

RESOLUTION NO. 2020- 328

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED AND EASEMENT FROM WCI COMMUNITIES LLC., TO ST. JOHNS COUNTY AS REQUIRED IN THE GREENBRIAR DOWNS PUD CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR CR210/GREENBRIAR ROAD WIDENING PROJECT.

RECITALS

WHEREAS, WCI Communities, LLC., a Delaware limited liability company, has executed and presented to St. Johns County a Special Warranty Deed and Easement conveying property for the CR210/Greenbriar Road widening project, attached as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the Special Warranty Deed and Easement will satisfy a requirement for right-of-way and a 1.2 acre pond site as set forth in the Concurrency and Impact Fee Credit Agreement for Greenbriar Downs PUD approved by the Board of County Commissioners dated May 1, 2019 and recorded in Official Records Book 4717, page 1051, Public Records of St. Johns County, Florida; and

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deed and Easement for the health, safety and welfare of its citizens.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, 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 Board of County Commissioners hereby accepts the Special Warranty Deed and Easement for the purposes mentioned above.

Section 3. To the extent that there are typographical 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 is instructed to record the original Special Warranty Deed and Easement in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1st day of September, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Brandon J. Patty, Clerk
Clerk of the Circuit Court & Comptroller

By: Brandon J. Patty
Deputy Clerk

RECORDATION DATE 9-3-2020

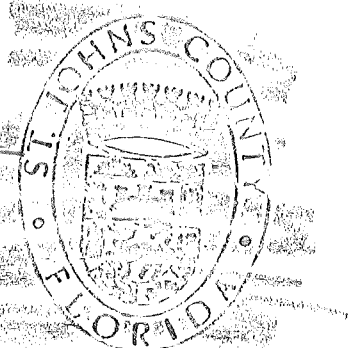


Exhibit "A" to Resolution

Prepared by and return to:
Spencer N. Cummings, Esq.
Gunster, Yoakley & Stewart, P.A.
225 Water Street, Suite 1750
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED AND EASEMENT

THIS SPECIAL WARRANTY DEED AND EASEMENT(this "**Deed**") is made as of the 11th day of AUGUST, 2020 (the "**Effective Date**"), by **WCI COMMUNITIES LLC**, a Delaware limited liability company ("**WCI**"), whose address is 9440 Philips Highway, Suite 7, Jacksonville, Florida 32256, attention: Scott Keiling, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "**County**"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

RECITALS:

A. WCI and the County entered into that certain Concurrency and Impact Fee Credit Agreement (the "**Agreement**") recorded May 1, 2019 in Book 4717, Page 1051 of the Public Records of St. Johns County, Florida.

B. WCI is the owner of the land described on **Exhibit "A"** (the "**Deed Property**").

C. WCI is also the owner of the land described on **Exhibit "B"** (the "**Easement Property**").

D. In consideration of the relevant requirements of the Agreement and the Greenbriar Downs PUD (as defined below), WCI is executing this Deed and Easement to (i) convey the Deed Property to the County in fee simple, subject to the restrictions and reservations set forth herein, and (ii) provide the County with an access and stormwater easement over the Easement Property.

WITNESSETH:

1. **Deed of Deed Property.** That in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WCI hereby grants, bargains, sells, conveys and confirms the Deed Property to the County, together with all tenements, hereditaments, and appurtenances pertaining to the Deed Property and subject to taxes and assessments, any matters of record, any matters that an accurate survey and inspection would show, and any provisions and agreements of this Deed and Easement (the "**Permitted Exceptions**").

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

WCI hereby covenants with the County that the Deed Property is free from all encumbrances placed on the Property by WCI (except for the Permitted Exceptions) and that WCI

will warrant and defend the County's title to the Deed Property against lawful claims of all persons claiming by, through or under WCI (except claims made pursuant to the Permitted Exceptions) but against none other.

2. **Easements over Easement Property.** Additionally, WCI hereby grants to the County, perpetual non-exclusive, easements on, under, over and across the Easement Property for (i) ingress and egress to and from the Deed Property, and (ii) installation, use, maintenance and repair of stormwater improvements connecting the stormwater improvements located within the Deed Property to County Road 210. The County shall perform all work within the Easement Property in a good and workmanlike manner and promptly repair any damage to the Easement Property caused by the County's activities therein. WCI shall have the right to use, landscape, and make other improvements to the Easement Property (and maintain, replace and repair same), provided that WCI's use of the Easement Property shall not unreasonably interfere with the County's access through the Easement Property.

3. **Compensatory Flood Storage.** Pursuant to St. Johns County Ordinance Number 2019-15 recorded in Book 4712, Page 1925 of the Public Records of St. Johns County, Florida (the "**Greenbriar Downs PUD**") and Section 4(b) of the Agreement, the County confirms that no part of the Deed Property is required for compensatory flood storage for the Greenbriar Downs PUD.

4. **Fill Dirt.** WCI reserves, for itself and its officers, employees, agents, invitees, contractors, and subcontractors, successors and assigns and designees, an easement over, under, through and across, the Deed Property, to remove fill dirt pursuant to the Greenbriar Downs PUD and Section 4(b) of the Agreement, at WCI's option. As provided in the Greenbriar Downs PUD and Section 4(b) of the Agreement, the County shall notify WCI in writing at least 10 days prior to the County's excavation of any fill dirt from the Deed Property, and if WCI so requests, the County shall stockpile fill dirt from the Deed Property on other lands designated by WCI.

5. **Remedies for Default.** To the extent that any party bound shall default in its obligations pursuant to the terms of this Deed and Easement, then in addition to any rights and remedies specifically set forth in this Deed and Easement, the other party shall be entitled to exercise all remedies available to them in law or in equity to enforce the rights and privileges herein contained, specifically including, without limitation, specific performance, recognizing that damages may be an inadequate remedy.

6. **Severability.** Whenever possible, each provision of this Deed and Easement shall be interpreted in such manner as to be effective and valid, but if any provision or the application thereof to any person or to any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision which can be given effect without the invalid provision or application, and to this end the provisions of this Deed and Easement are declared to be severable.

7. **JURY WAIVER.** WCI AND THE COUNTY KNOWINGLY, INTENTIONALLY AND VOLUNTARILY WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM INVOLVING ANY MATTER WHATSOEVER

ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS AGREEMENT.

8. **Notices.** All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service (e.g., Federal Express or UPS), to the other party, at the address set forth in the first paragraph of this Deed and Easement, or such other address as the parties may specify by notice to the other party from time-to-time.

9. **Running of Benefits and Burdens.** The terms and provisions of this Deed and Easement shall run with title to the Deed Property and the Easement Property.

10. **Modification.** This Deed and Easement may be modified by the parties hereto or the successor owners of the Deed Property and Easement Property.

[This Space Intentionally Left Blank]

IN WITNESS WHEREOF, WCI and the County have caused these presents to be executed as of the date first above written.

Signed, sealed and delivered in the presence of:

WCI:

WCI COMMUNITIES LLC,
a Delaware limited liability company

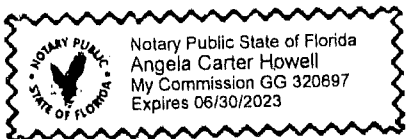
Ginny Feiner
(Print Name Ginny FEINER)

By: [Signature]
Name: Scott Keiling
Its: Vice President

Michael Dellapenta
(Print Name Michael Dellapenta)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of AUGUST, 2020 by SCOTT KEILING, the VICE PRESIDENT of WCI COMMUNITIES LLC, a Delaware limited liability company, on behalf of the company.



AC Howell
(Print Name Angela Carter Howell)
NOTARY PUBLIC
State of Florida at Large
Commission # GG 320697
My Commission Expires:
Personally Known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

THE COUNTY:

ST. JOHNS COUNTY, FLORIDA, a political
subdivision of the State of Florida

(Print Name _____)

By: _____

Name: _____

Its: _____

(Print Name _____)

STATE OF FLORIDA)
)SS
COUNTY OF ST. JOHNS)

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this ____ day of _____, 2020 by _____, the
_____ of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the
State of Florida , on behalf of the county.

(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

EXHIBIT "A"

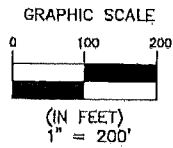
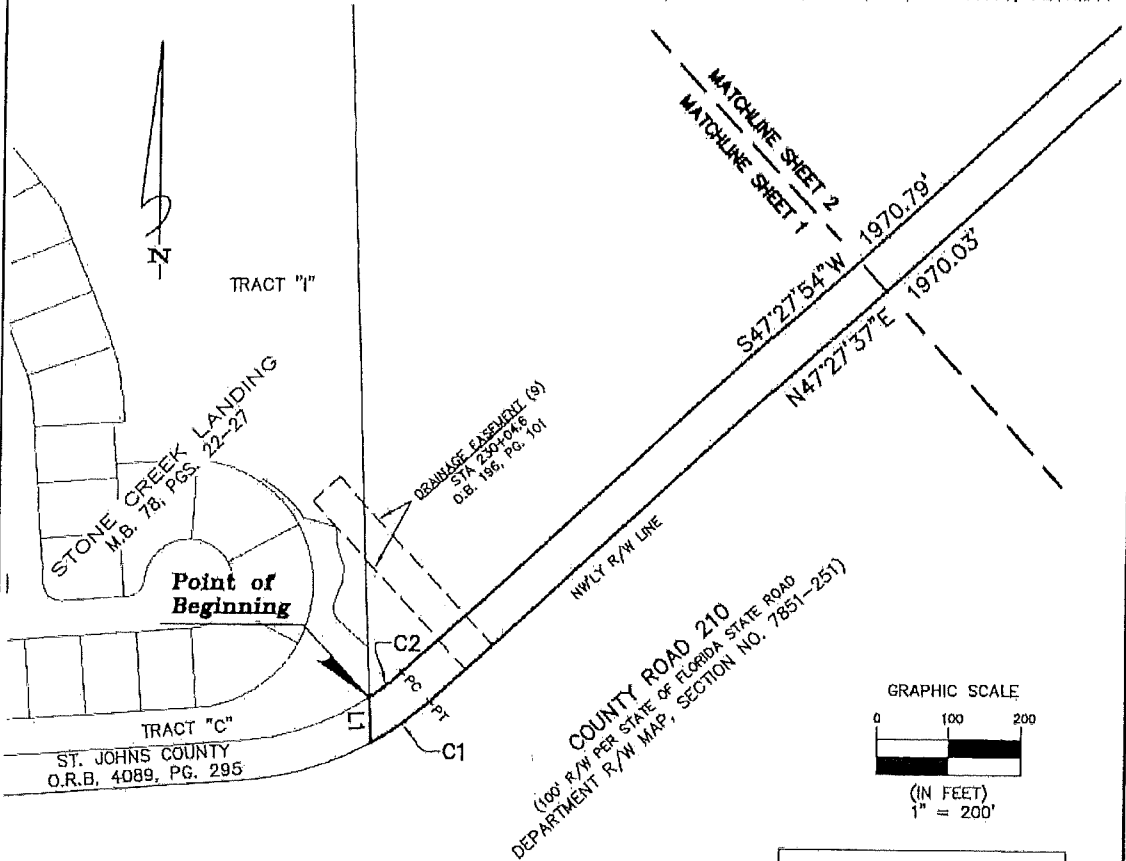
DEED PROPERTY

C.R. 210 RIGHT OF WAY PARCEL

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: BEGIN AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1970.03 FEET, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248, SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 55.39 FEET; THENCE SOUTH 47°27'54" WEST, 1970.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 372.45 FEET, AN ARC DISTANCE OF 57.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°51'20" WEST, 57.02 FEET, TO THE POINT OF BEGINNING.
CONTAINING 2.61 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	427.46'	99.64'	13°21'20"	N54°08'17"E	99.42'
C2	372.45'	57.08'	8°46'51"	S51°51'20"W	57.02'

LINE	BEARING	DISTANCE
L1	S02°09'50"E	63.49'
L2	N42°31'56"W	55.39'

SHEET 1 OF 3
C.R. 210 R/W PARCEL

JOB NO. 2020-425 A
 DRAFTER GCC
 DATE 07/09/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE).

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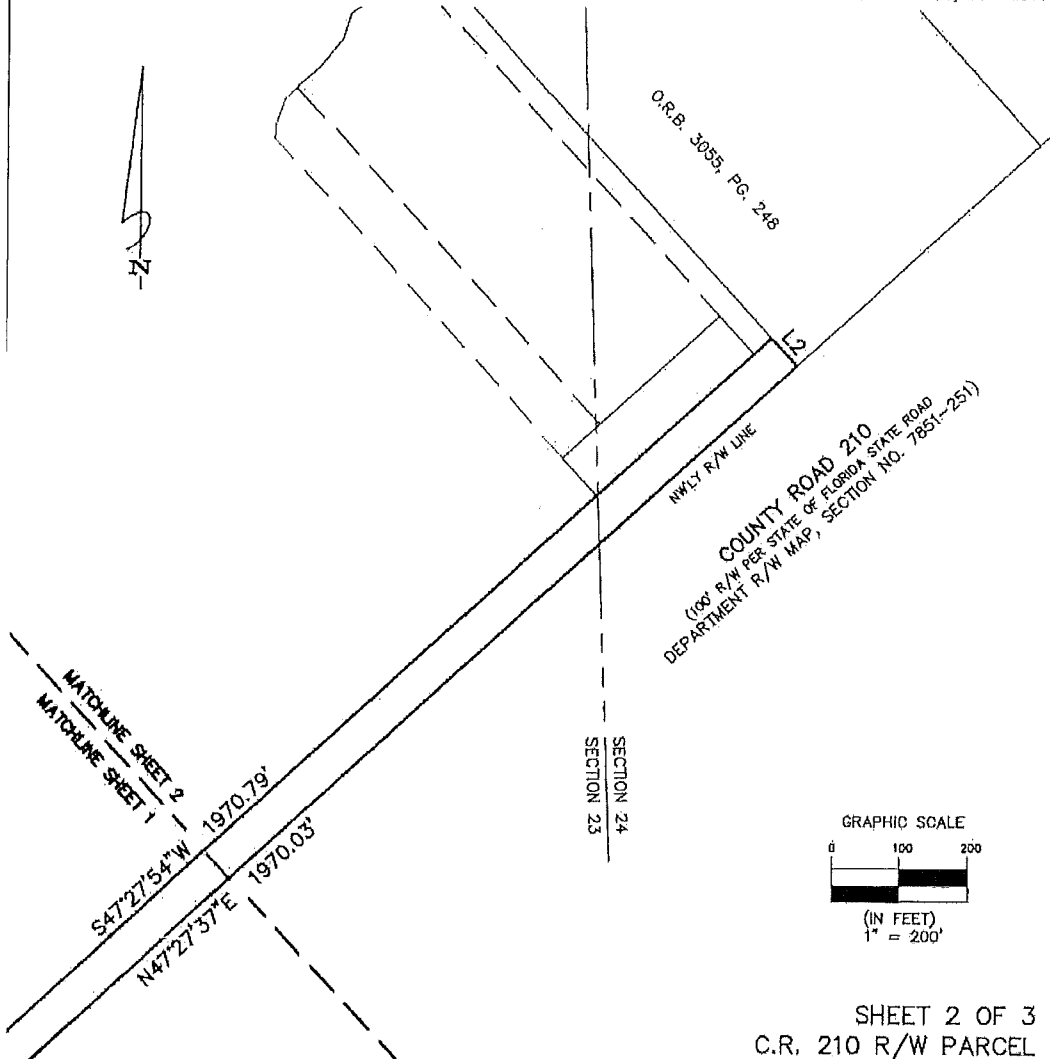
MJC

CHECKED BY:

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 3
C.R. 210 R/W PARCEL

JOB NO. 2020-425 A

DRAFTER GCC

DATE 07/09/2020

SCALE 1"=200'

CHECKED BY:

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Michael J. Colligan
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PROFESSIONAL SURVEYORS & MAPPERS
LJ NO. 5731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
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MAP SHOWING

C.R. 210 RIGHT OF WAY PARCEL

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1970.03 FEET, TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3055, PAGE 248, SAID PUBLIC RECORDS; THENCE NORTH 42°31'56" WEST, ALONG LAST SAID LINE, 55.39 FEET; THENCE SOUTH 47°27'54" WEST, 1970.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 372.45 FEET, AN ARC DISTANCE OF 57.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°51'20" WEST, 57.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.61 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N47°27'37"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. CROSS REFERENCE BOUNDARY SURVEY BY CLARY & ASSOCIATES, FILE NO. T5S-953A.

LEGEND

M.B. = MAP BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PC = POINT OF CURVATURE
PG. = PAGE
PT = POINT OF TANGENCY
R/W = RIGHT OF WAY

SHEET 3 OF 3
C.R. 210 R/W PARCEL

JOB NO. 2020-425 A

DRAFTER GCC

DATE 07/09/2020


SCALE 1"=200'

CHECKED BY:

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MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788



ADDITIONAL COUNTY ROAD NO. 210 LAND

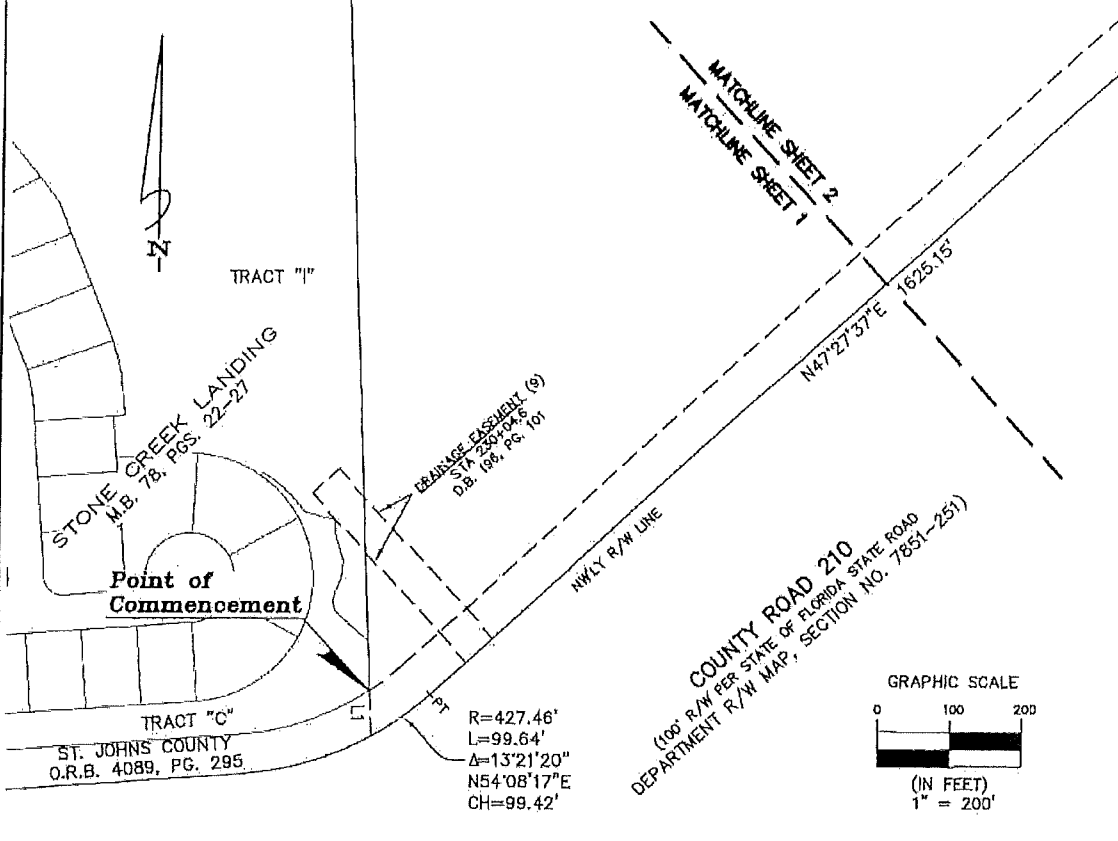
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CONTAINING 1.12 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°09'50"E	63.49'
L2	N42°32'02"W	130.42'
L3	N43°52'35"E	3.87'
L4	N00°21'35"E	16.40'

LINE TABLE		
LINE	BEARING	DISTANCE
L5	N19°17'31"E	38.02'
L6	N44°07'13"E	25.50'
L7	S47°27'54"W	74.00'

SHEET 1 OF 3
ADDITIONAL C.R. NO. 210 LAND

JOB NO. 2020-425 C
DRAFTER GCC
DATE 07/09/2020
SCALE 1"=200'
CHECKED BY:

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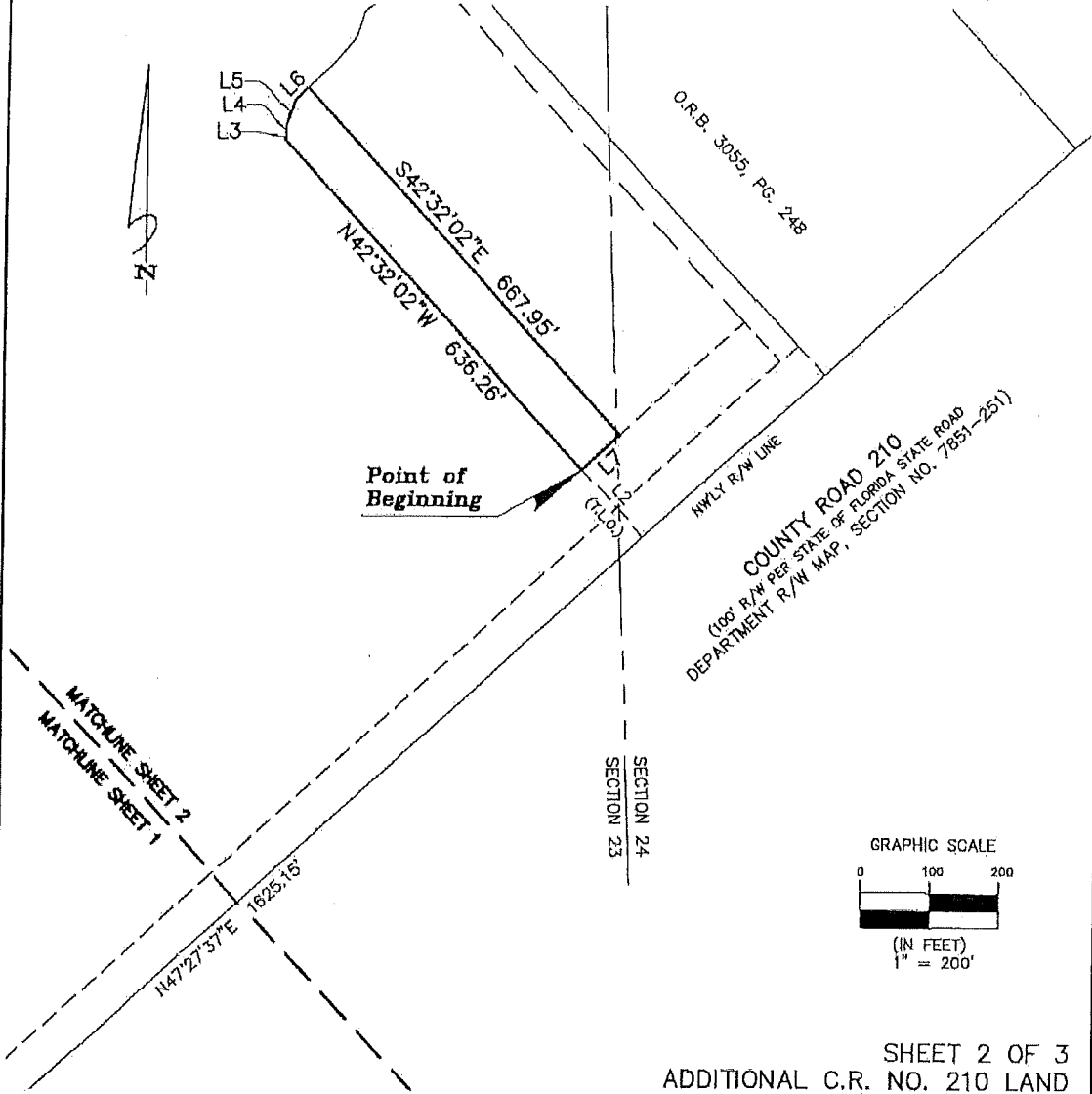
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Michael J. Coligan
MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

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MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 3
ADDITIONAL C.R. NO. 210 LAND

JOB NO. 2020-425 C
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[Signature]
MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

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MAP SHOWING

ADDITIONAL COUNTY ROAD NO. 210 LAND

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1625.15 FEET; THENCE NORTH 42°32'02" WEST, 130.42 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°32'02" WEST, 636.26 FEET; THENCE NORTH 43°52'35" EAST, 3.87 FEET; THENCE NORTH 00°21'35" EAST, 16.40 FEET; THENCE NORTH 19°17'31" EAST, 38.02 FEET; THENCE NORTH 44°07'13" EAST, 25.60 FEET; THENCE SOUTH 42°32'02" EAST, 667.95 FEET; THENCE SOUTH 47°27'54" WEST, 74.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N47°27'37"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
5. CROSS REFERENCE BOUNDARY SURVEY BY CLARY & ASSOCIATES, FILE NO. T55-953A.

LEGEND

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CH = CHORD DISTANCE
L = ARC LENGTH
M.B. = MAP BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT OF WAY
T.L.O. = TIE LINE ONLY

SHEET 3 OF 3
ADDITIONAL C.R. NO. 210 LAND

JOB NO. 2020-425 C

DRAFTER GCC

DATE 07/09/2020

SCALE 1"=200'

CHECKED BY:

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MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788



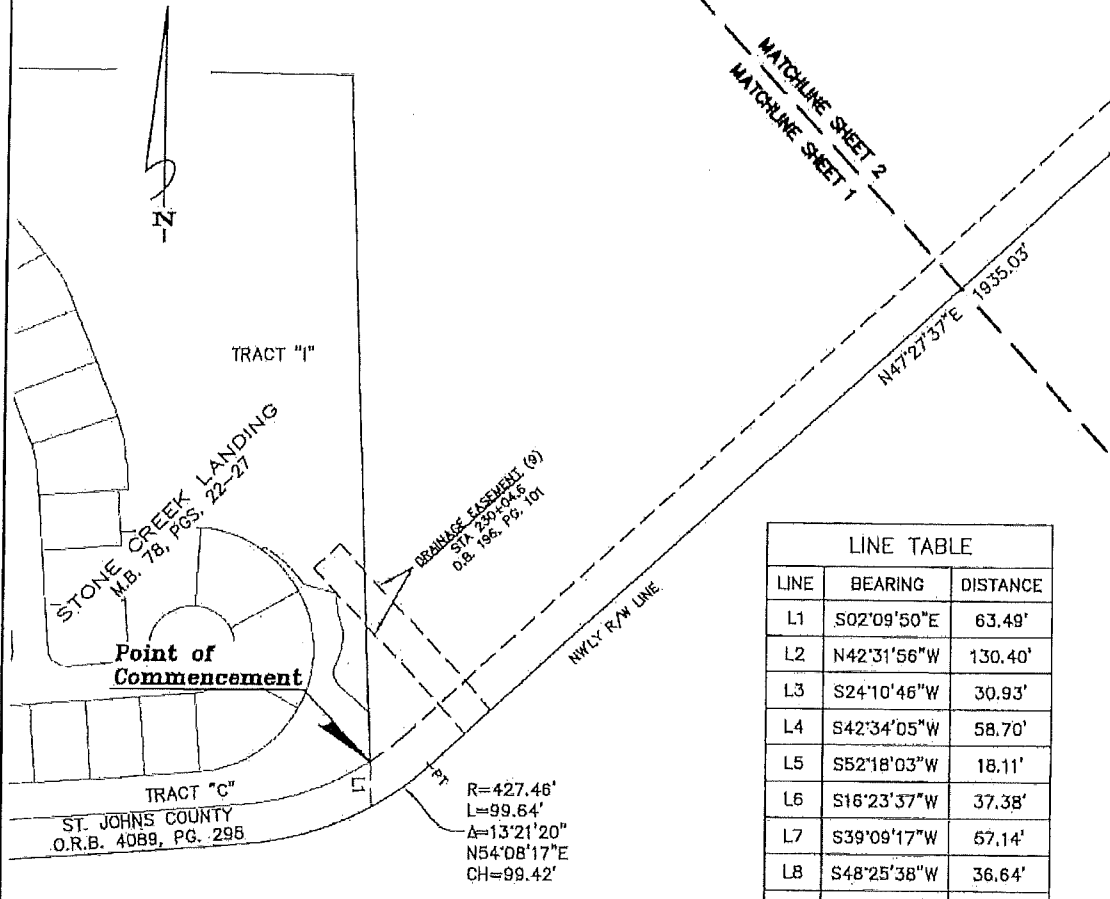
COUNTY ROAD NO. 210 LAND POND

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1935.03 FEET; THENCE NORTH 42°31'56" WEST, 130.40 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°31'56" WEST, 710.94 FEET; THENCE SOUTH 24°10'46" WEST, 30.93 FEET; THENCE SOUTH 42°34'05" WEST, 58.70 FEET; THENCE SOUTH 52°18'03" WEST, 18.11 FEET; THENCE SOUTH 16°23'37" WEST, 37.38 FEET; THENCE SOUTH 39°09'17" WEST, 57.14 FEET; THENCE SOUTH 48°25'38" WEST, 36.64 FEET; THENCE SOUTH 44°07'13" WEST, 5.78 FEET; THENCE SOUTH 42°32'02" EAST, 667.95 FEET; THENCE NORTH 47°27'54" EAST, 235.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

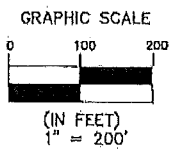
MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



LINE	BEARING	DISTANCE
L1	S02°09'50"E	63.49'
L2	N42°31'56"W	130.40'
L3	S24°10'46"W	30.93'
L4	S42°34'05"W	58.70'
L5	S52°18'03"W	18.11'
L6	S16°23'37"W	37.38'
L7	S39°09'17"W	67.14'
L8	S48°25'38"W	36.64'
L9	S44°07'13"W	5.78'
L10	N47°27'54"E	235.89'

COUNTY ROAD 210
 (100' R/W PER STATE OF FLORIDA STATE ROAD
 DEPARTMENT R/W MAP, SECTION NO. 7851-251)



SHEET 1 OF 3
 C.R. NO. 210 LAND POND

JOB NO. 2020-425 D
 DRAFTER GCC
 DATE 07/09/2020
 SCALE 1"=200'
 CHECKED BY: _____

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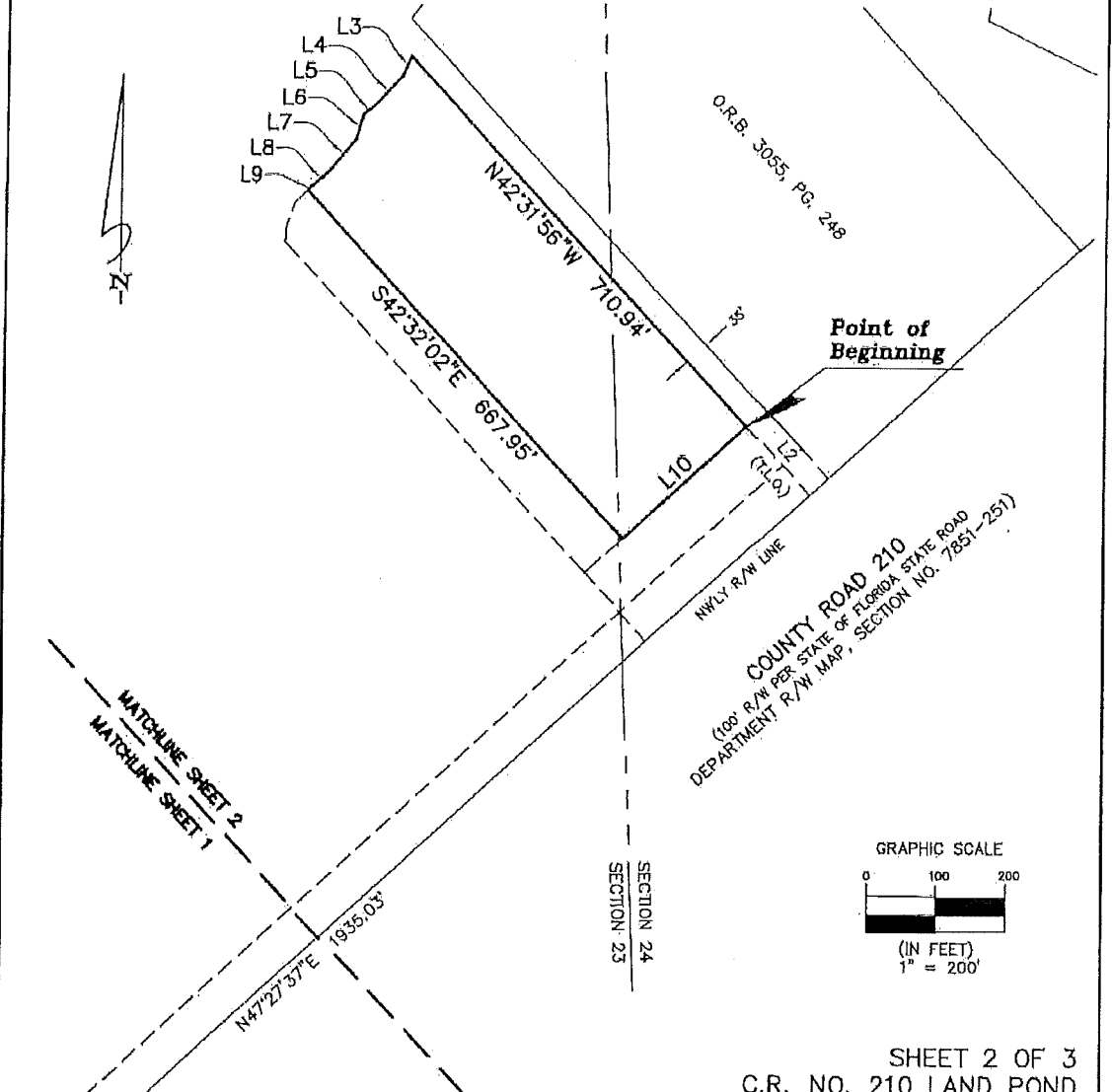
Michael J. Colligan

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

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 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 3
C.R. NO. 210 LAND POND

JOB NO. 2020-425 D
 DRAFTER GCC
 DATE 07/09/2020
 SCALE 1"=200'

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Michael J. Coligan

CHECKED BY: MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

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MAP SHOWING

COUNTY ROAD NO. 210 LAND POND

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 7B, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 53.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 89.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1935.03 FEET; THENCE NORTH 42°31'56" WEST, 130.40 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°31'56" WEST, 710.94 FEET; THENCE SOUTH 24°10'46" WEST, 30.93 FEET; THENCE SOUTH 42°34'05" WEST, 58.70 FEET; THENCE SOUTH 52°18'03" WEST, 18.11 FEET; THENCE SOUTH 18°23'37" WEST, 37.38 FEET; THENCE SOUTH 39°09'17" WEST, 57.14 FEET; THENCE SOUTH 48°25'38" WEST, 36.64 FEET; THENCE SOUTH 44°07'13" WEST, 5.78 FEET; THENCE SOUTH 42°32'02" EAST, 667.95 FEET; THENCE NORTH 47°27'54" EAST, 235.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

GENERAL NOTES

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LEGEND

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CH = CHORD DISTANCE
L = ARC LENGTH
M.B. = MAP BOOK
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PT = POINT OF TANGENCY
R = RADIUS
R/W = RIGHT OF WAY
T.L.O. = TIE LINE ONLY

SHEET 3 OF 3
C.R. NO. 210 LAND POND

JOB NO. 2020-425 D

DRAFTER GCC

DATE 07/09/2020

SCALE 1"=200'

CHECKED BY:

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MICHAEL J. COLLICAN, P.S.M. CERT. NO. 6788



EXHIBIT "B"

EASEMENT PROPERTY

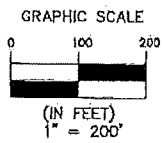
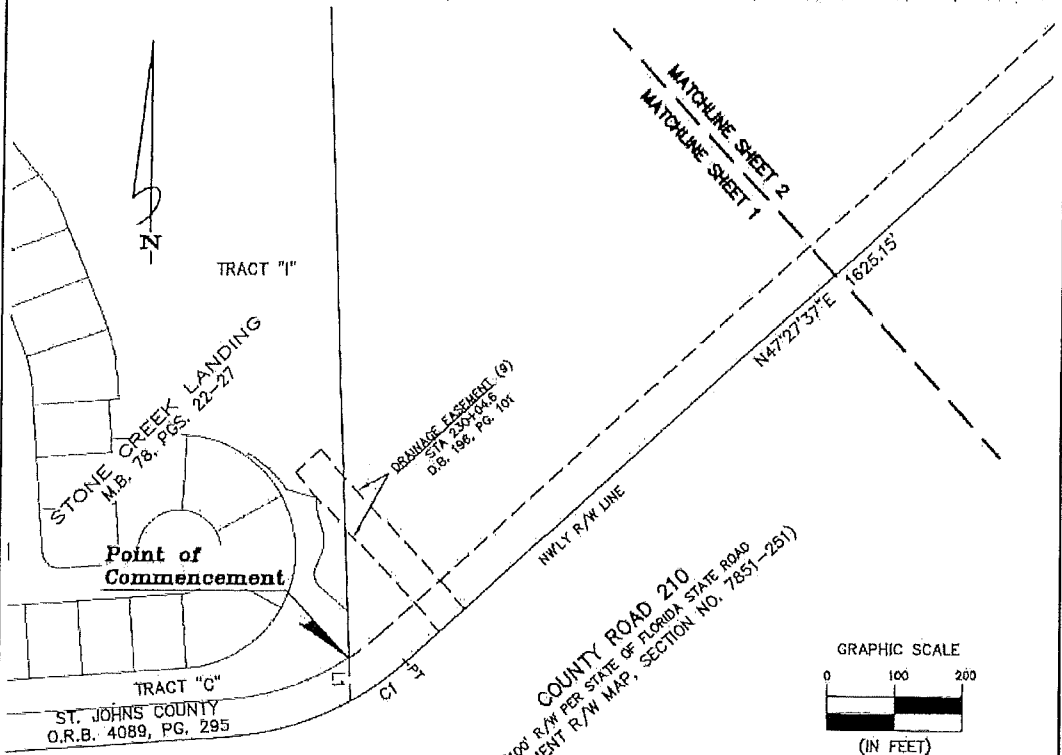
75 FOOT SCENIC EDGE

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1625.15 FEET; THENCE NORTH 42°32'02" WEST, 55.42 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°32'02" WEST, 75.00 FEET; THENCE NORTH 47°27'54" EAST, 309.89 FEET; THENCE SOUTH 42°31'56" EAST, 75.00 FEET; THENCE SOUTH 47°27'54" WEST, 309.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.53 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S02°09'50"E	63.49'
L2	N42°32'02"W	55.42'
L3	N42°32'02"W	75.00'
L4	N47°27'54"E	309.89'
L5	S42°31'56"E	75.00'
L6	S47°27'54"W	309.89'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	427.46'	99.64'	13°21'20"	N54°08'17"E	99.42'

SHEET 1 OF 3
75 FOOT SCENIC EDGE

JOB NO. 2020-425 B
DRAFTER GCC
DATE 07/09/2020
SCALE 1"=200'
CHECKED BY: _____

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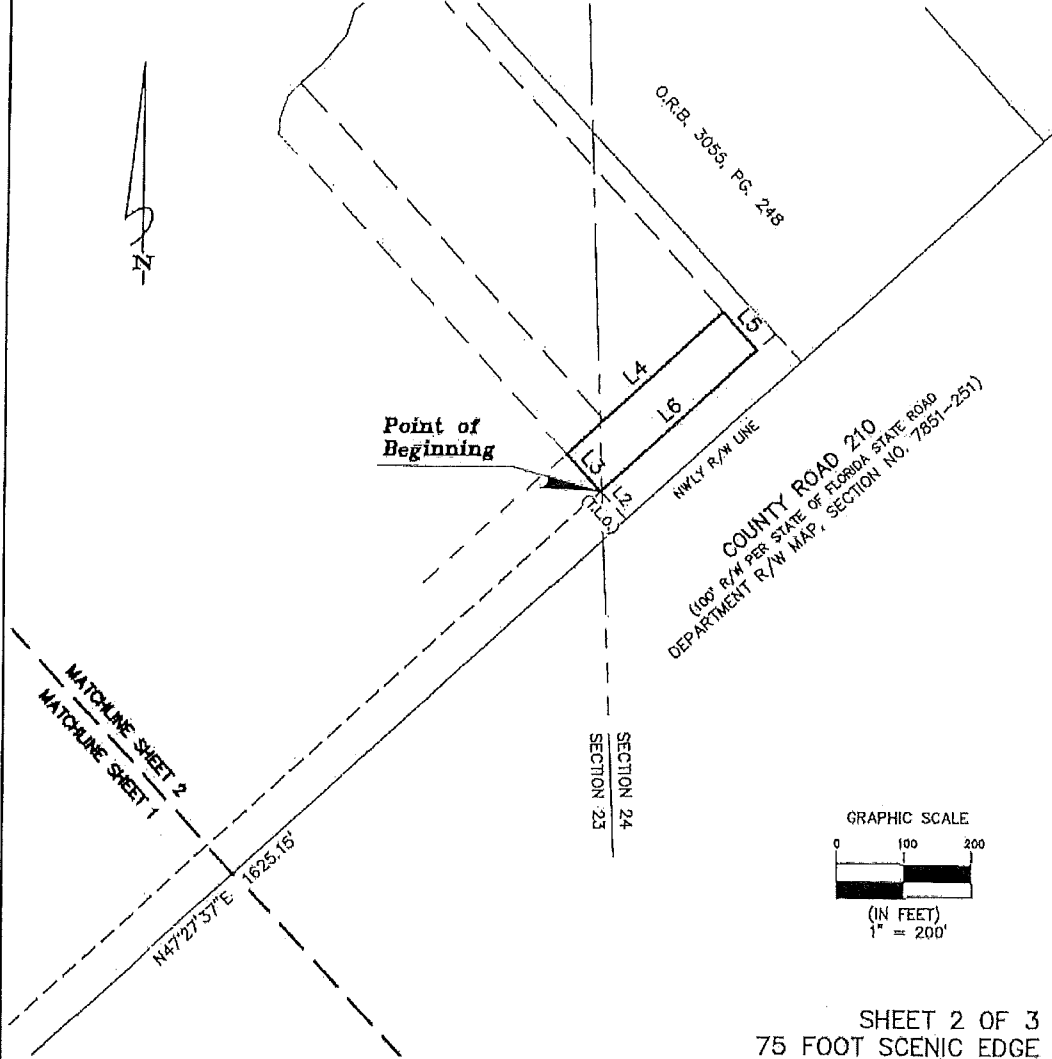
MJC

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WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 3
75 FOOT SCENIC EDGE

JOB NO. 2020-425 B
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Michael J. Colligan

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MAP SHOWING

75 FOOT SCENIC EDGE

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CONTAINING 0.53 ACRES, MORE OR LESS.

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SHEET 3 OF 3
75 FOOT SCENIC EDGE

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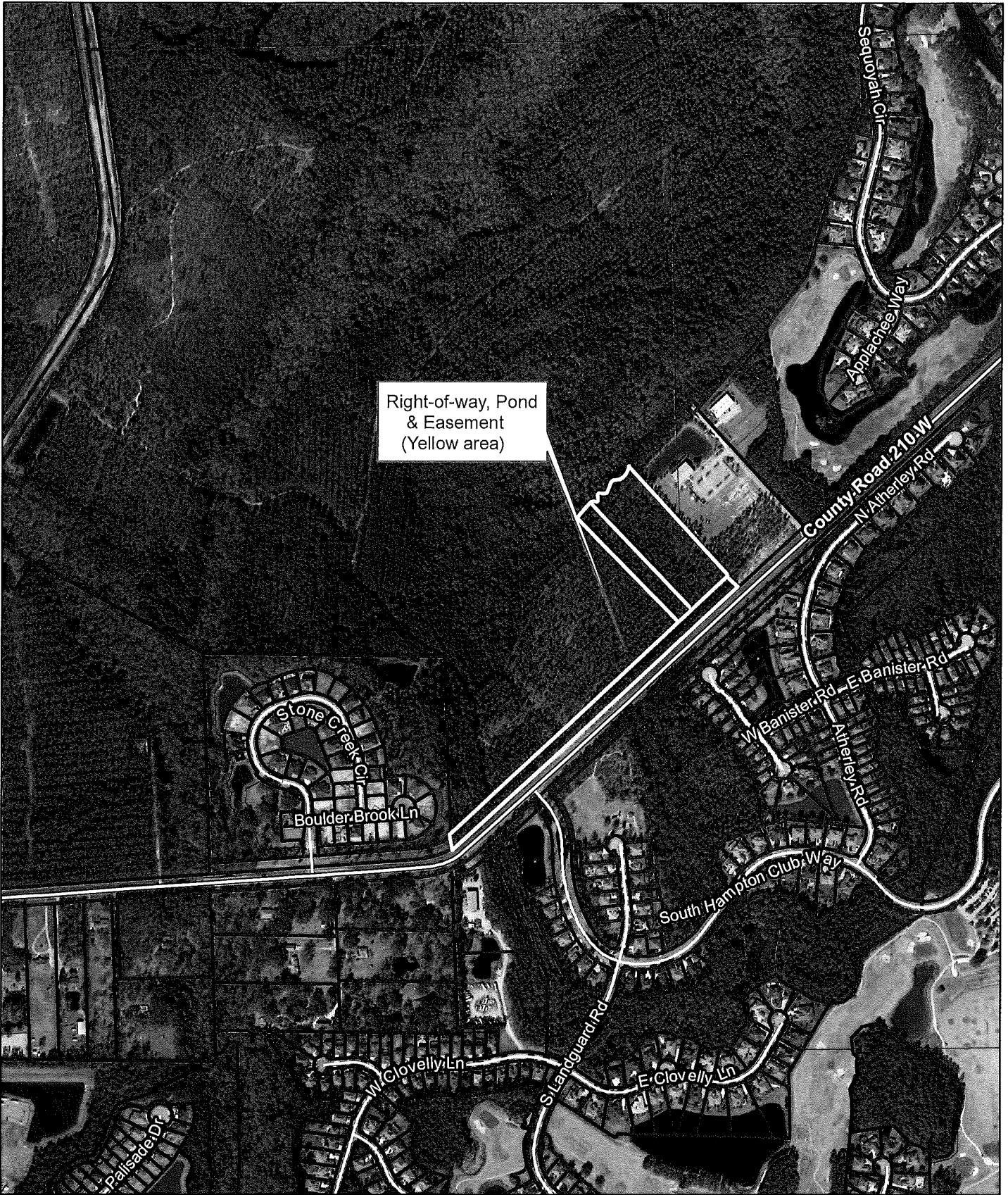
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MJC

MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788





2019 Aerial Imagery



August 6, 2020

CR210/Greenbriar Road Widening Project SWD & Easement

Land Mgmt. Systems
Real Estate Division
209-0796

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.

