

RESOLUTION NO. 2018- 303

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE PINE ISLAND ROAD RIGHT-OF-WAY.**

**RECITALS:**

**WHEREAS**, St. Johns County ("County") owns a portion of the right-of-way of Pine Island Road lying in Sections 20, 21 and 61, Township 5 South, Range 29 East, by virtue of deed recorded in Deed Book 190, page 385 and rerecorded in Deed Book 192, page 70, of the public records of St. Johns County, Florida; and

**WHEREAS**, Sonoc Company, LLC, a Delaware limited liability company, ("Sonoc") owns the land surrounding the County's right-of-way; and

**WHEREAS**, a recent survey of Sonoc's land shows a portion of the actual maintained right-of-way lies outside of the deeded right-of-way; and

**WHEREAS**, Sonoc has agreed to accept from the County a portion of the deeded right-of-way, as described in County Deed attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, in consideration for the above deed Sonoc has agreed to convey a parcel for right-of-way as an exchange parcel to the County, as described in Deed of Dedication Right-of-Way, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, said exchange of real property has been advertised in accordance with the requirements of Section 125.37, Florida Statutes, and it is in the best interest of the public for the maintained right-of-way to be owned by the 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 County Deed from the County to Sonoc is hereby approved and the Chair of the Board is hereby authorized to execute the County Deed on behalf of the County.

Section 3. The Deed of Dedication Right-of-Way from Sonoc to the County conveying the maintained right-of-way is hereby accepted.

Section 4. The Clerk is instructed to record the original County Deed followed by the Deed of Dedication Right-of-Way in the public records of St. Johns County, Florida.

Section 5. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners this 18 day of September, 2018.

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

By: Paul M. Waldron  
Paul M. Waldron, Vice Chairman

**ATTEST:** Hunter S. Conrad, Clerk

By: Sam Hatteiman  
Deputy Clerk

RENDITION DATE 9/20/18

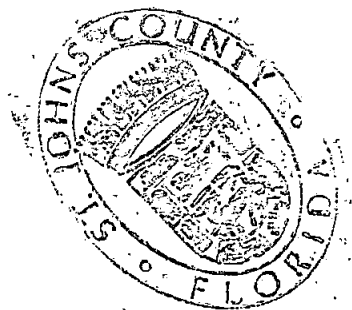


Exhibit "A" to Resolution

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2018, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **SONOC COMPANY, LLC**, a Delaware limited liability company, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")**

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

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Chair

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018,  
by Henry Dean, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf  
of the Board. He is personally know to me or has produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A"**

All of the land described in the Warranty Deed recorded in Deed Book 190, page 385 and rerecorded in Deed Book 192, page 70, both of the public records of St. Johns County, Florida. Such land is also described as follows:

A 60-foot right-of-way to be used as a County road through Sections 20 and 21 and Roque Leonardi Grant, Section 61, all in Township 5 South, Range 29 East, of which the following description is the centerline, to wit:

Commence at the Southeast corner of Section 20, Township 5 South, Range 29 East, run thence West along the Southern boundary of said Section 20 a distance of 1102 feet to a point which is in the center line of said right-of-way of the said proposed County road; thence North 45 degrees 30 minutes East 617 feet; thence North 17 degrees East 212 feet; thence North 42 degrees 30 minutes East 300 feet; thence North 77 degrees 30 minutes East 516 feet; thence North 65 degrees East 400 feet; thence North 59 degrees 30 minutes East 400 feet; thence North 73 degrees East 600 feet; thence North 65 degrees East 741.5 feet; thence North 89 degrees 30 minutes East 500 feet; thence North 61 degrees East 162 feet; thence North 10 degrees 30 minutes West 300 feet; thence North 6 degrees East 500 feet; thence North 37 degrees East 360 feet; thence North 3 degrees East 1083 feet; thence North 23 degrees 30 minutes East 270 feet; thence North 34 degrees East 431 feet; thence North 41 degrees East 666 feet; thence North 59 degrees East 400 feet; thence North 71 degrees East 270 feet; thence North 40 degrees East 600 feet; thence North 49 degrees East 252 feet to the campsite owned by the Girl Scout Council of Duval County, Florida, Inc., and the marsh of Deep Creek in the Easterly and Westerly line of Section 61, Township 5 South, Range 29 East, a distance of 9580.5 feet, more or less, all in accordance with survey of road location through Sections 20, 21 and Roque Leonardi Grant, Section 61, Township 5 South, Range 29 East, St. Johns County, Florida, dated February 17, 1951, by W. L. Yancey, Registered Surveyor.

Exhibit "B" to Resolution

PREPARED BY AND RETURN TO:  
NICHOLAS A. DYAL, ESQ.  
GUNSTER YOAKLEY & STEWART, P.A.  
222 WATER STREET, SUITE 1750  
JACKSONVILLE, FLORIDA 32202

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS DEED OF DEDICATION**, made and executed this \_\_\_ day of \_\_\_\_\_, 2018, by **SONOC COMPANY, LLC**, a Delaware limited liability company ("Grantor"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

**WITNESSETH:** that for and in consideration of the acceptance of this Deed of Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").

**TO HAVE AND HOLD** the same unto Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**AND** the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

*[This Space Intentionally Left Blank]*

**Note to Clerk:** Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

**GRANTOR:**

Signed, sealed and delivered  
in the presence of:

**SONOC COMPANY, LLC**  
a Delaware limited liability company

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

By: \_\_\_\_\_  
Jed V. Davis  
Vice President

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

STATE OF FLORIDA            )  
  )SS  
COUNTY OF DUVAL         )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by Jed V. Davis, the Vice President of **SONOC COMPANY, LLC**, a Delaware limited liability company, on behalf of the company.

\_\_\_\_\_  
(Print Name \_\_\_\_\_)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_  
Personally Known \_\_\_\_\_  
or Produced I.D. \_\_\_\_\_  
[check one of the above]  
Type of Identification Produced \_\_\_\_\_



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

July 25, 2017  
Pine Island  
Page 1 of 3

Work Order No. 17-121.00  
File No. 124B-08.00A

### Right of Way Relocation Parcel 1

A portion of Sections 20 and 21, and a portion of Section 61 of the Rogue Leonardi Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 20; thence South  $89^{\circ}09'44''$  West, along the Southerly line of said Section 20, a distance of 1020.91 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $89^{\circ}09'44''$  West, along said Southerly line of Section 20, a distance of 77.73 feet to a point on a curve concave Southeasterly having a radius of 1105.00 feet; thence Northeasterly, departing said Southerly line and along the arc of said curve, through a central angle of  $05^{\circ}11'03''$ , an arc length of 99.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $39^{\circ}55'39''$  East, 99.95 feet; thence North  $42^{\circ}31'10''$  East, 203.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 2280.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $05^{\circ}14'04''$ , an arc length of 208.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}08'12''$  East, 208.22 feet; thence North  $47^{\circ}45'14''$  East, 46.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 370.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $22^{\circ}26'09''$ , an arc length of 144.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $36^{\circ}32'10''$  East, 143.96 feet; thence North  $25^{\circ}19'06''$  East, 159.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 480.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $45^{\circ}42'13''$ , an arc length of 382.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $48^{\circ}10'12''$  East, 372.82 feet; thence North  $71^{\circ}01'19''$  East, 34.83 feet to the point of curvature of a curve concave Southerly having a radius of 680.00 feet; thence Easterly along the arc of said curve, through a central angle of  $11^{\circ}37'56''$ , an arc length of 138.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $76^{\circ}50'17''$  East, 137.82 feet; thence North  $82^{\circ}39'14''$  East, 18.05 feet to the point of curvature of a curve concave Northerly having a radius



**Pine Island Right of Way Parcel 1 (continued)**

of 1070.00 feet; thence Easterly along the arc of said curve, through a central angle of  $18^{\circ}40'51''$ , an arc length of 348.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $73^{\circ}18'49''$  East, 347.32 feet; thence North  $63^{\circ}58'23''$  East, 205.90 feet to the point of curvature of a curve concave Northwesterly having a radius of 2220.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $03^{\circ}33'12''$ , an arc length of 137.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}11'48''$  East, 137.65 feet; thence North  $60^{\circ}25'12''$  East, 190.64 feet to the point of curvature of a curve concave Southeasterly having a radius of 2030.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $12^{\circ}18'52''$ , an arc length of 436.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}34'38''$  East, 435.47 feet; thence North  $72^{\circ}44'04''$  East, 133.24 feet to the point of curvature of a curve concave Northerly having a radius of 3870.00 feet; thence Easterly along the arc of said curve, through a central angle of  $08^{\circ}09'28''$ , an arc length of 551.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}39'20''$  East, 550.55 feet; thence North  $64^{\circ}34'36''$  East, 248.45 feet to the point of curvature of a curve concave Southerly having a radius of 580.00 feet; thence Easterly along the arc of said curve, through a central angle of  $27^{\circ}43'00''$ , an arc length of 280.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $78^{\circ}26'06''$  East, 277.85 feet; thence South  $87^{\circ}42'24''$  East, 174.00 feet to the point of curvature of a curve concave Northerly having a radius of 520.00 feet; thence Easterly along the arc of said curve, through a central angle of  $33^{\circ}57'30''$ , an arc length of 308.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $75^{\circ}18'51''$  East, 303.71 feet; thence North  $58^{\circ}20'06''$  East, 13.41 feet; thence South  $31^{\circ}39'54''$  East, 60.00 feet; thence South  $58^{\circ}20'06''$  West, 13.41 feet to the point of curvature of a curve concave Northerly having a radius of 580.00 feet; thence Westerly along the arc of said curve, through a central angle of  $33^{\circ}57'30''$ , an arc length of 343.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $75^{\circ}18'51''$  West, 338.75 feet; thence North  $87^{\circ}42'24''$  West, 174.00 feet to the point of curvature of a curve concave Southerly having a radius of 520.00 feet; thence Westerly along the arc of said curve, through a central angle of  $27^{\circ}43'00''$ , an arc length of 251.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $78^{\circ}26'06''$  West, 249.10 feet; thence South  $64^{\circ}34'36''$  West, 248.45 feet to the point of curvature of a curve concave Northerly having a radius of 3930.00 feet; thence Westerly along the arc of said curve, through a central angle of  $08^{\circ}09'28''$ , an arc length of 559.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $68^{\circ}39'20''$  West, 559.08 feet; thence South  $72^{\circ}44'04''$  West, 133.24 feet to the point of curvature of a curve concave Southeasterly having a radius of 1970.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $12^{\circ}18'52''$ , an arc length of 423.41 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}34'38''$  West, 422.60 feet; thence South  $60^{\circ}25'12''$  West, 190.64 feet to the point of curvature of a curve concave Northwesterly having a radius of 2280.00 feet; thence

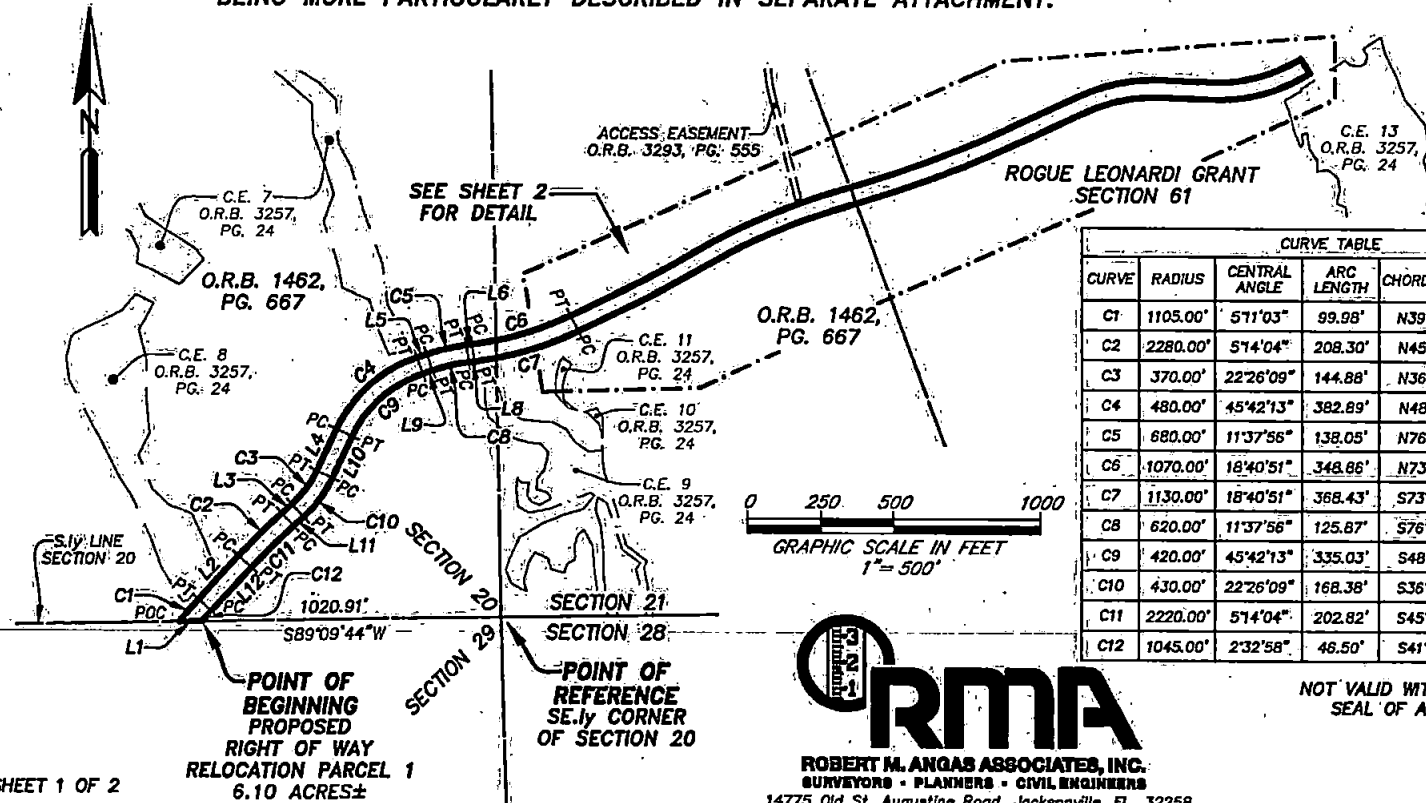
**Pine Island Right of Way Parcel 1 (continued)**

Southwesterly along the arc of said curve, through a central angle of  $03^{\circ}33'12''$ , an arc length of 141.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $62^{\circ}11'48''$  West, 141.37 feet; thence South  $63^{\circ}58'23''$  West, 205.90 feet to the point of curvature of a curve concave Northerly having a radius of 1130.00 feet; thence Westerly along the arc of said curve, through a central angle of  $18^{\circ}40'51''$ , an arc length of 368.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $73^{\circ}18'49''$  West, 366.80 feet; thence South  $82^{\circ}39'14''$  West, 18.05 feet to the point of curvature of a curve concave Southerly having a radius of 620.00 feet; thence Westerly along the arc of said curve, through a central angle of  $11^{\circ}37'56''$ , an arc length of 125.87 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $76^{\circ}50'17''$  West, 125.66 feet; thence South  $71^{\circ}01'19''$  West, 34.83 feet to the point of curvature of a curve concave Southeasterly having a radius of 420.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $45^{\circ}42'13''$ , an arc length of 335.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $48^{\circ}10'12''$  West, 326.21 feet; thence South  $25^{\circ}19'06''$  West, 159.03 feet to the point of curvature of a curve concave Northwesterly having a radius of 430.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $22^{\circ}26'09''$ , an arc length of 168.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $36^{\circ}32'10''$  West, 167.30 feet; thence South  $47^{\circ}45'14''$  West, 46.59 feet to the point of curvature of a curve concave Southeasterly having a radius of 2220.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $05^{\circ}14'04''$ , an arc length of 202.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ}08'12''$  West, 202.74 feet; thence South  $42^{\circ}31'10''$  West, 203.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 1045.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}32'58''$ , an arc length of 46.50 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $41^{\circ}14'42''$  West, 46.49 feet.

Containing 6.10 acres, more or less;

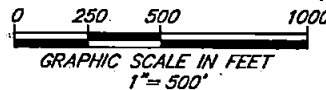
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 20 AND 21, AND A PORTION OF SECTION 61 OF THE ROGUE  
LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,  
ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL  
RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
C.E. CONSERVATION EASEMENT  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
POC POINT ON CURVE  
PT POINT OF TANGENCY  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1105.00'	51°1'03"	99.98'	N39°55'39"E	89.95'
C2	2280.00'	51°4'04"	208.30'	N45°08'12"E	208.22'
C3	370.00'	22°26'09"	144.88'	N36°32'10"E	143.96'
C4	480.00'	45°42'13"	382.89'	N48°10'12"E	372.82'
C5	880.00'	11°37'56"	138.05'	N76°50'17"E	137.82'
C6	1070.00'	18°40'51"	348.86'	N73°18'49"E	347.32'
C7	1130.00'	18°40'51"	368.43'	S73°18'49"W	368.80'
C8	620.00'	11°37'56"	125.87'	S76°50'17"W	125.66'
C9	420.00'	45°42'13"	335.03'	S48°10'12"W	328.21'
C10	430.00'	22°26'09"	168.38'	S36°32'10"W	167.30'
C11	2220.00'	51°4'04"	202.82'	S45°08'12"W	202.74'
C12	1045.00'	2°32'58"	48.50'	S41°14'42"W	48.49'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°09'44"W	77.73'
L2	N42°31'10"E	203.77'
L3	N47°45'14"E	46.59'
L4	N25°19'06"E	159.03'
L5	N71°01'19"E	34.83'
L6	N82°39'14"E	18.05'
L8	S82°39'14"W	18.05'
L9	S71°01'19"W	34.83'
L10	S25°19'06"W	159.03'
L11	S47°45'14"W	46.59'
L12	S42°31'10"W	203.77'



**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL. 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET 1 OF 2

**GENERAL NOTES:**

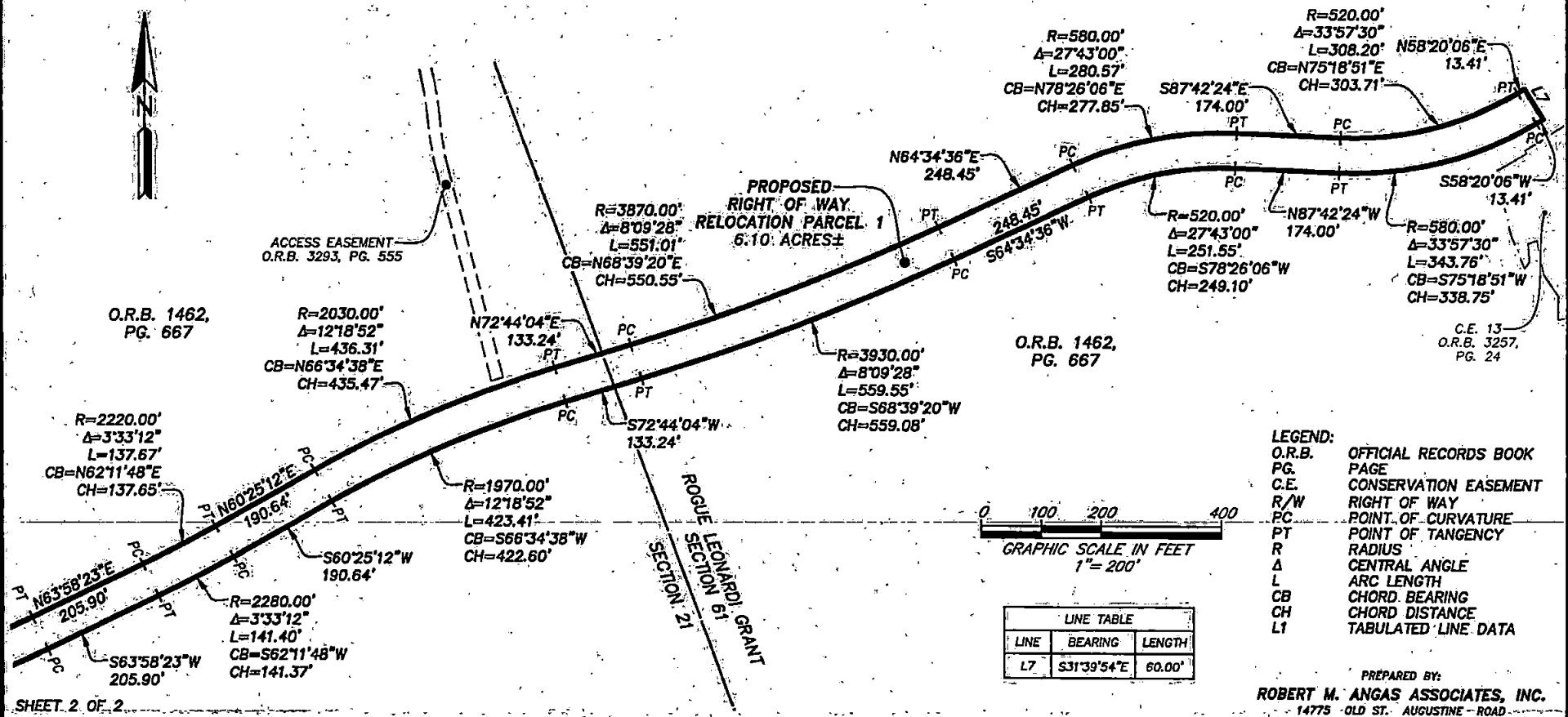
- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 20 AS BEING SOUTH 89°09'44" WEST.
- 3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.

SCALE: 1"=500'

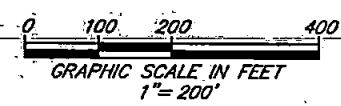
DATE: JULY 25, 2017

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

A PORTION OF SECTIONS 20 AND 21, AND A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY.



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - C.E. CONSERVATION EASEMENT
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
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  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L7	S31°39'54"E	60.00'

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

SHEET 2 OF 2  
 SEE SHEET 1 FOR GENERAL NOTES.



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July 25, 2017  
Pine Island  
Page 1 of 3

Work Order No. 17-121.00  
File No. 124B-08.00B

### Right of Way Relocation Parcel 2

A portion of Section 61 of the Rogue Leonardi Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Section 20, said Township and Range; thence South 89°09'44" West, along the Southerly line of said Section 20, a distance of 1098.63 feet; thence Northeasterly, departing said Southerly line and along the arc of a curve concave Southeasterly having a radius of 1105.00 feet, through a central angle of 05°11'03", an arc length of 99.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 39°55'39" East, 99.95 feet; thence North 42°31'10" East, 203.77 feet to the point of curvature of a curve concave Southeasterly having a radius of 2280.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 05°14'04", an arc length of 208.30 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 45°08'12" East, 208.22 feet; thence North 47°45'14" East, 46.59 feet to the point of curvature of a curve concave Northwesterly having a radius of 370.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 22°26'09", an arc length of 144.88 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 36°32'10" East, 143.96 feet; thence North 25°19'06" East, 159.03 feet to the point of curvature of a curve concave Southeasterly having a radius of 480.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 45°42'13", an arc length of 382.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 48°10'12" East, 372.82 feet; thence North 71°01'19" East, 34.83 feet to the point of curvature of a curve concave Southerly having a radius of 680.00 feet; thence Easterly along the arc of said curve, through a central angle of 11°37'56", an arc length of 138.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 76°50'17" East, 137.82 feet; thence North 82°39'14" East, 18.05 feet to the point of curvature of a curve concave Northerly having a radius of 1070.00 feet; thence Easterly along the arc of said curve, through a central angle of 18°40'51", an arc length of 348.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 73°18'49" East, 347.32 feet; thence North 63°58'23" East, 205.90 feet to the point of curvature of a curve concave Northwesterly having a radius of 2220.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 03°33'12", an arc length of 137.67 feet to the point of

**Right of Way Relocation Parcel 2 (continued)**

tangency of said curve, said arc being subtended by a chord bearing and distance of North  $62^{\circ}11'48''$  East, 137.65 feet; thence North  $60^{\circ}25'12''$  East, 190.64 feet to the point of curvature of a curve concave Southeasterly having a radius of 2030.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $12^{\circ}18'52''$ , an arc length of 436.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}34'38''$  East, 435.47 feet; thence North  $72^{\circ}44'04''$  East, 133.24 feet to the point of curvature of a curve concave Northerly having a radius of 3870.00 feet; thence Easterly along the arc of said curve, through a central angle of  $08^{\circ}09'28''$ , an arc length of 551.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}39'20''$  East, 550.55 feet; thence North  $64^{\circ}34'36''$  East, 248.45 feet to the point of curvature of a curve concave Southerly having a radius of 580.00 feet; thence Easterly along the arc of said curve, through a central angle of  $27^{\circ}43'00''$ , an arc length of 280.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $78^{\circ}26'06''$  East, 277.85 feet; thence South  $87^{\circ}42'24''$  East, 174.00 feet to the point of curvature of a curve concave Northerly having a radius of 520.00 feet; thence Easterly along the arc of said curve, through a central angle of  $33^{\circ}57'30''$ , an arc length of 308.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $75^{\circ}18'51''$  East, 303.71 feet; thence North  $58^{\circ}20'06''$  East, 13.41 feet to the Point of Beginning.

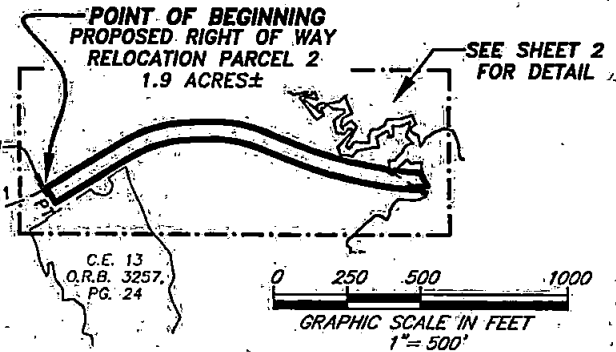
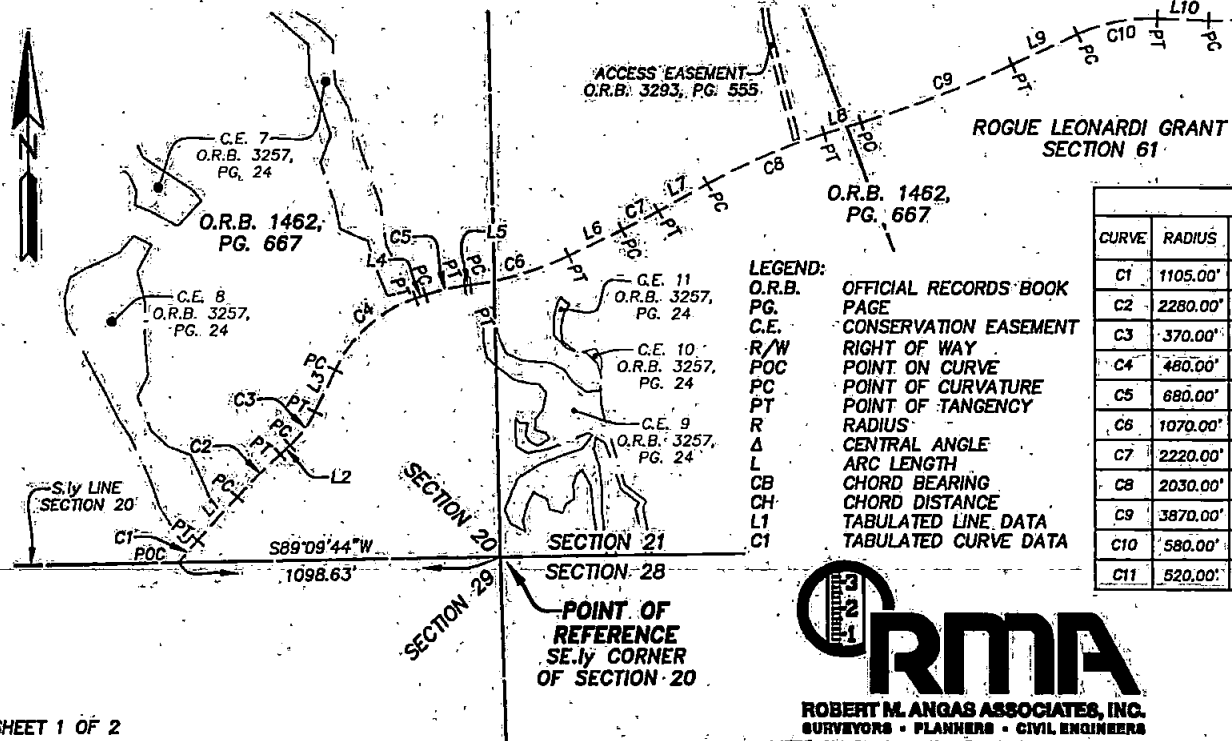
From said Point of Beginning, thence continue North  $58^{\circ}20'06''$  East, 305.34 feet to the point of curvature of a curve concave Southerly having a radius of 455.00 feet; thence Easterly along the arc of said curve, through a central angle of  $25^{\circ}33'40''$ , an arc length of 202.99 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $71^{\circ}06'56''$  East, 201.31 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 1025.00 feet, through a central angle of  $07^{\circ}24'40''$ , an arc length of 132.58 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $87^{\circ}36'06''$  East, 132.49 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 455.00 feet, through a central angle of  $21^{\circ}01'42''$ , an arc length of 166.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $78^{\circ}10'43''$  East, 166.06 feet; thence South  $67^{\circ}39'52''$  East, 126.76 feet to the point of curvature of a curve concave Northerly having a radius of 1095.00 feet; thence Easterly along the arc of said curve, through a central angle of  $09^{\circ}27'27''$ , an arc length of 180.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}23'36''$  East, 180.54 feet; thence South  $77^{\circ}07'19''$  East, 59.66 feet to the point of curvature of a curve concave Northerly having a radius of 965.00 feet; thence Easterly along the arc of said curve, through a central angle of  $04^{\circ}09'21''$ , an arc length of 70.00 feet to a point hereinafter referred to as Reference Point "A", said arc being subtended by a chord bearing and distance of South  $79^{\circ}12'00''$  East, 69.98 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 965.00 feet, an arc length of 4 feet, more or less, to a point lying on the Westerly mean high water

**Right of Way Relocation Parcel 2 (continued)**

line of Sweetwater Branch, said arc being subtended by a chord bearing and distance of South 81°23'01" East, 4 feet, more or less; thence Easterly, along said Westerly mean high water line, 31 feet, more or less, to a point on a curve concave Northerly, having a radius of 965.00 feet; thence Easterly, departing said Westerly mean high water line and along the arc of said curve, an arc length of 89 feet, more or less, to a point lying on said Westerly mean high water line of Sweetwater Branch, said arc being subtended by a chord bearing and distance of South 85°30'07" East, 89 feet, more or less; thence Southerly, along said Westerly mean high water line, 172 feet, more or less, to a point on a curve concave Northerly having a radius of 1025.00 feet; thence Westerly, departing said Westerly mean high water line and along the arc of said curve, an arc length of 7 feet, more or less, to a point bearing South 58°37'30" East, 135.81 feet from said Reference Point "A", said arc being subtended by a chord bearing and distance of South 88°29'56" East, 7 feet, more or less; thence Westerly along the arc of a curve concave Northerly having a radius of 1025.00 feet, through a central angle of 11°10'46", an arc length of 200.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°42'42" West, 199.68 feet; thence North 77°07'19" West, 59.66 feet to the point of curvature of a curve concave Northerly having a radius of 1155.00 feet; thence Westerly along the arc of said curve, through a central angle of 09°27'27", an arc length of 190.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 72°23'36" West, 190.44 feet; thence North 67°39'52" West, 126.76 feet to the point of curvature of a curve concave Southerly having a radius of 395.00 feet; thence Westerly along the arc of said curve, through a central angle of 21°01'42", an arc length of 144.97 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 78°10'43" West, 144.16 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 965.00 feet, through a central angle of 07°24'40", an arc length of 124.82 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South 87°36'06" West, 124.74 feet; thence Westerly along the arc of a curve concave Southerly having a radius of 395.00 feet, through a central angle of 25°33'40", an arc length of 176.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 71°06'56" West, 174.76 feet; thence South 58°20'06" West, 305.34 feet; thence North 31°39'54" West, 60.00 feet to the Point of Beginning.

Containing 1.9 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY,  
FLORIDA, ALSO BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462,  
PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1105.00'	5°11'03"	99.98'	N39°55'39"E	99.95'
C2	2280.00'	5°14'04"	208.30'	N45°08'12"E	208.22'
C3	370.00'	22°26'09"	144.88'	N36°32'10"E	143.96'
C4	480.00'	45°42'13"	382.89'	N48°10'12"E	372.82'
C5	680.00'	11°37'56"	138.05'	N76°50'17"E	137.82'
C6	1070.00'	18°40'51"	348.86'	N73°18'49"E	347.32'
C7	2220.00'	3°33'12"	137.67'	N82°11'48"E	137.65'
C8	2030.00'	12°18'52"	436.31'	N66°34'38"E	435.47'
C9	3870.00'	8°09'28"	551.01'	N68°39'20"E	550.55'
C10	580.00'	27°43'00"	280.57'	N78°26'06"E	277.85'
C11	520.00'	33°57'30"	308.20'	N75°18'51"E	303.71'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N42°31'10"E	203.77'
L2	N47°45'14"E	46.59'
L3	N25°19'06"E	159.03'
L4	N71°01'19"E	34.83'
L5	N82°39'14"E	18.05'
L6	N63°58'23"E	205.90'
L7	N60°25'12"E	190.64'
L8	N72°44'04"E	133.24'
L9	N64°34'36"E	248.45'
L10	S87°42'24"E	174.00'
L11	N58°20'06"E	13.41'

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
C.E. CONSERVATION EASEMENT  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



**ROBERT M. ANGAS ASSOCIATES, INC.**  
SURVEYORS • PLANNERS • CIVIL ENGINEERS  
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

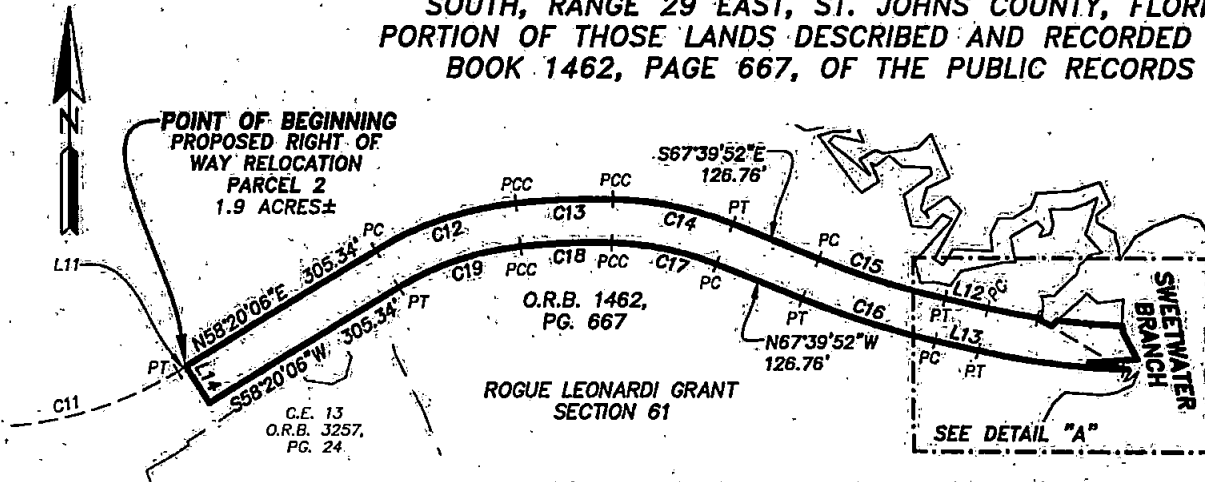
SHEET 1 OF 2

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 20 AS BEING SOUTH 89°09'44" WEST.
  - 3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.

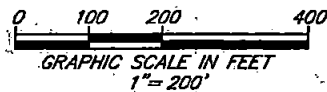
SCALE: 1"=500'  
DATE: JULY 25, 2017  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



A PORTION OF SECTION 61 OF THE ROGUE LEONARDI GRANT, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY.



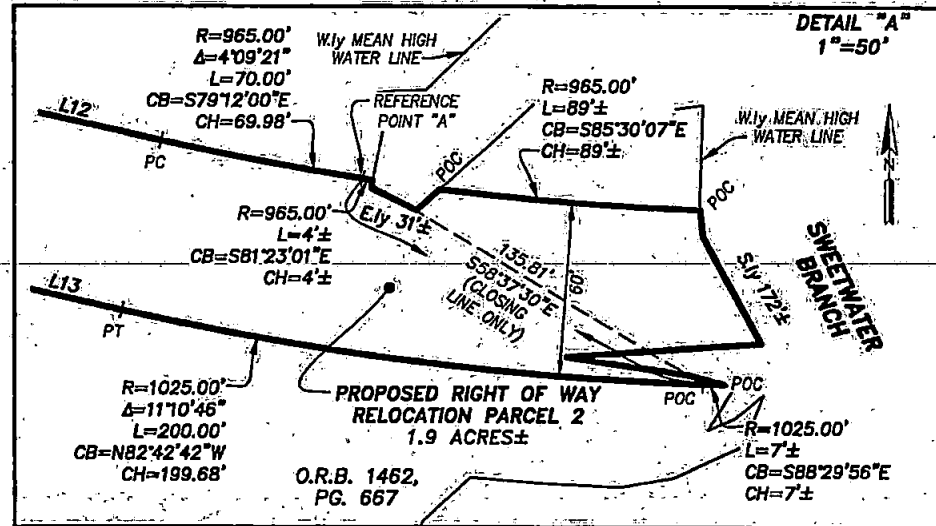
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C11	520.00'	33°57'30"	308.20'	N75°18'51"E	303.71'
C12	455.00'	25°33'40"	202.99'	N71°06'56"E	201.31'
C13	1025.00'	7°24'40"	132.58'	N87°36'06"E	132.49'
C14	455.00'	21°01'42"	166.99'	S78°10'43"E	166.06'
C15	1095.00'	9°27'27"	180.75'	S72°23'36"E	180.54'
C16	1155.00'	9°27'27"	190.65'	N72°23'36"W	190.44'
C17	395.00'	21°01'42"	144.97'	N78°10'43"W	144.16'
C18	965.00'	7°24'40"	124.82'	S87°36'06"W	124.74'
C19	395.00'	25°33'40"	176.22'	S71°06'56"W	174.76'



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - C.E. CONSERVATION EASEMENT
  - R/W RIGHT OF WAY
  - PCC POINT OF COMPOUND CURVATURE
  - POC POINT ON CURVE
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.



LINE TABLE		
LINE	BEARING	LENGTH
L11	N58°20'06"E	13.41'
L12	S77°07'19"E	59.66'
L13	N77°07'19"W	59.66'
L14	N31°39'54"W	60.00'

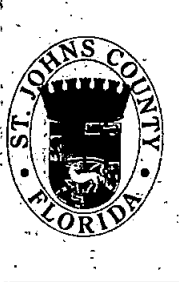
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**ROBERT M. ANGAS ASSOCIATES, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624



  
 2016 Aerial Imagery  
 January 22, 2018

Pine Island Road  
 Property Exchange  
  
*Sonoc Company*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0790  
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.



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THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003084618-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

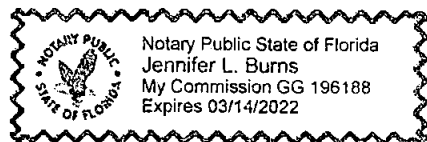
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **091818 EXCHANGE OF PROP SONOC** was published in said newspaper on **09/04/2018, 09/11/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of SEP 11 2018

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



NOTICE OF PROPOSED  
EXCHANGE OF COUNTY PROPERTY

On Tuesday, September 18, 2018, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (U.S. #1 North) St. Augustine, Florida, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County (owner of real property described on Exhibit "A" of the Resolution) and Sonoc Company, LLC (owner of real property described on Exhibit "B" of the Resolution). This exchange of real property will establish the maintained right-of-way of a portion of Pine Island Road.

The proposed legal descriptions of the real property to be exchanged are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners located in the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact ADA Coordinator, at 904-209-0850 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRUCKLAND, ITS CLERK  
By: Yvonne King, Deputy Clerk

0003084618 September 4, 11, 2018