

RESOLUTION NO. 2020- 23

**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 PROPOSED NEW HIGH SCHOOL ALONG INTERNATIONAL GOLF PARKWAY NORTH OF THE INTERSECTION WITH STATE ROAD 16 AND AT OR NEAR THE INTERSECTION WITH FUTURE COUNTY ROAD 2209.**

**RECITALS**

**WHEREAS**, as part of its plan for construction of a new high school, The School Board of St. Johns County, Florida ("School Board") purchased a certain parcel of land located along International Golf Parkway north of the intersection with State Road 16 and at or near the southwestern corner of the intersection with future County Road 2209; and

**WHEREAS**, St. Johns County ("County") is the owner of a parcel of land adjacent to the School Board's property that is used for a retention pond for stormwater drainage for International Golf Parkway; and

**WHEREAS**, the School Board has requested to incorporate the County's parcel into its adjacent property to have the ability to expand and maintain the retention pond in conjunction with the development of the new high school and have a joint use with the County for the intended purposes; and

**WHEREAS**, the School Board and the County have agreed that an exchange of property can be used to allow the expansion, maintenance, and joint use by virtue of a conveyance of the County's parcel by County Deed to the School Board, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and a Grant of Easement and Covenant from the School Board to the County over the pond parcel in substantially the form attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, approval of this exchange will ultimately be beneficial to the County by the School Board assuming maintenance responsibilities for the retention pond and passage of this Resolution will deem the County's property not needed for County purposes as the Grant of Easement and Covenant will grant the County the full rights for adequate stormwater drainage for the area; and

**WHEREAS**, this proposed exchange has been advertised in accordance with Section 125.37, Florida Statutes.

**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. This Resolution is passed and adopted:

- a. The County Deed attached hereto as Exhibit "A" is hereby approved, and the Chair of the Board is hereby authorized to execute said deed on behalf of the County.
- b. The Grant of Easement and Covenant, in substantially the form attached as Exhibit "B" is hereby accepted, and the Chair of the Board is hereby authorized to join in the execution of the easement on behalf of the County.
- c. The Clerk is instructed to record the original County Deed and the Grant of Easement and Covenant in the public records of St. Johns County, Florida.

Section 3. 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 21<sup>st</sup> day of January, 2020.

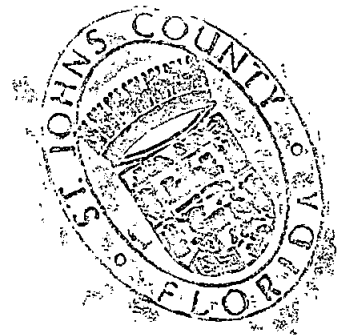
**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

By: [Signature]  
Jeb S. Smith, Chair

**ATTEST:** Brandon Patty, Clerk

By: [Signature]  
Deputy Clerk

**RENDITION DATE** 1/23/20



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

## COUNTY DEED

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2020, 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 **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a unit of local government charged with operating the public schools of St. Johns County, whose address is 40 Orange Street, St. Augustine, Florida 32084, 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, including but not limited to any rights that Grantor would have otherwise retained or reserved under Sec. 270.11, Florida Statutes. Grantor hereby disclaims and waives any rights or reservations to any rights set forth in Sec. 270.11, Florida Statutes.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- c. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- d. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;

e. Agreements, conditions, covenants, reservations, restrictions, and servitude of record, except as specifically released herein; and

f. Easements and rights of way of record.

**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: \_\_\_\_\_  
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2020, by Jeb S. Smith, 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"

### POND A

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 714.93 FEET TO THE NORTHWEST CORNER OF LANDS NOW OWNED BY ST. JOHNS COUNTY SCHOOL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1536 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 54°08'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 35.16 FEET TO A POINT IN THE PROPOSED RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 50°37'11" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 176.17 FEET; THENCE NORTH 39°22'49" WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 18.14 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF 41°57'52" WEST AND A CHORD DISTANCE OF 7.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°57'52" WEST, A DISTANCE OF 15.31 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 95.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°26'54" WEST AND A CHORD DISTANCE OF 81.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°51'39" WEST, A DISTANCE OF 12.23 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°21'21" WEST AND A CHORD DISTANCE OF 56.63 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°51'02" WEST AND A CHORD DISTANCE OF 70.71 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 65.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°22'27" WEST AND A CHORD DISTANCE OF 61.29 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 112.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°45'31" WEST AND A CHORD DISTANCE OF 90.20 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 74.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°48'49" EAST AND A CHORD DISTANCE OF

110.16 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.68 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 84°56'22" EAST AND A CHORD DISTANCE OF 71.51 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.29 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 82°52'21" EAST AND A CHORD DISTANCE OF 73.99 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 69.01 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 74°41'39" EAST AND A CHORD DISTANCE OF 63.67 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 143.87 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 31°48'26" EAST AND A CHORD DISTANCE OF 99.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°37'23" WEST, A DISTANCE OF 47.87 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 67.69 FEET, SAID ARC BEING SUBTENDEDED BY A CHORD BEARING OF SOUTH 46°47'51" WEST AND A CHORD DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES MORE OR LESS.

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

**GRANT OF EASEMENT AND COVENANT**

**THIS GRANT OF EASEMENT and covenants running with the land**, ("Easement") made this \_\_\_ day of \_\_\_\_\_, 2020, between the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a unit of local government charged with operating the public schools of St. Johns County, 40 Orange Street, St. Augustine, Florida 32084, hereinafter called the "Grantor," and **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 the "Grantee."

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successor and assigns forever, a non-exclusive perpetual drainage easement with the right, privilege, and authority to said Grantee, its successor and assigns, to use, maintain, improve, and/or repair, either above or below the surface of the ground, stormwater pond and drainage facilities (the "Joint Use Pond Facilities"), on, along, over, through, across, or under the following described land situate in St. Johns County, Florida, subject to the parameters described in the obligations of the Grantor set forth below, to wit:

Property attached hereto as Exhibit "A," incorporated by reference and made a part hereof (the "Joint Use Pond Drainage Easement Area").

**TOGETHER** with the right to said Grantee its successors and assigns, of ingress and egress, to and over the above described property, and for doing anything necessary, useful, or convenient for the enjoyment of the easement herein granted.

As further consideration for Grantee's consideration, Grantor hereby agrees to:

1. Obtain, or cooperate with the Grantee in obtaining, all necessary approvals and permits from the appropriate governmental agencies in connection with the Grantee's use of the drainage facilities.

2. Be responsible for the maintenance and repair of said Joint Use Pond Facilities and keep them in good condition and repair and in compliance with all applicable laws, rules, regulations, and ordinances, subject to the following:

a. If a party modifies or improves the Joint Use Pond facilities, said party shall pay for and be responsible for said modifications or improvements.

b. Any modifications or improvements required or caused by forces, entities, or circumstances outside of either party's control shall be paid by both parties on a pro-rata basis according to the ratio of actual usage of the Joint Pond Facilities to the total usage by any other user.

3. Provide Grantee a stormwater retention pond with at least 1.42 acre feet of treatment volume on the subject site. The volume is to be exclusive to St. Johns County and is intended to accommodate three and one fourth inch (3.25") of runoff from the impervious area of the existing of International Golf Parkway as permitted by the SJRWMD ERP #21489-10. The 1.42 acre feet of treatment volume shall not be reduced or replaced by any other property owner who contributes runoff to the stormwater pond.

4. Construct and maintain said stormwater retention pond in a condition that it will lawfully attenuate the stormwater runoff from all contributing drainage basins for the 25 year/24 hour design storm events so that the post-developed discharge rate is no greater than the pre-developed discharge rate. The resultant hydraulic gradient shall comply with the St. Johns County Land Development Code.

5. Construct and maintain said stormwater retention pond in a condition that does not violate any existing or proposed local, state, or federal permits for the existing portion of International Golf Parkway as permitted by the SJRWMD ERP #21489-10.

Grantor may, at its sole expense, modify, reconfigure, or relocate the facilities or easement areas that are the subject of this Easement, provided that:

1. The plans for such modification, reconfiguration, or relocation are approved by the Grantee, which approval shall not be unreasonably withheld;

2. Grantor obtains, or coordinates with Grantee in obtaining, and all necessary approvals and permits from the appropriate governmental agencies in connection with the modification, reconfiguration, or relocation;

3. The minimum stormwater treatment volumes set forth above are provided for and maintained in any proposed modification, reconfiguration, or relocation; and

4. In the event of any such modification, reconfiguration, or relocation of the easement areas, this Easement shall be amended to include the area of the modification, reconfiguration, or relocation.

The Grantor and Grantee covenant and agree that neither party shall knowingly discharge, through their use of the Joint Use Pond Facilities, into or through the Joint Use Pond Drainage Easement Area any hazardous or toxic material or substances, any pollutants, or any other substances or materials prohibited or regulated under a federal, state, or local law, ordinance, rule, regulation, or permit, except in accordance with such laws, ordinances, rules, regulations, and permits. Each party shall each make all reasonable efforts to notify the other regarding any known prohibited discharge into or within the Joint Use Pond Drainage Easement Area originating from any public right-of-way or any other property owned or controlled by the other party. Upon notification, the receiving party shall responsibly perform the necessary action to contain and eliminate the discharge as may be required by law, ordinance, rule, regulation, or permit. Any obligation of either party pertaining to a substance, material, or pollutant cleanup, regardless of whether violation of such laws, ordinances, rules, regulations or permits was known or unknown by the originating party, shall, once known, be performed and paid for in full by the originating party. In the event of a prohibited discharge into or within the Joint Use Pond Drainage Easement Area,



either party may immediately cure the same and be reimbursed upon demand for reasonable cost thereof as appropriate. Nothing herein shall preclude the Grantor or Grantee from seeking reimbursement or recovery from any third party identified as the source of the prohibited discharge.

The Grantor and Grantee further covenant and agree that neither shall be deemed, by having entered into this Easement, to have assumed any responsibility or liability for any act or omission of the other or to have acted or be acting as an employee, agent, or servant of the other. The Grantor agrees to maintain a reasonable amount of insurance, or a self-insurance program meeting the requirements of Florida law, that includes coverage for property damage, bodily injury, and death.

Nothing contained herein is intended to nor shall be construed to operate as a waiver on the part of either party of the limitations of liability set forth in section 768.28, Florida Statutes, or of the sovereign immunity of either party.

This Easement covenant and the obligations and rights set forth above are running with the land and shall be binding upon, and inure to the benefit and burden of the successors and assigns of the respective parties hereto.

*[SIGNATURES APPEAR ON FOLLOWING PAGES.]*

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

**GRANTOR:**  
**SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, a unit of local government charged with operating the public schools of St. Johns County**

\_\_\_\_\_  
Witness: \_\_\_\_\_  
(Name Printed or Typed)

By: \_\_\_\_\_  
Beverly Slough, Board Chair

\_\_\_\_\_  
Witness: \_\_\_\_\_  
(Name Printed or Typed)

**STATE OF FLORIDA**  
**COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2020, by Beverly Slough, as Chair of the SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, a unit of local government charged with operating the public schools of St. Johns County, who is authorized to act on behalf of the SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, and who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

**Signed, sealed and delivered in the presence of:**

**GRANTEE:**  
**ST. JOHNS COUNTY, a political subdivision of the State of Florida**

\_\_\_\_\_  
Witness: \_\_\_\_\_  
(Name Printed or Typed)

By: \_\_\_\_\_  
Jeb S. Smith, Chair

\_\_\_\_\_  
Witness: \_\_\_\_\_  
(Name Printed or Typed)

**STATE OF FLORIDA**  
**COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_ day of \_\_\_\_\_, 2020, by Jeb S. Smith, as Chair of the Board of County Commissioners of St. Johns County, Florida, who is authorized to act on behalf of ST. JOHNS COUNTY, a political subdivision of the State of Florida, and who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission expires: \_\_\_\_\_

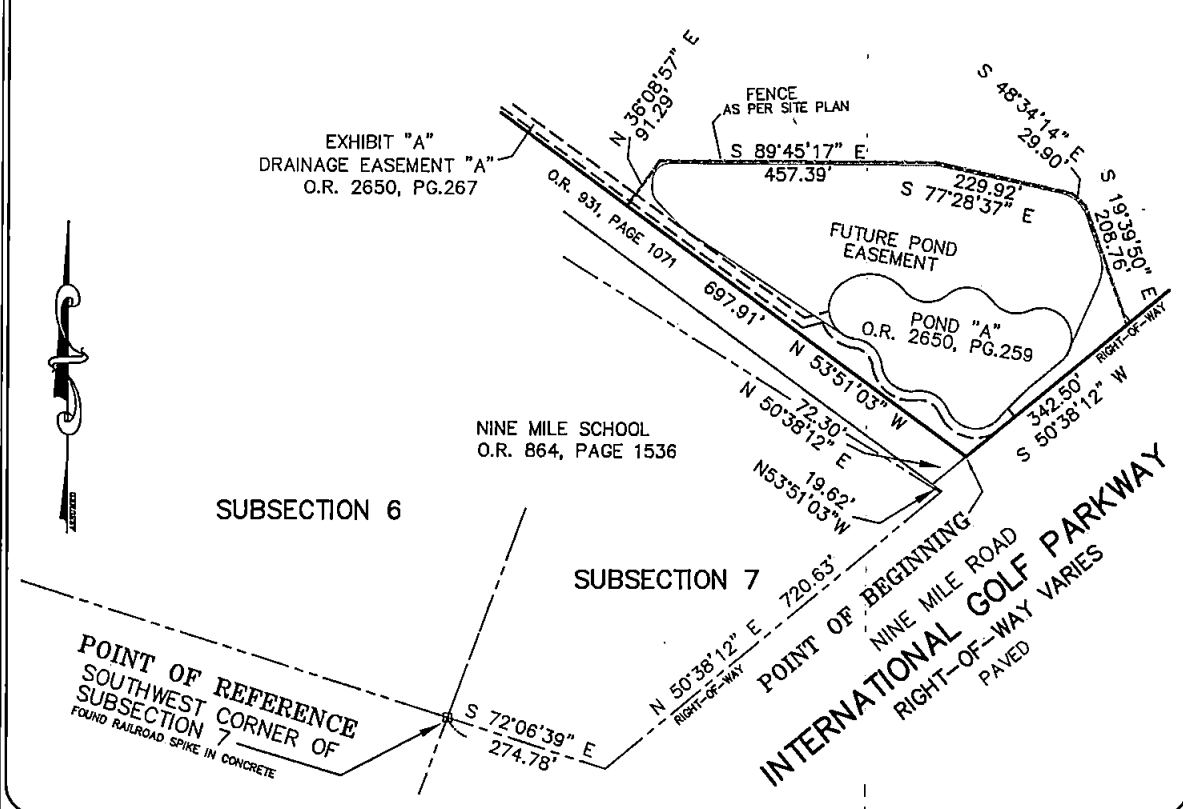
Exhibit "A"

"Legal Description"

**MAP SHOWING SKETCH OF LEGAL DESCRIPTION**

A PARCEL OF LAND LYING IN SUBSECTIONS 6 & 7, SECTION 38, (ANTONIO HEURTAS GRANT), TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SUBSECTION 7; THENCE SOUTH 72° 06'39" EAST, ALONG THE DIVISION LINE BETWEEN SAID SUBSECTION 7 AND SUBSECTION 10, 274.78' TO THE NORTHWESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT OF WAY OF VARYING WIDTH); THENCE NORTH 50°38'12" EAST, ALONG SAID RIGHT OF WAY LINE, 720.63' TO THE NORTHERLY LINE OF LANDS OWNED BY ST. JOHNS COUNTY SCHOOL BOARD, MILL CREEK SCHOOL, AS RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1536 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°51'03" WEST, ALONG SAID NORTHERLY LINE, 19.62'; THENCE NORTH 50°38'12" EAST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 72.30' TO THE POINT OF BEGINNING; THENCE NORTH 53°51'03" WEST, 70' NORTH OF AND PARALLEL TO THE NORTHERLY LINE OF NINE MILE SCHOOL, 697.91'; THENCE NORTH 36°08'57" EAST, 91.29'; THENCE SOUTH 89°45'17" EAST, 457.39'; THENCE SOUTH 77°28'37" EAST, 229.92'; THENCE SOUTH 19°39'50" EAST, 208.76' TO THE AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTH 50°38'12" WEST, ALONG SAID RIGHT OF WAY LINE, 342.50' TO THE POINT OF BEGINNING.



**DATE:** 12/02/2019  
**I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:**  
 ST. JOHNS COUNTY,  
 ST. JOHNS COUNTY SCHOOL DISTRICT,  
 CHICAGO TITLE INSURANCE COMPANY,  
 UPCHURCH, BAILEY & UPCHURCH, PA.

**LEGEND:**  
 Δ - DENOTES CENTRAL ANGLE  
 R - DENOTES RADIUS  
 T - DENOTES TANGENT DISTANCE  
 L - DENOTES LENGTH OF ARC

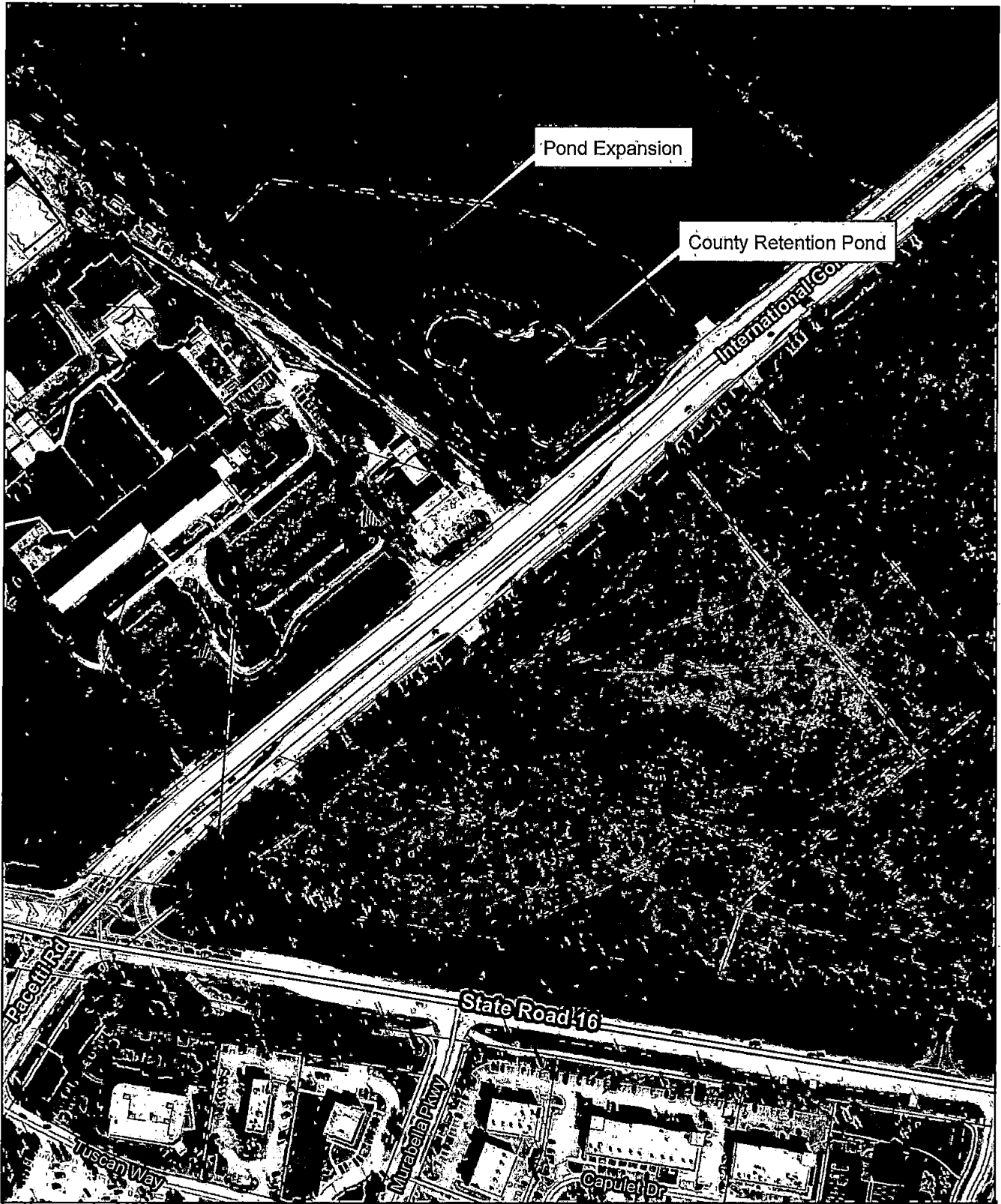
**NOTES:**  
 THIS IS A NOT A BOUNDARY AND LOCATION SURVEY.  
 NO UNDERGROUND STRUCTURES OR UTILITIES, LOCATED OR SHOWN.  
 THIS SKETCH WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE OPINION. LEGAL DESCRIPTION WAS PROVIDED BY CLIENT. NO RECORD OF EASEMENTS WERE PROVIDED TO SURVEYOR, EXCEPT AS SHOWN.  
 ELEVATIONS ARE BASED ON UNITED STATES COASTAL & GEODETIC SURVEY (U.S.C. & G.S.) N.A.V.D. 1988.  
 NORTH IS ASSUMED, BASED ON THE R/W OF INT. GOLF DRIVE, REFERENCE BEARING AS SHOWN, (N 50°38'12" E)

**CERTIFICATION:** I HEREBY CERTIFY, that the survey shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets the standards as set forth in Chapter 54-17, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

**R. BRANDT WILSON, P.L.S., FL. CERT# LS4690**  
 Not valid without the signature and the original raised seal of a florida licensed surveyor and mapper

**BRANDT WILSON PLS**  
**PROFESSIONAL LAND SURVEYOR**  
 1835 GREEN SPRINGS CIRCLE, #A  
 FLEMING ISLAND, FL., 32003  
 1-(904)471-7512

<b>DRAWN BY:</b> BW	<b>JOB NO.:</b> 19099
<b>SCALE:</b> 1" = 200'	<b>SHEET NO.</b> 1 OF 1



Pond Expansion

County Retention Pond

International Coastal Parkway

State Road 16

Racetrack Rd

Tuscan Way

Marbella Pkwy

Capulet Dr



2019 Aerial Imagery  
December 4, 2019

Exchange of Real Property  
School Board of St. Johns County  
St. Johns County

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 herein.

