGINNING; THENCE N 89° 57' 10" W A DISTANCE OF 148 FEET TO THE POINT OF BEGINNING; THENCE S 89° 57' 10" W A DISTANCE OF 148 FEET TO THE POINT OF BEGINNING; THENCE N 0° 00' 00" E A DISTANCE OF 644 FEET TO THE POINT OF BEGINNING; CONTIGUOUS LAND BELONGING TO A. J. MOULTRIE.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

NO REPRESENTATION IS MADE BY THIS SKETCH OF DESCRIPTION AS TO THE ACCURACY OF THE LOCATION OF ANY UTILITIES SHOWN THEREON. THE USER OF THIS SKETCH OF DESCRIPTION SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ANY UTILITIES SHOWN THEREON.

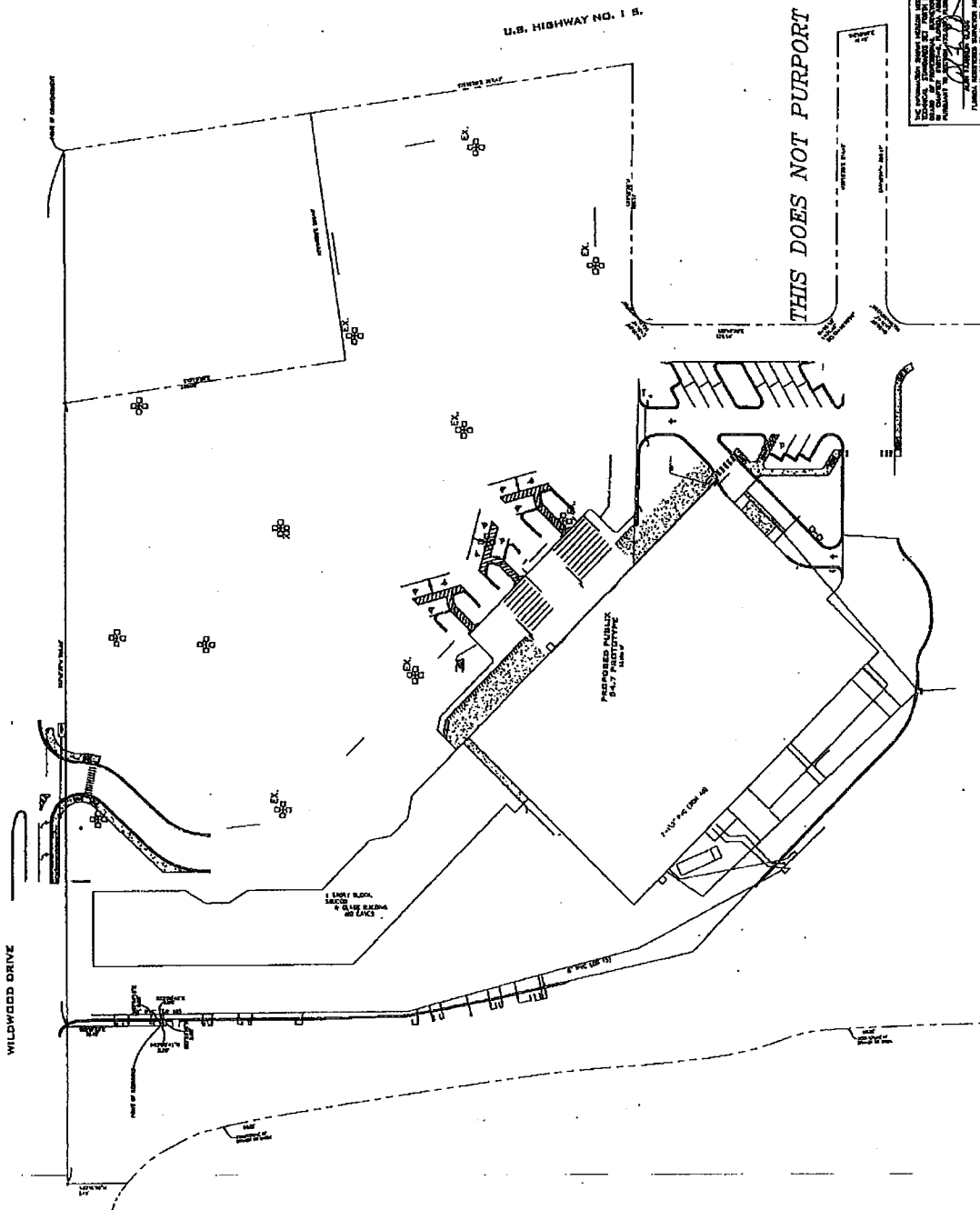
FOR INFORMATION ONLY: THE PROPERTY IS SUBJECT TO A 50' AIR RIGHTS EASEMENT IN FAVOR OF THE CITY OF ST. AUGUSTINE, FLORIDA.

*[Signature]*  
PLANNING ARCHITECTS GROUP, INC.  
1000 W. PALM BEACH BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33411

COASTLINE SURVEY, PLLC  
1000 W. PALM BEACH BLVD., SUITE 100  
WEST PALM BEACH, FLORIDA 33411  
OFFICE: 561-833-3333  
FAX: 561-833-3333  
WWW.COASTLINESURVEY.COM

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE WATER METER EASEMENT BY AUGUSTINE, FL. 32086

PUBLIX-WM4  
 A PARCEL OF LAND IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 38 EAST, ST. JOHN COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:  
 COINCIDE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE, A 60 FOOT WIDE COUNTY ROAD WITH THE WEST SIDE LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT WIDE RIGHT OF WAY; THENCE S 75° 17' 10" W ALONG THE AFORESAID SOUTH RIGHT OF WAY OF WILLOWOOD DRIVE A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING; THENCE S 75° 17' 10" W A DISTANCE OF 240 FEET; THENCE S 75° 17' 10" W A DISTANCE OF 240 FEET; THENCE S 75° 17' 10" W A DISTANCE OF 240 FEET; THENCE S 75° 17' 10" W A DISTANCE OF 240 FEET TO THE POINT OF BEGINNING, CONTAINING 2.88 ACRES MORE OR LESS.



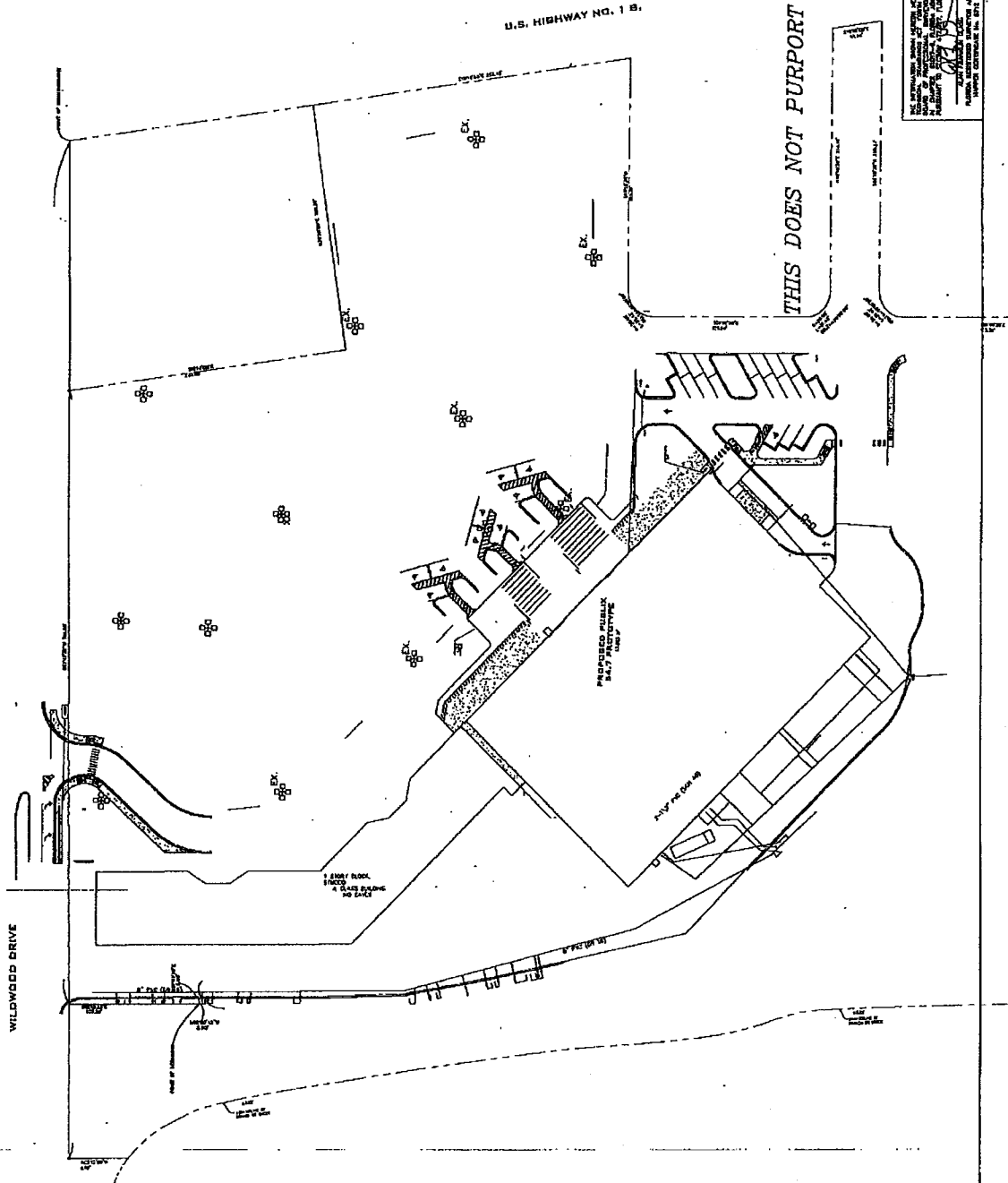
COASTLINE SURVEY, PLLC  
 6715 N. EAST...  
 AUGUSTINE, FLORIDA 32086  
 AUGUSTINE, FLORIDA 32086  
 AUGUSTINE, FLORIDA 32086

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE WATER METER BASEMENT ST AUGUSTINE, FL 32084

PUBLIX-1MS

A PARCEL OF LAND IN SECTION 41, TOWNSHIP 2 SOUTH, RANGE 30 EAST, ST AUGUSTINE COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE, A 60 FOOT WIDE COUNTY ROAD, WITH THE WEST RIGHT OF WAY LINE OF WILLOWOOD DRIVE, A 60 FOOT WIDE COUNTY ROAD, AND PROCEED WEST ALONG SAID WEST RIGHT OF WAY LINE OF WILLOWOOD DRIVE A DISTANCE OF 71.60 FEET, THENCE DEPARTING SAID RIGHT OF WAY LINE AT AN ANGLE OF 100 DEGREES 00 MINUTES 00 SECONDS TO THE POINT OF BEGINNING, THENCE NORTH 89 DEGREES 00 MINUTES 00 SECONDS TO A POINT 100 FEET FROM THE POINT OF BEGINNING, THENCE WEST 100 FEET TO THE POINT OF BEGINNING, CONTAINING AND ACRES MORE OR LESS.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

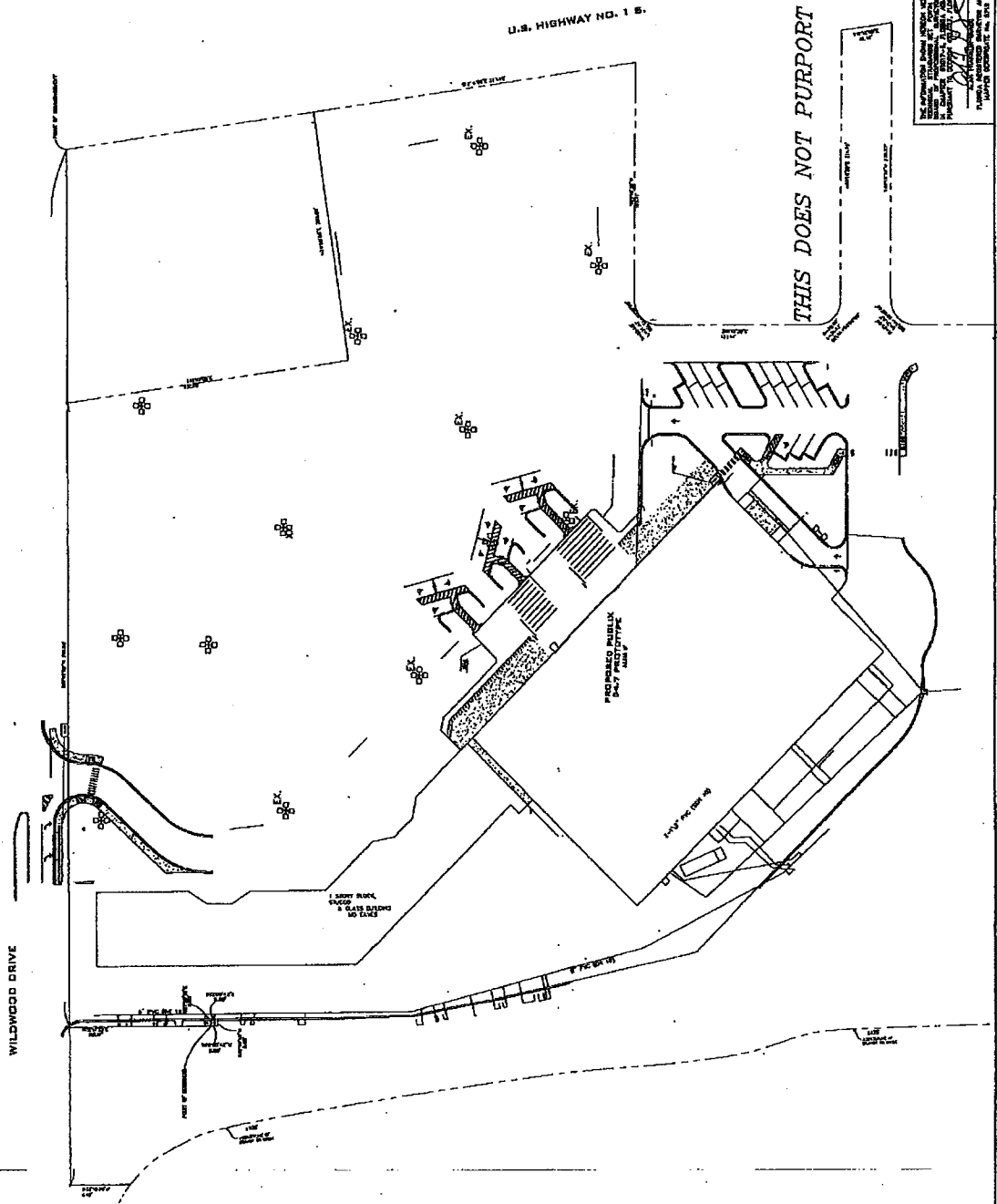
COASTLINE SURVEY, PLLC  
 8719 W. OCEAN BLVD., SUITE 100, BOCA RATON, FLORIDA 33433  
 (561) 991-1111  
 www.coastlinesurvey.com  
 LICENSE NO. 12000  
 SURVEYOR  
 DATE: 11/18/11

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE

WATER AND CASINO  
ST AUGUSTINE, FL 32086

**PUBLIX-WAS**  
A PARCEL OF LAND IN SECTION 16, TOWNSHIP 1 SOUTH, RANGE 26 EAST, ST  
JOHNS COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH BERT OF WAY ONE OF  
WILLOWDALE DRIVE, A 66 FOOT WIDE COUNTY ROAD, WITH THE WEST RIGHT OF  
WAY LINE OF U.S. HIGHWAY NO. 1, A 100 FOOT WIDE STATE OF WAY, THENCE S  
00°00'00" W 1111 FEET TO THE POINT OF BEGINNING, THENCE S  
89°55'00" W 1111 FEET TO THE POINT OF BEGINNING, THENCE N  
00°00'00" W 1111 FEET TO THE POINT OF BEGINNING, THENCE N  
89°55'00" W 1111 FEET TO THE POINT OF BEGINNING, THENCE N  
00°00'00" W 1111 FEET TO THE POINT OF BEGINNING, CONTAINING AND ACRES  
MORE OR LESS.



**COASTLINE SURVEY, PLLC**

10715 N. 8000 WEST, SUITE 200, BOCA RATON, FL 33433  
 BOCA RATON, FLORIDA 33433  
 TEL: 561-993-1111  
 FAX: 561-993-1112  
 WWW.COASTLINESURVEY.COM

*[Signature]*  
 SURVEYOR

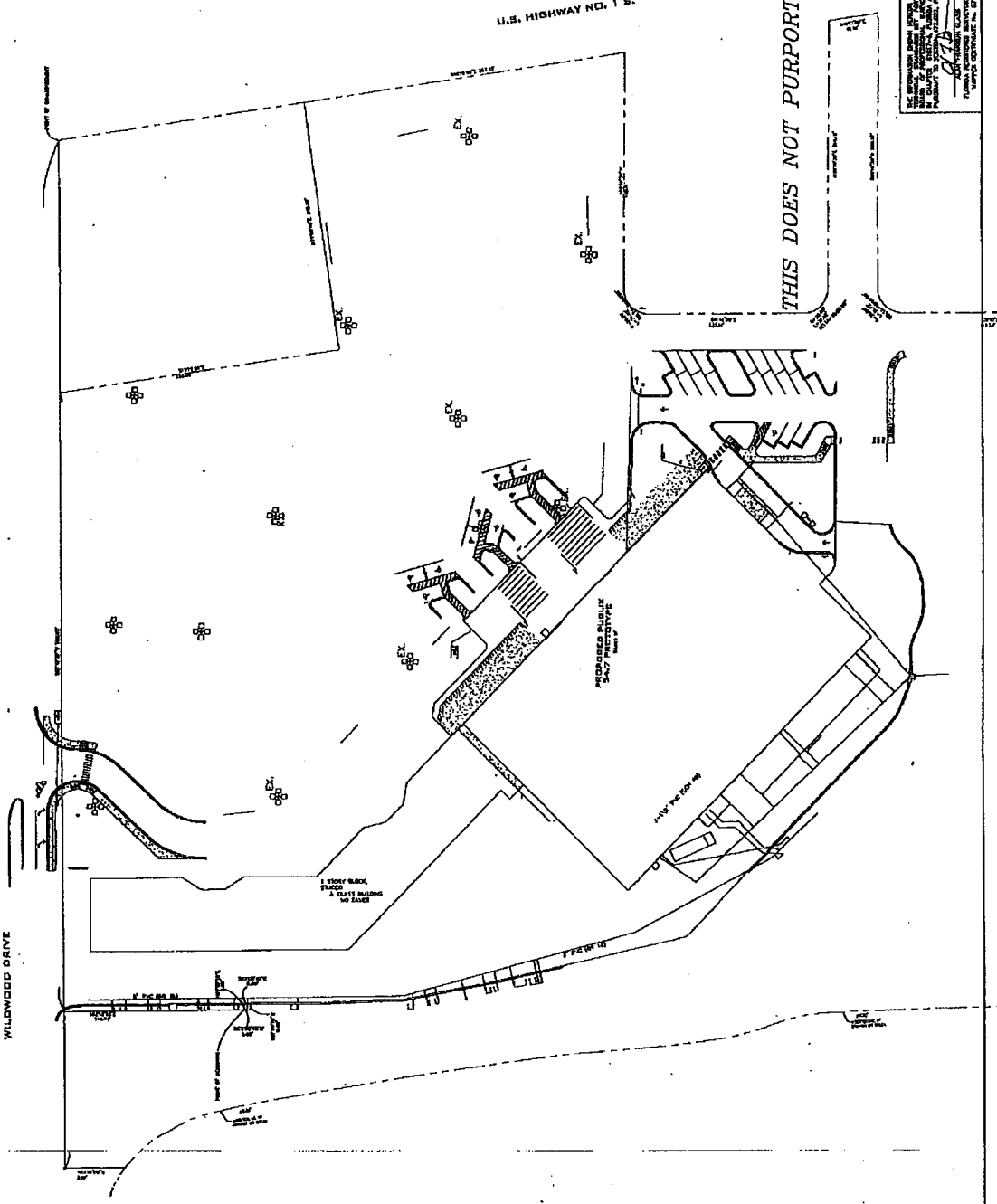
STATE OF FLORIDA  
 BOCA RATON, FLORIDA  
 BOCA RATON, FLORIDA  
 BOCA RATON, FLORIDA  
 BOCA RATON, FLORIDA





**SKETCH OF DESCRIPTION**  
**PUBLICX AT MOULTRIE SQUARE**  
WATER WHEEL EASEMENT  
ST. AUGUSTINE, FL. 32086

**PUBLICX-WMB**  
A PARCEL OF LAND IN SECTION 45, TOWNSHIP 5 NORTH, RANGE 18 EAST, ST. JOHN COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:  
  
COMENCE AT THE INTERSECTION OF THE SOUTH BENT OF WAY LINE OF WILDERWOOD DRIVE AND THE WEST BENT OF WAY LINE OF U.S. HIGHWAY NO. 1 A, 200 FEET WITH A BEARING OF S 89° 11' 10" W ALONG THE APPROXIMATE SOUTH BENT OF WAY OF WILDERWOOD DRIVE 100 FEET TO A POINT 100 FEET SOUTH OF THE SOUTH BENT OF WAY LINE OF U.S. HIGHWAY NO. 1 A, A DISTANCE OF 100 FEET TO A POINT 100 FEET WEST OF THE SOUTH BENT OF WAY LINE OF U.S. HIGHWAY NO. 1 A, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, CONTAINING 220 ACRES MORE OR LESS.



COASTLINE SURVEY, PLLC  
3715 W. WOOD WALK, SUITE 100, COVINGTON, LA 70421  
FLORENCE, SC 29505  
707-234-1555  
www.coastlinesurvey.com

THIS INSTRUMENT WAS PREPARED BY THE FIRM OF COASTLINE SURVEY, PLLC, A PROFESSIONAL ENGINEERING FIRM LICENSED BY THE STATE OF FLORIDA UNDER LICENSE NO. 17147. THE FIRM'S OFFICE IS LOCATED AT 3715 W. WOOD WALK, SUITE 100, COVINGTON, LA 70421.

# SKETCH OF DESCRIPTION

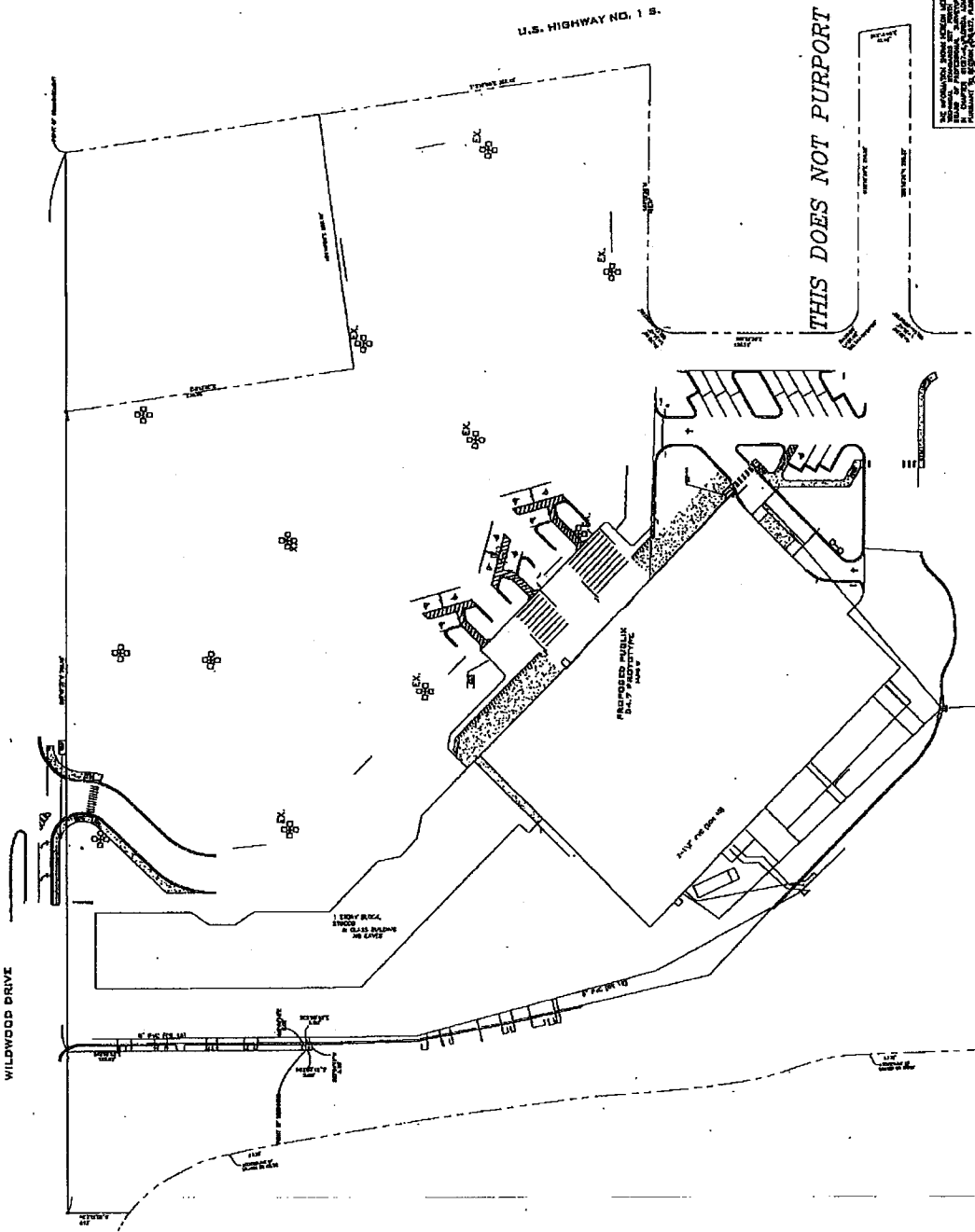
## PUBLIX AT MOULTRIE SQUARE

WATER METERS EAST/WEST  
ST AUGUSTINE, FL 32086

**PUBLICLY—WAS**

A SPACE OF LAND IN SECTION 44, TOWNSHIP 3 SOUTH, RANGE 34 EAST, ST. JOHN COUNTY, FLORIDA, BEING PART, MORE OR LESS, OF FOLLOWING:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE AND THE EAST LINE OF THE SOUTH RIGHT OF WAY LINE OF WATERSIDE DRIVE; THENCE S71°24'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF WATERSIDE DRIVE A DISTANCE OF 743.15 FEET; THENCE S89°00'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF WATERSIDE DRIVE A DISTANCE OF 250.00 FEET; THENCE S00°00'00"W ALONG THE EAST LINE OF THE SOUTH RIGHT OF WAY LINE OF WATERSIDE DRIVE A DISTANCE OF 250.00 FEET; THENCE S89°00'00"W ALONG THE SOUTH RIGHT OF WAY LINE OF WATERSIDE DRIVE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING CONTAINING 0.65 ACRES OR THEREABOUTS.



**THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY**

|  |  |
|--|--|
| <p>THIS SURVEY WAS PREPARED FOR THE CLIENT BY</p> <p>COASTLINE SURVEY, PLLC</p> <p>1015 W. U.S. HIGHWAY NO. 1 S., SUITE 100, ST. AUGUSTINE, FLORIDA 32086</p> <p>DATE: 08/25/2014</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: AS SHOWN</p> | <p>DATE: 08/25/2014</p> <p>PROJECT: PUBlix AT MOULTRIE SQUARE</p> <p>DRAWN BY: [Signature]</p> <p>CHECKED BY: [Signature]</p> <p>SCALE: AS SHOWN</p> |
|--|--|

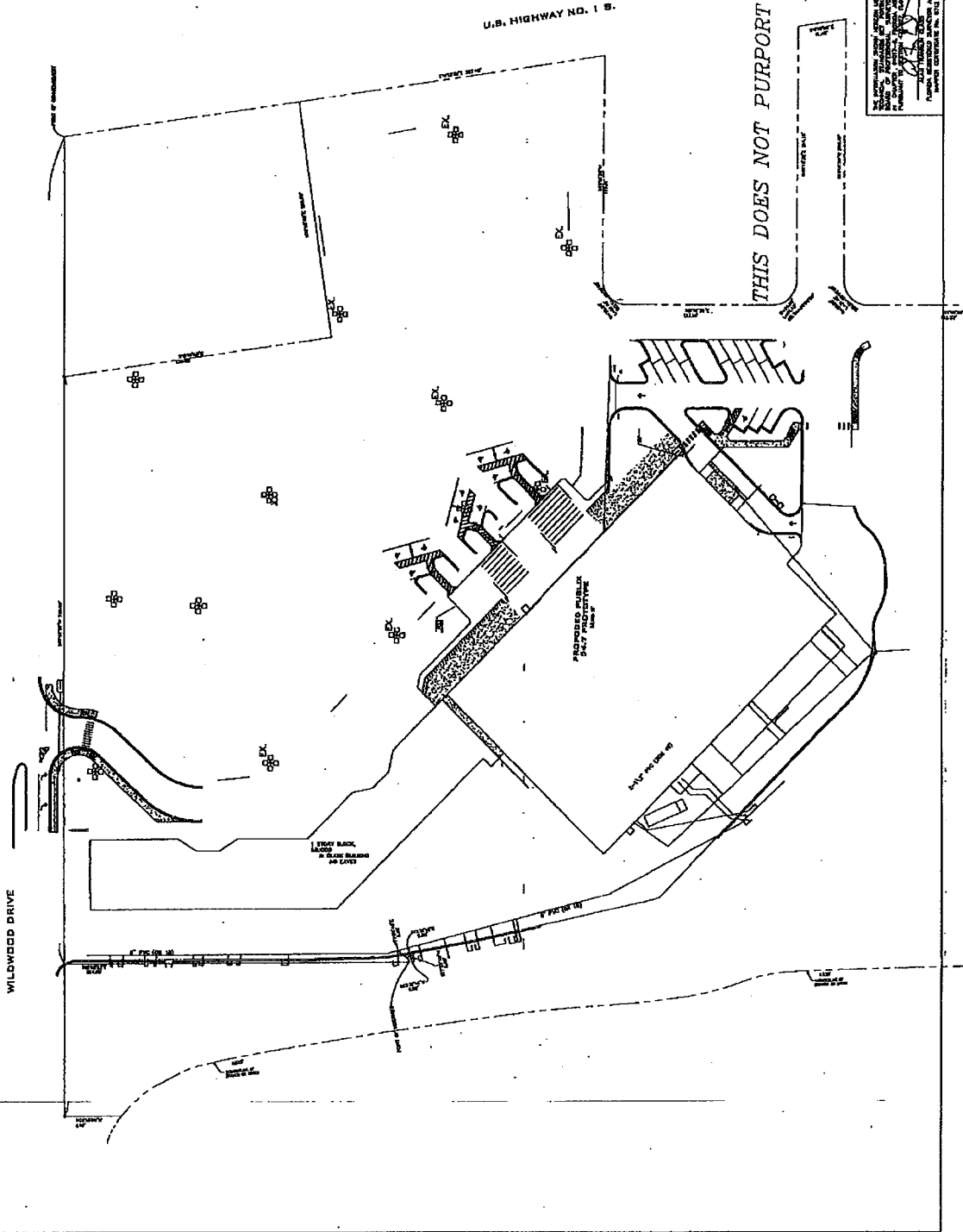


**SKETCH OF DESCRIPTION**  
**PUBLIX AT MOULTRIE SQUARE**  
 WATER METER EASEMENT  
 ST. AUGUSTINE, FL. 32086

PUBLIX-19411

A PARCEL OF LAND IN SECTION 4, TOWNSHIP 1 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH BOUNDARY OF WAY LINE OF WILLOWOOD DRIVE, A 65 FOOT WIDE COUNTY ROAD, WITH THE WEST BOUNDARY OF THE PROPOSED PUBLIX 2nd FLOOR DRIVE, A 20 FOOT WIDE DRIVE, A DISTANCE OF 64.41 FEET; THENCE S84°17'00" W ALONG THE LANDLORDS SOUTH BOUNDARY OF WAY LINE DRIVE, A DISTANCE OF 294.9 FEET; THENCE S84°17'00" W ALONG THE WEST BOUNDARY OF WAY LINE DRIVE, A DISTANCE OF 294.9 FEET TO THE POINT OF BEGINNING; THENCE N 64°17'00" W ALONG THE WEST BOUNDARY OF WAY LINE DRIVE, A DISTANCE OF 172.47 FEET; THENCE S 64°17'00" W ALONG THE WEST BOUNDARY OF WAY LINE DRIVE, A DISTANCE OF 172.47 FEET TO THE POINT OF BEGINNING, CONTAINING 3.61 ACRES MORE OR LESS.



COASTLINE SURVEY, PLLC  
 8718 W. SEAVIEW AVENUE, SUITE 100, TAMPA, FLORIDA 33626  
 (813) 973-1111  
 www.coastlinesurvey.com

DATE OF SURVEY: 12/15/11  
 DATE OF PLOTTING: 12/15/11  
 DRAWN BY: J. H. [Signature]  
 CHECKED BY: J. H. [Signature]  
 SURVEYED BY: J. H. [Signature]

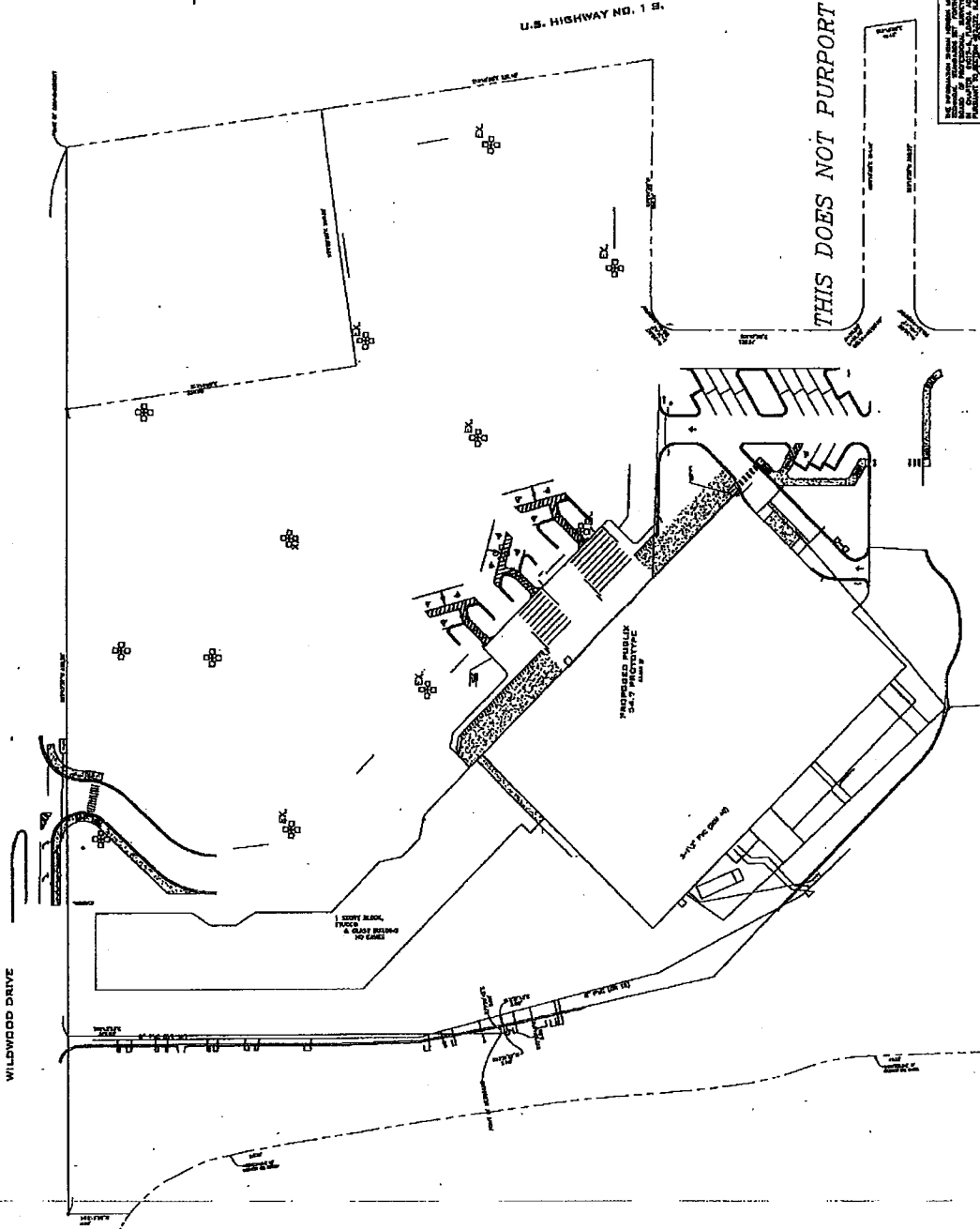


**SKETCH OF DESCRIPTION**  
**PUBLIX AT MOULTRIE SQUARE**  
 WATER METER EASEMENT  
 ST AUGUSTINE, FL 32086

PUBLIC-14113

A PARCEL OF LAND IN SECTION 46, TOWNSHIP 8 SOUTH, RANGE 26 EAST, 37  
 DEER COUNTY, OHIO, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF  
 WALKER DRIVE, A 46 FOOT WIDE COUNTY ROAD, WITH THE WEST RIGHT OF  
 WAY LINE OF ILLA, A 46 FOOT WIDE COUNTY ROAD, WHICH THE WEST RIGHT OF  
 WAY LINE OF ILLA, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 87°07'37" N ALONG THE FOREWARD SOUTH RIGHT OF WAY OF  
 DRIVE, A DISTANCE OF 662.3 FEET, THENCE DEPARTING SAID RIGHT OF WAY'S  
 DRIVE, A DISTANCE OF 242.8 FEET TO THE POINT OF BEGINNING, THENCE IN  
 THE FOLLOWING ORDER:  
 1. 27°58'00" W, A DISTANCE OF 240.0 FEET, THENCE IN SOUTHWEST  
 QUARTER OF 240 FEET TO THE POINT OF BEGINNING, CONTAINING 240 ACRES  
 MORE OR LESS.



**THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY**

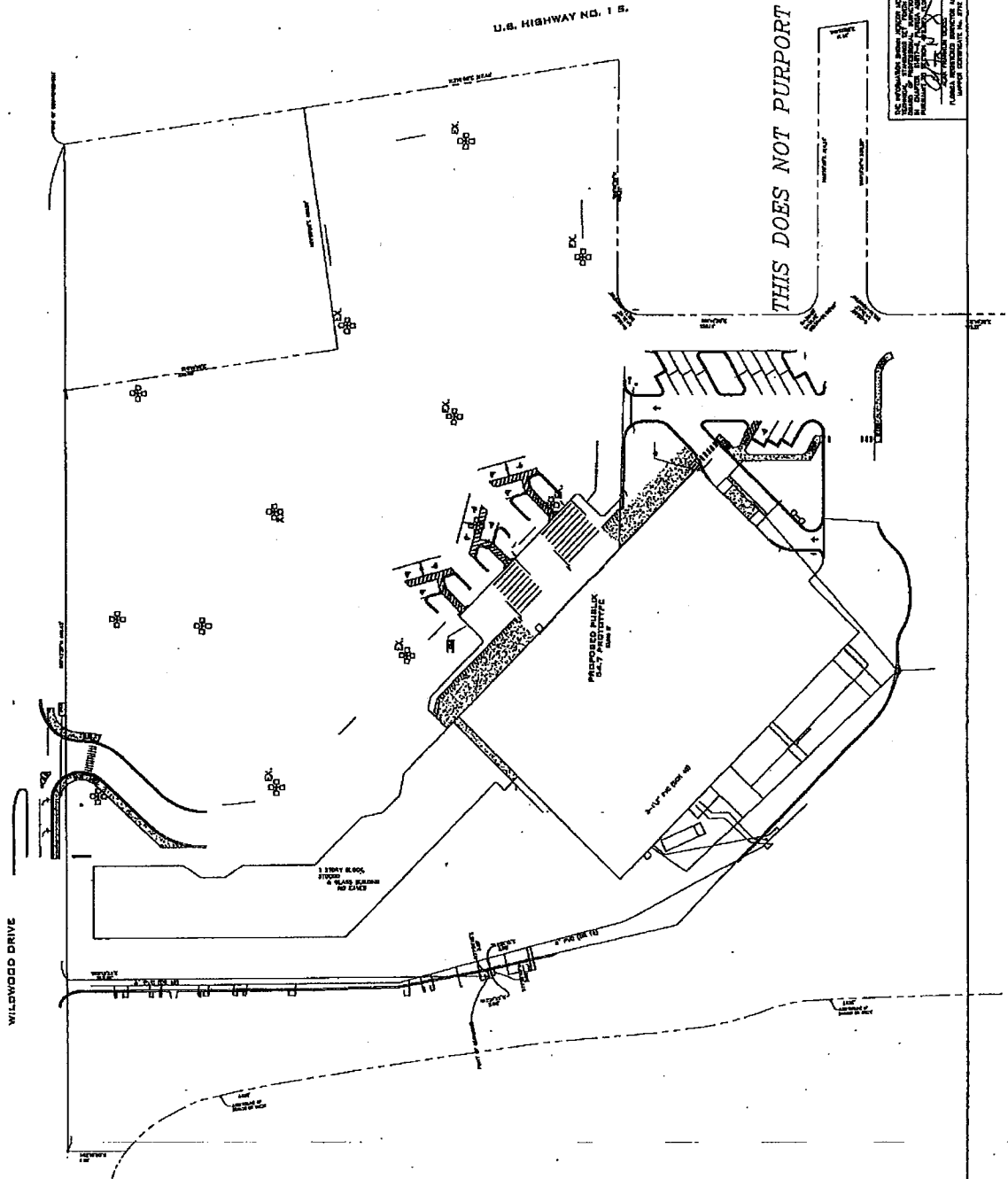
THE INFORMATION HEREON IS BASED UPON THE RECORDS OF THE PUBLIC RECORDS OF FLORIDA IN THE OFFICE OF THE CLERK OF THE PUBLIC RECORDS, ST. AUGUSTINE, FLORIDA, AND THE RECORDS OF THE PUBLIC RECORDS OF FLORIDA IN THE OFFICE OF THE CLERK OF THE PUBLIC RECORDS, ST. AUGUSTINE, FLORIDA. THE INFORMATION HEREON IS NOT TO BE USED AS A SUBSTITUTE FOR A PROFESSIONAL SURVEY.

**COASTLINE SURVEY, PLLC**

8718 W. 10th Avenue, Jacksonville, Florida 32210  
 Phone: 904.320.1234  
 Fax: 904.320.1235  
 Email: info@coastlinesurvey.com

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE WATER METER CASING ST AUGUSTINE, FL 32086

**PUBLIX-WM14**  
A PARCEL OF LAND IN SECTION 68, TOWNSHIP 8 SOUTH, RANGE 18 EAST, 37  
PINNAC COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF  
WILLOWOOD DRIVE, A 20 FOOT WIDE COUNTY ROAD, WITH THE WEST ALIGH OF  
WAY LINE OF U.S. HIGHWAY NO. 1 S, A 30 FOOT WIDE STATE ROAD, THENCE S  
17°15'45" E ALONG THE FOREHAND RIGHT RIGHT OF WAY OF WILLOWOOD  
DRIVE A DISTANCE OF 177.15' TO THE POINT OF BEGINNING, THENCE N  
77°45'15" E, A DISTANCE OF 340 FEET, THENCE S 17°15'45" E, A DISTANCE OF 2.00  
FEET, THENCE N 77°45'15" E, A DISTANCE OF 340 FEET, THENCE S 17°15'45" E,  
A DISTANCE OF 2.00 FEET TO THE POINT OF BEGINNING, CONTIGUOUS BOUNDARY  
LINES OR LINES.



U.S. DEPARTMENT OF THE INTERIOR  
BUREAU OF LAND MANAGEMENT  
WASHINGTON, D.C. 20250  
FLORIDA BUREAU OF LAND MANAGEMENT  
TALLAHASSEE, FLORIDA 32309  
DATE: 07/14/2014  
DRAWN: J. H. HARRIS  
CHECKED: J. H. HARRIS  
SCALE: AS SHOWN  
JOB NO.: 14-001  
SHEET NO.: 1 OF 1

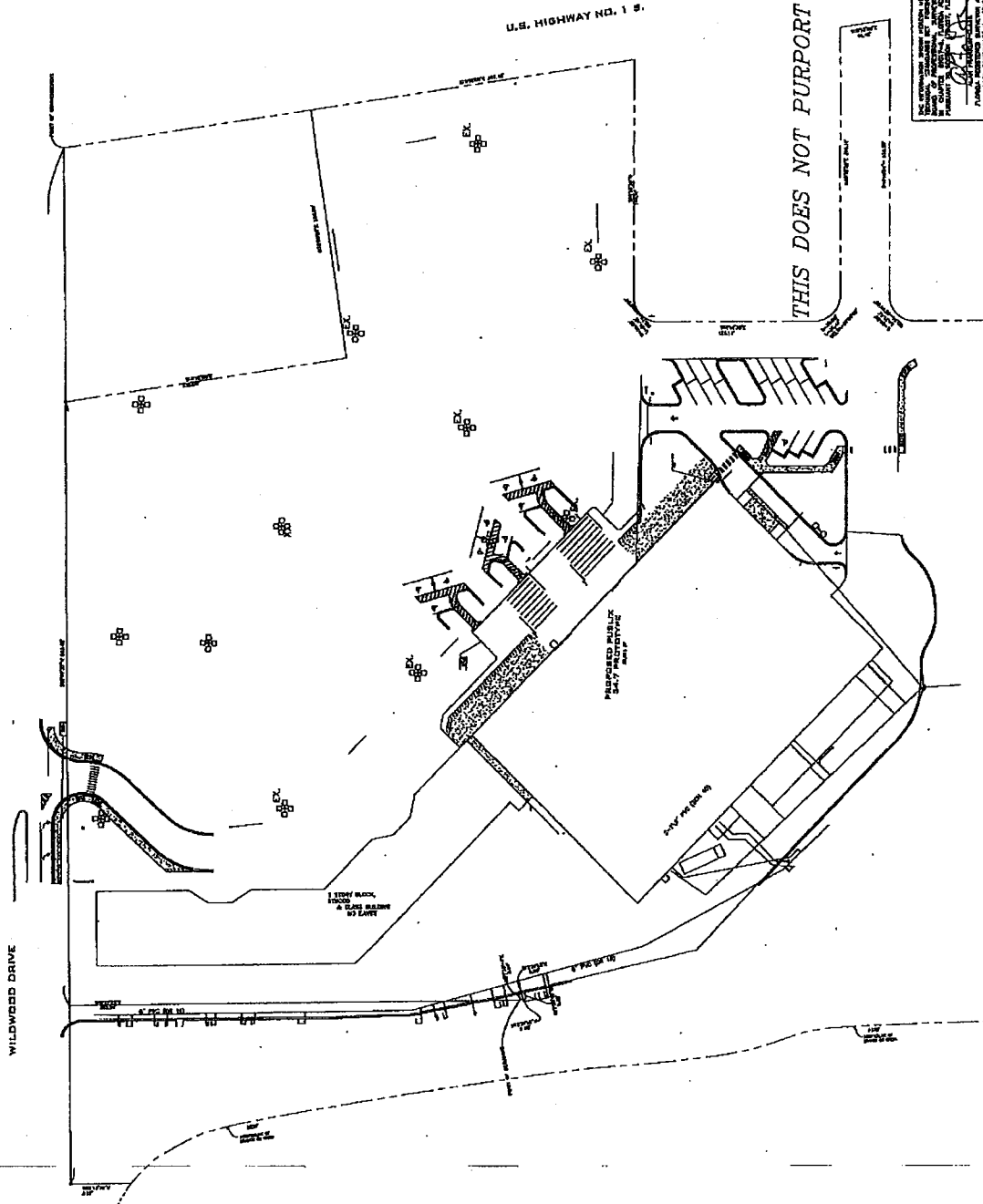
COASTLINE SURVEY, PLLC

THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE WATER METER EASEMENT BY ALAUSTINE, FL 32066

PUBLIX-74115  
A PARCEL OF LAND IN SECTION 42, TOWNSHIP 1 SOUTH, RANGE 30 EAST, 87  
JUNIOR COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF  
WILLOW DRIVE, A 60 FOOT WIDE COUNTY ROAD, WITH THE WEST RIGHT OF  
WAY LINE OF U.S. HIGHWAY NO. 1, A 120 FOOT WIDE RIGHT OF WAY, THENCE S  
17°45'10" W ALONG THE AEREAID SOUTH RIGHT OF WAY LINE OF U.S.  
HIGHWAY NO. 1, A DISTANCE OF 100 FEET TO THE POINT OF BEGINNING, THENCE N  
77°45'10" E, A DISTANCE OF 450 FEET TO THE POINT OF BEGINNING, THENCE N  
17°45'10" W, A DISTANCE OF 100 FEET, THENCE S 17°45'10" E, A DISTANCE OF 200  
FEET TO THE POINT OF BEGINNING, CONTAINING THEREABOUTS  
ACRES OR LARS.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

COASTLINE SURVEY, PLLC  
 8714 N. HAYDEN ROAD, SUITE 100, ALAUSTINE, FL 32006  
 PHONE: 407.255.1111  
 FAX: 407.255.1112  
 www.coastlinesurvey.com  
 I, [Signature], Surveyor, do hereby certify that the above is a true and correct copy of the original as filed in the public records of the State of Florida.  
 Date: 11/15/11



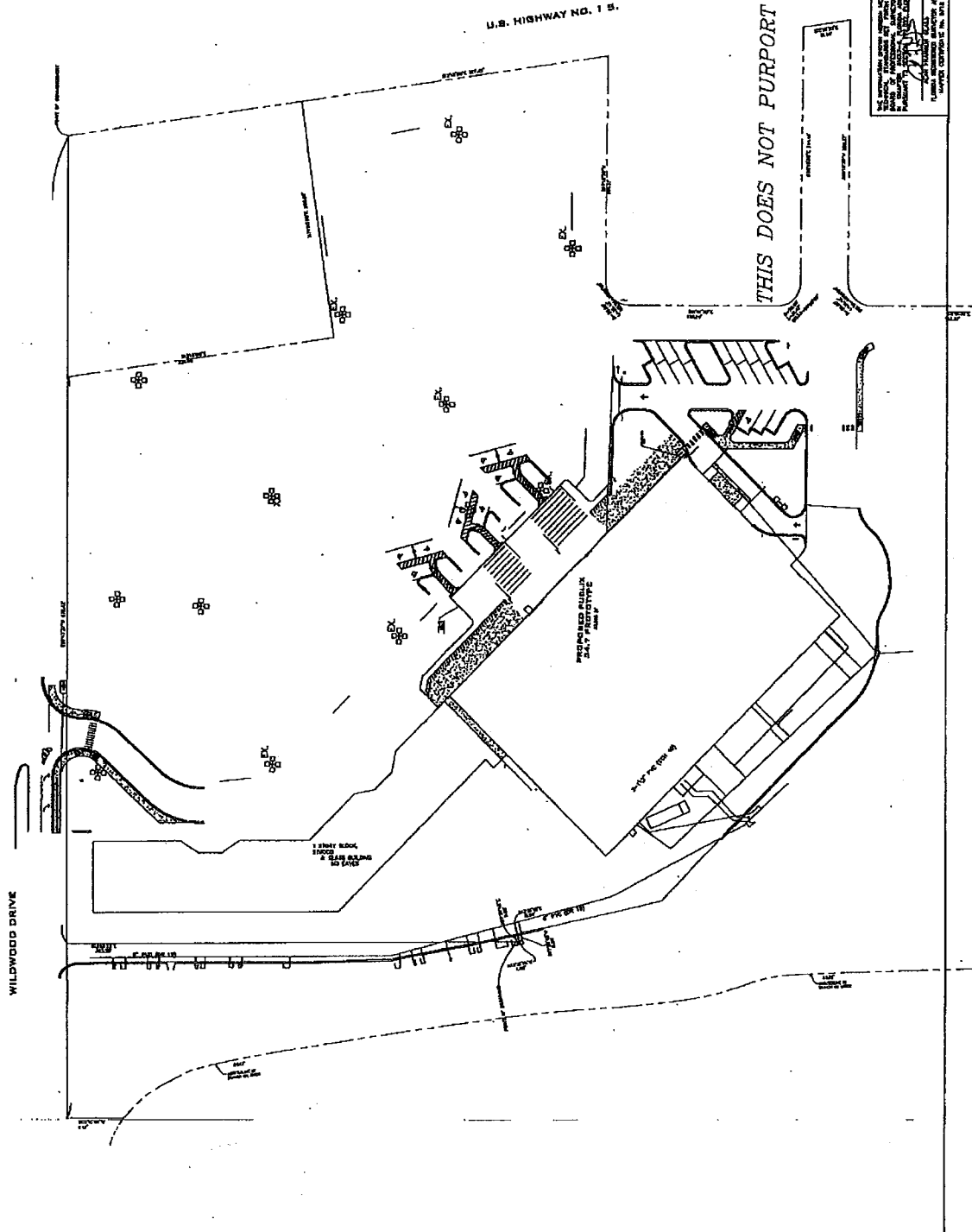
# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE

WATER METER EASEMENT  
ST. AUGUSTINE, FL. 32286

## PUBLIX-WM15

A PARCEL OF LAND IN SECTION 46, TOWNSHIP 8 SOUTH, RANGE 38 EAST, ST. JOHN COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF WILLOWOOD DRIVE, A 66 FOOT WIDE COUNTY ROAD, WITH THE WEST BOUNDARY OF THE PARCEL OF LAND BEING FULLY DESCRIBED AS FOLLOWS: BEING 1.50 ACRES, MORE OR LESS, AND BEING THE SOUTH RIGHT-OF-WAY LINE OF SAID ROAD, A DISTANCE OF 155.5 FEET TO THE POINT OF BEGINNING; THENCE IN THE NORTH 89° 58' 15" WEST ALONG THE SOUTH BOUNDARY OF SAID ROAD, A DISTANCE OF 155.5 FEET TO THE POINT OF BEGINNING; THENCE IN THE NORTH 89° 58' 15" WEST ALONG THE SOUTH BOUNDARY OF SAID ROAD, A DISTANCE OF 155.5 FEET TO THE POINT OF BEGINNING; CONTAINING 2.00 ACRES, MORE OR LESS.



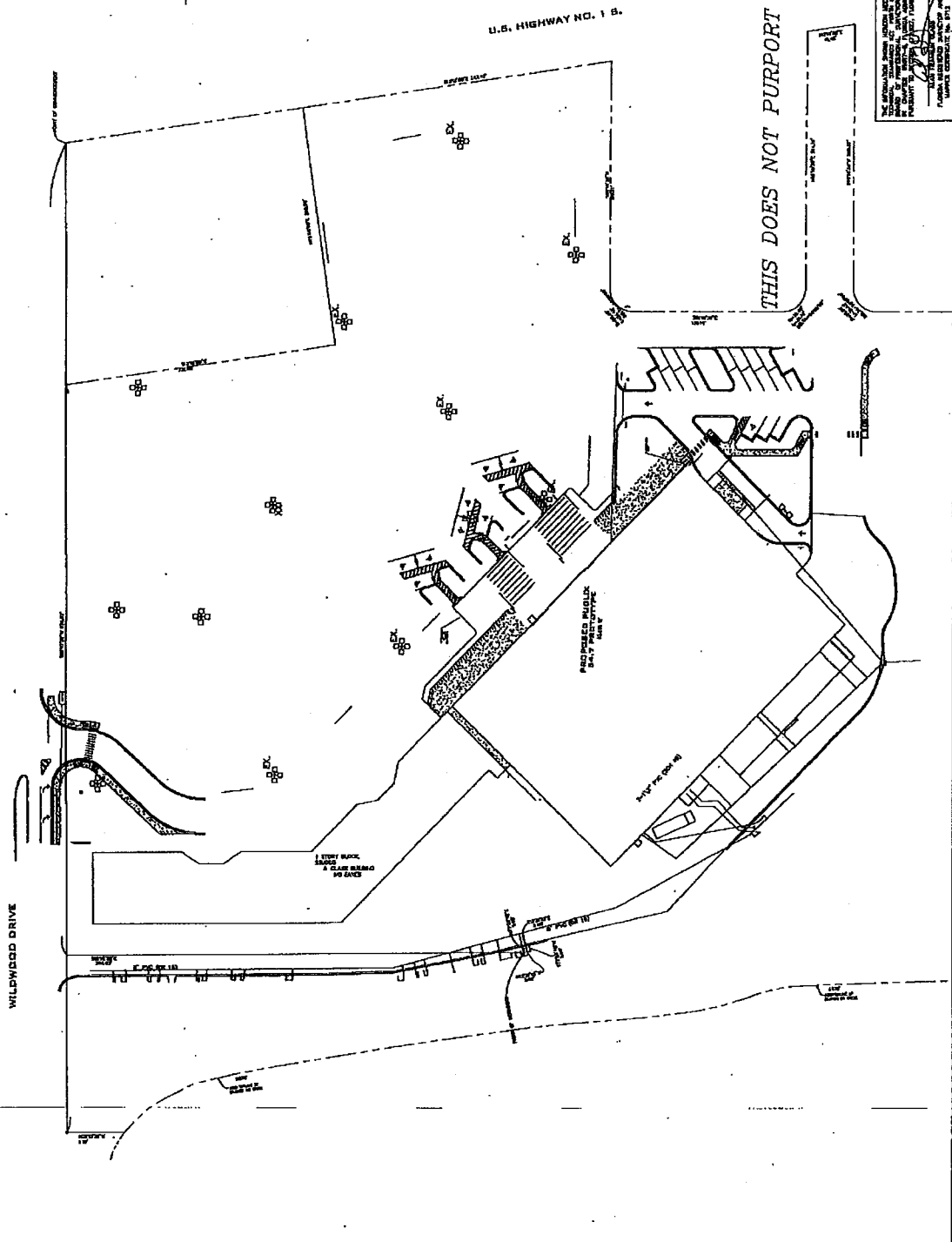
THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

COASTLINE SURVEY, PLLC  
8715 W. BAYVIEW DRIVE, SUITE 100, PALM BEACH, FLORIDA 33420  
TEL: 561-833-1111 FAX: 561-833-1112  
WWW.COASTLINESURVEY.COM

SKETCH OF DESCRIPTION  
 PUBLIX AT MOULTRIE SQUARE  
 WATER METER EASTMOST  
 ST. ADMINISTRATIVE, FL. 31086

PUBLIX-18417  
 A PARCELS OF LAND IN SECTION 46, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, IDENTIFICATION NUMBER 18417, IS DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE AND THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 S. WITH THE WEST CORNER OF PUBLIX AT MOULTRIE SQUARE, A DISTANCE OF 164.77' W. ALONG THE FOREWARD ROUTE RIGHT OF WAY OF WILLOWOOD DRIVE, A DISTANCE OF 164.77' THENCE DEPARTING SAID RIGHT OF WAY S 79° 45' 15" E, A DISTANCE OF 164.77' TO THE POINT OF BEGINNING, THENCE S 79° 45' 15" E, A DISTANCE OF 164.77' THENCE S 79° 45' 15" E, A DISTANCE OF 164.77' TO THE POINT OF BEGINNING, CONTAINING ONE ACRES MORE OR LESS.



|   |   |
|---|---|
| THIS SKETCH IS NOT TO BE USED AS A BOUNDARY SURVEY. IT IS A SKETCH OF THE GENERAL LAYOUT OF THE PROPERTY DESCRIBED IN THE ADJACENT DEED. IT IS NOT TO BE USED AS A BOUNDARY SURVEY. |   |
| COASTLINE SURVEY, PLLC<br>8718 W. US HWY 1 S, SUITE 100<br>TAMPA, FLORIDA 33613   | DATE: 11/11/11<br>DRAWN BY: J. J. JONES<br>CHECKED BY: J. J. JONES<br>SCALE: AS SHOWN<br>PROJECT NO.: 11111 |

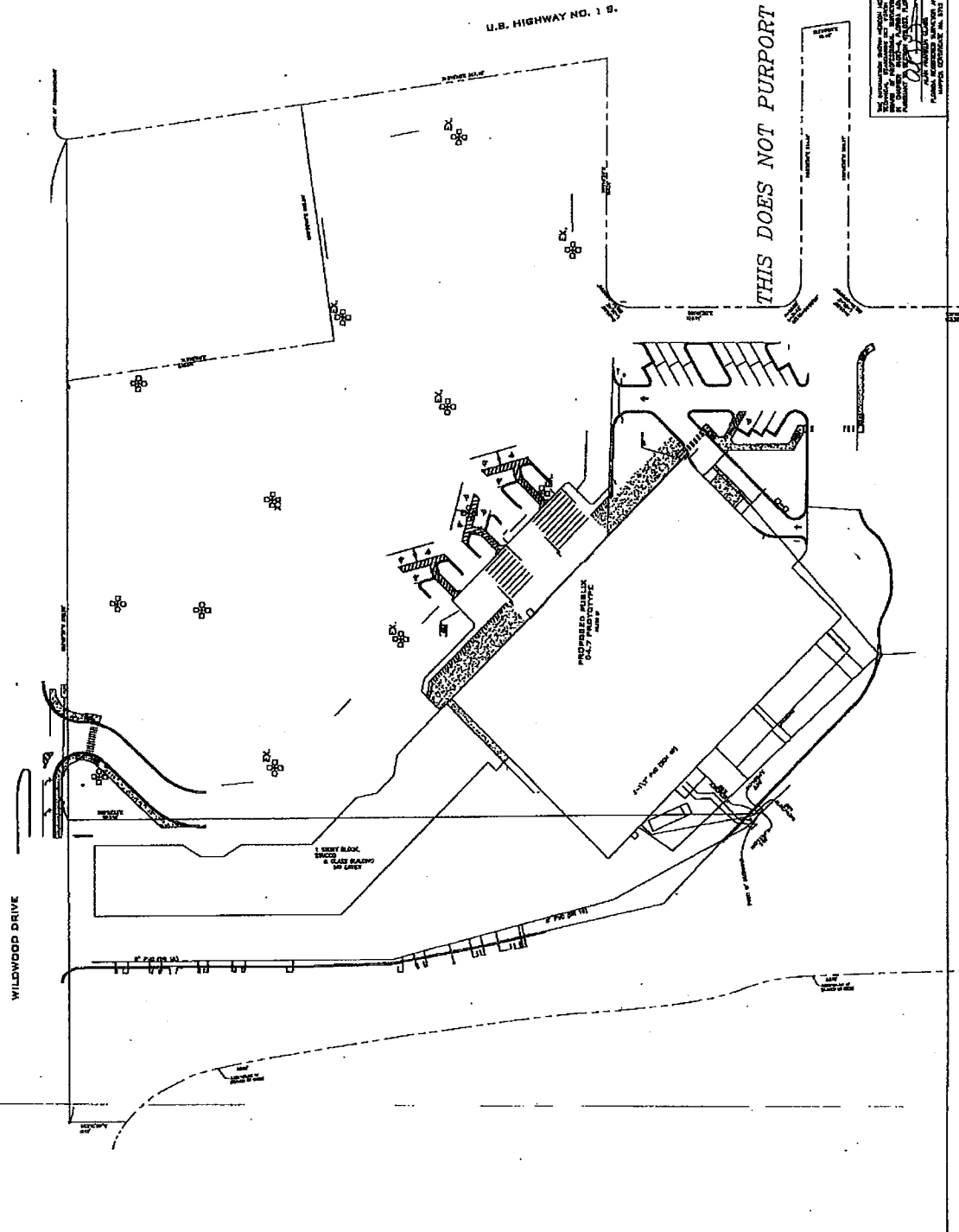
# SKETCH OF DESCRIPTION PUBLIX AT MOULTRIE SQUARE

WATER METER FAULTS  
BY AUGUSTINE, FL 32086

PUBLIX-1816

A PORTION OF LAND IN SECTION 44, TOWNSHIP 1 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WILLOWOOD DRIVE AND THE COUNTY ROAD WITHIN THE WEST RIGHT OF WAY LINE OF WILLOWOOD DRIVE, THENCE S 89° 45' 00" W, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING; THENCE N 01° 15' 00" W, A DISTANCE OF 150 FEET; THENCE N 89° 45' 00" W, A DISTANCE OF 150 FEET; THENCE S 89° 45' 00" W, A DISTANCE OF 150 FEET TO THE POINT OF BEGINNING, CONTAINING 2000 ACRES MORE OR LESS.



THIS DOES NOT PURPORT TO BE A BOUNDARY SURVEY

COASTLINE SURVEY, PLLC  
 8715 W. US-90, SUITE 100, TAMPA, FLORIDA 33615  
 TEL: 813-973-1111  
 FAX: 813-973-1112  
 WWW.COASTLINESURVEY.COM



EXHIBIT "B" TO RESOLUTION

**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

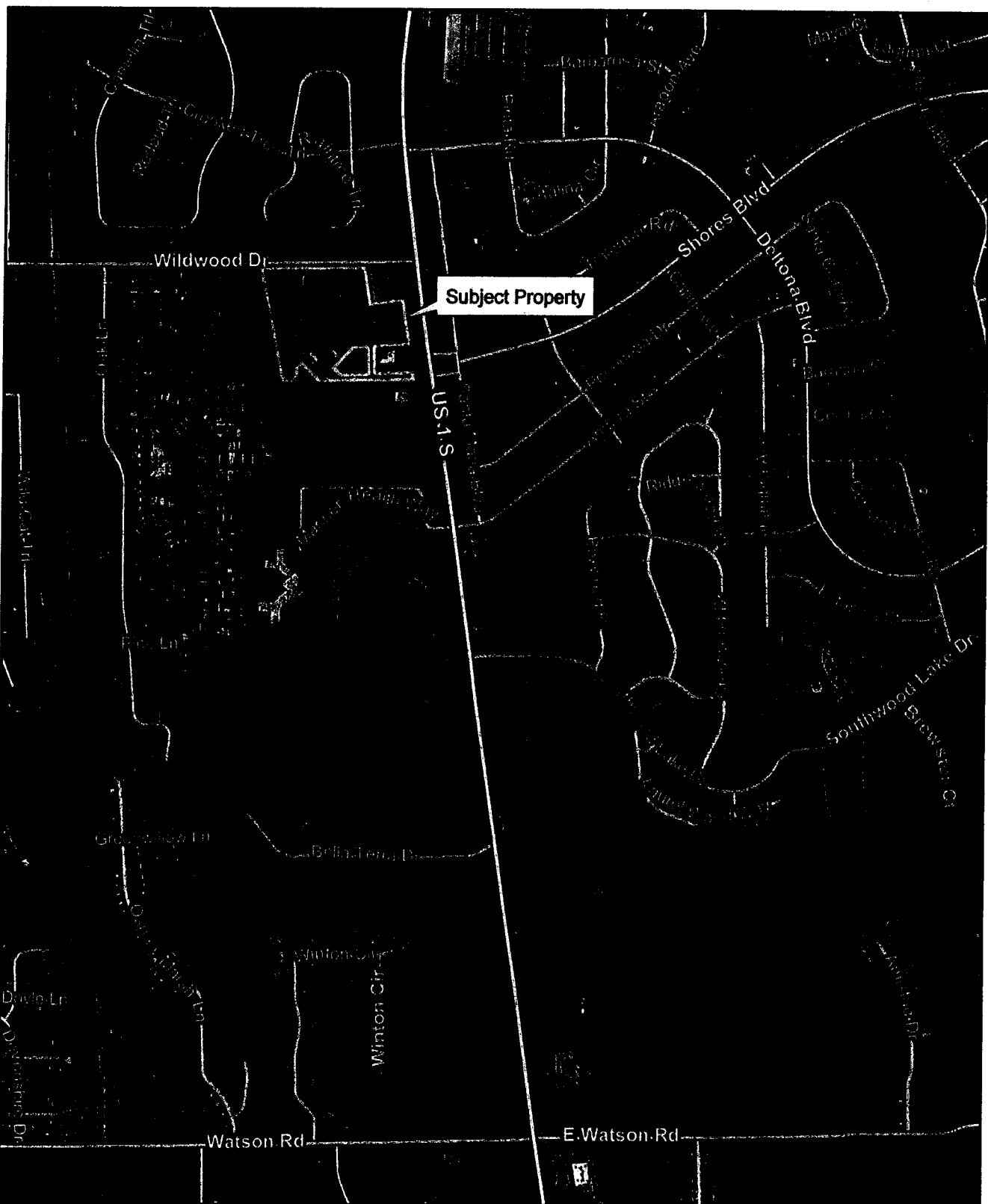
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Publix @ Moultrie Square Store 377  
DATE: August 3, 2016

Please present the Easement to the Board of County Commissioners (BCC) for final approval and acceptance of Publix @ Moultrie Square Store 377.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2013 Aerial Imagery

0 500 1,000

Feet

August 25, 2016

**Publix @ Moultrie Square**

*Easement for Utilities*

**Land Management  
Systems  
Real Estate  
Division  
(904) 209-0764**

**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.

