

RESOLUTION NO. 2021- 505

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 A COUNTY OWNED RETENTION POND AND A POND OWNED BY WCI COMMUNITIES LLC.

RECITALS

WHEREAS, WCI Communities LLC, (WCI) conveyed property to the County for a pond site per its PUD Concurrency and Impact Fee Credit Agreement for CR210/Greenbriar Road Widening Project which is adjacent to its pond site; and

WHEREAS, St. Johns County ("County") permit requirement per St. Johns River Water Management District is to acquire an easement from WCI to drain into the pond for the CR210/Greenbriar Road widening project; and

WHEREAS, the County has agreed to convey its pond site to WCI in exchange for an easement over both pond sites to meet the permit requirement from St. Johns River Water Management District allowing the drainage of CR210/Greenbriar Road; and

WHEREAS, conveyance of the County's property by County Deed from St. Johns County to WCI Communities LLC, attached hereto as Exhibit "A", a Non-Exclusive Grant of Drainage Easement between WCI and County attached hereto as Exhibit "B", and a Termination of Easements by WCI and County terminating the existing easement attached hereto as Exhibit "C", all documents incorporated by reference and made a part hereof; and

WHEREAS, approval of this exchange will give the County the St. Johns River Water Management District permit required for drainage into this pond site for the CR210/Greenbriar Road widening project; and

WHEREAS, this proposed exchange had 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. The Board of County Commissioners hereby approves the terms and authorizes the County Administrator, or designee, to execute the following:

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 Non-Exclusive Grant of Drainage Easement 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. Termination of Easements is hereby approved and the Chair is hereby authorized to execute said Termination of Easements on behalf of the County.

Section 3. The Clerk is instructed to record the original County Deed, the Non-Exclusive Grant of Drainage Easement and the Termination of Easements in the public records of St. Johns County, Florida.

Section 4. 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 7th day of December, 2021.

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

By: Henry Dean
Henry Dean, Chair

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

By: Robin L. Platt
Deputy Clerk

RENDITION DATE DEC 9 2021



EXHIBIT "A" TO RESOLUTION

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

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, made this ____ day of December, 2021, 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 **WCI COMMUNITIES LLC**, a Delaware limited liability company ("WCI"), whose address is 9440 Philips Highway, Suite 7, Jacksonville, Florida 32256, attention: Scott Keiling, 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

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

Pursuant to Section 270.11, Florida Statutes, Grantor does NOT reserve any right, title or interest in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under the Property or any right to mine or develop same, and Grantor specifically releases and waives any rights under such statute with respect to the Property.

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**

ATTEST: _____

BY: _____
Chair

Print Name: _____

Clerk (or 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 December, 2021, by _____, Chair of the Board of County Commissioners.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A" TO COUNTY DEED

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.

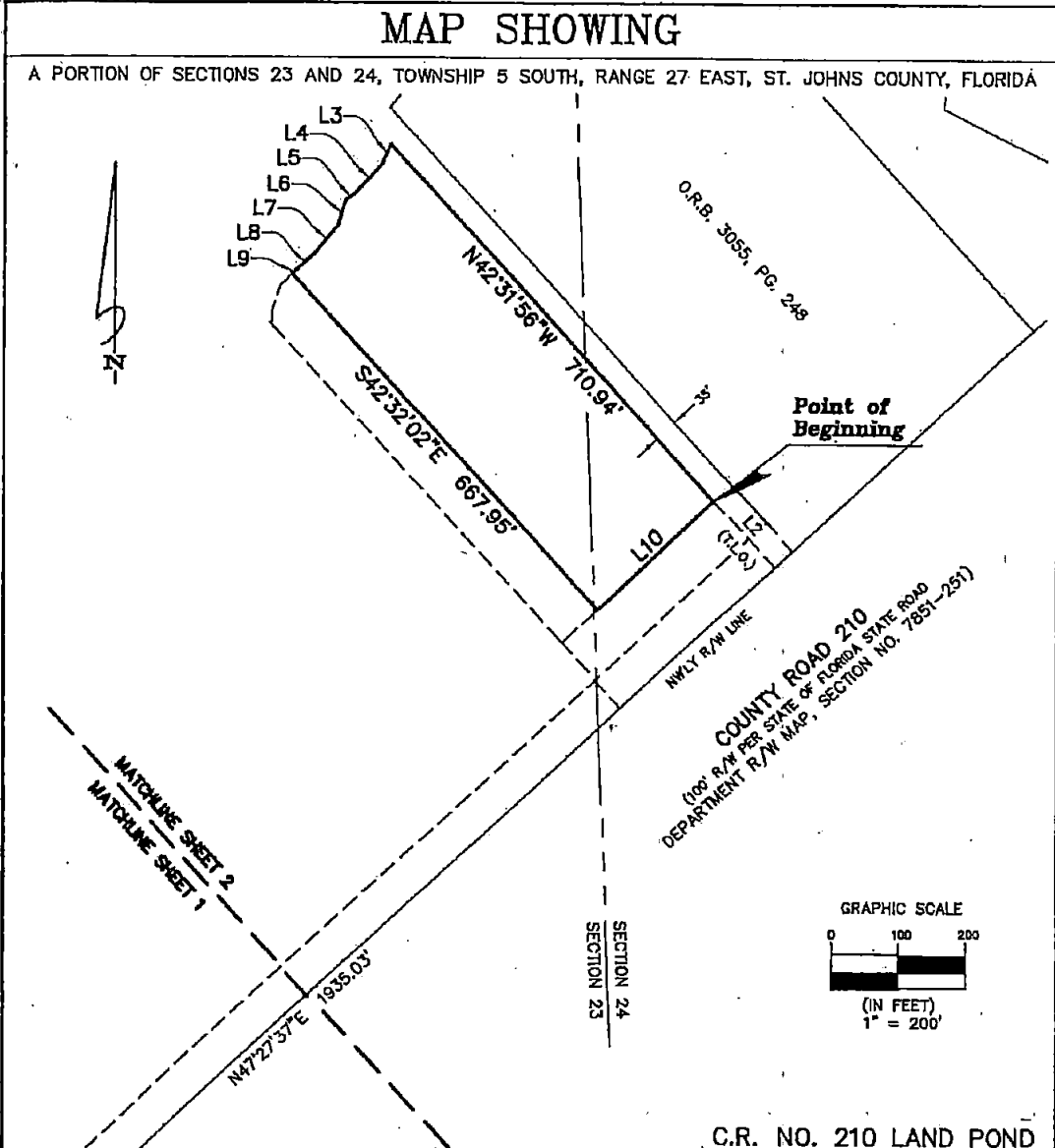
ADDITIONAL COUNTY ROAD NO. 210 LAND

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, 25.50 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.

MAP SHOWING

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



C.R. NO. 210 LAND POND

JOB NO. 2020-425 D
 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 6J-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 6J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

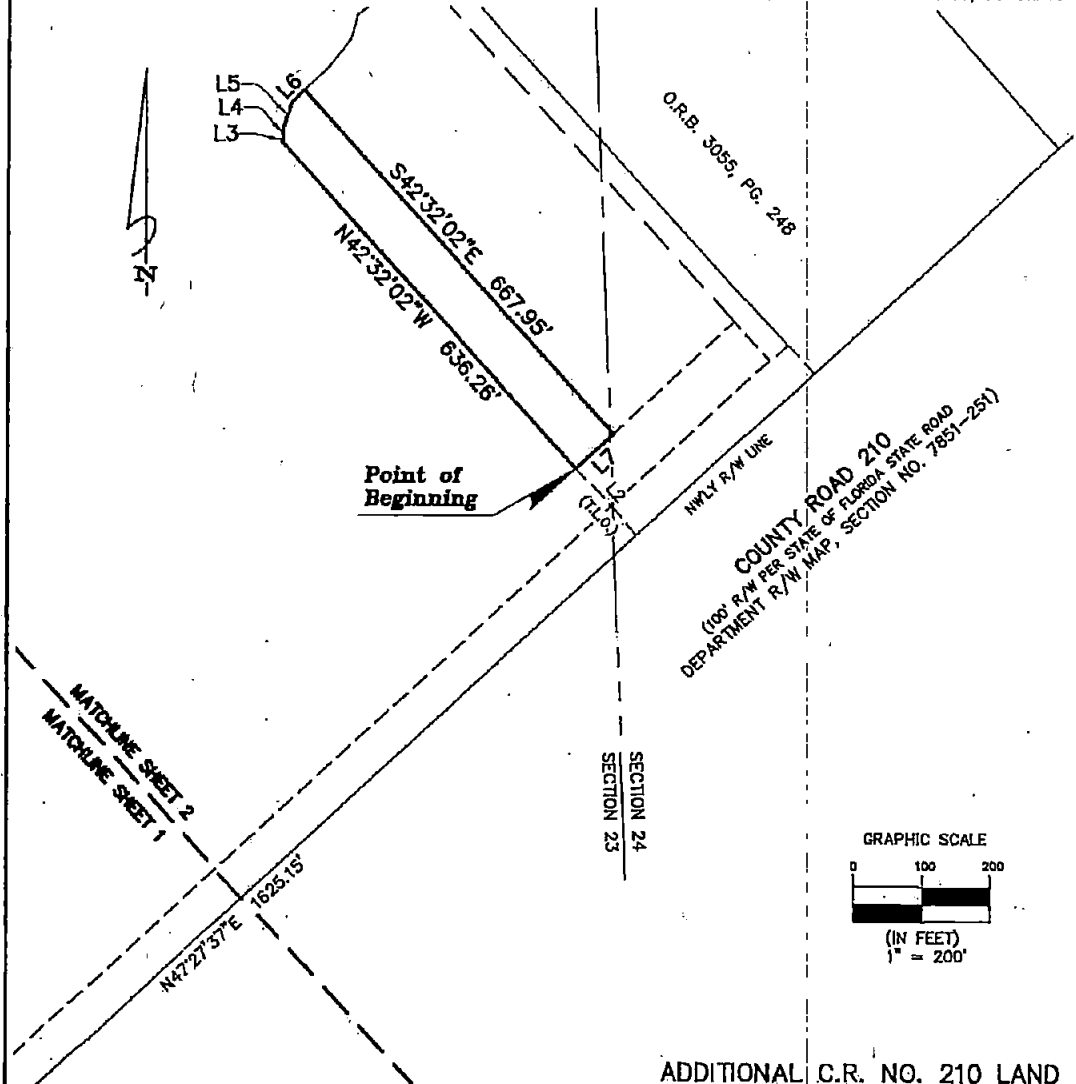
Michael J. Coligan

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

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3838 ECHOON POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2700
 WWW.CLARYASSOC.COM

MAP SHOWING

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



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

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[Handwritten Signature]

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

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LE NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32237
 (904) 283-2703
 WWW.CLARYASSOC.COM

EXHIBIT "B" TO RESOLUTION

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

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 2021, between **WCI COMMUNITIES LLC**, a Delaware limited liability company, whose address is 9440 Phillips Hwy, Suite 4, Jacksonville, Florida 32256, attention: Scott Keiling, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, hereinafter called **GRANTEE**.

WITNESSETH: That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive ingress and egress easement with the right, privilege, and authority to said Grantee, its successors and assigns, to drain surface waters either above or below the surface of the ground on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

THE EASEMENT PROPERTY as depicted on Exhibit "A" shall permit Grantee, its successors and assigns, to discharge all storm water which may fall or come upon CR210, into, over, under, across, or through said easement shown hereon. Grantor shall be responsible, at Grantor's sole expense, for the maintenance and operation of said easement, including any and all drainage facilities located therein, and to keep them in good condition and repair and in compliance with all applicable laws, rules, regulations, and ordinances; provided, however, that the easement and/or the easement parcel may be granted, dedicated or assigned by Grantor to any third party, including, without limitation, a property owners association or community development district, or any other entity or person as will assume all obligation of maintenance and operation thereof. Any person or entity taking title to such easement property shall be deemed to have assumed such maintenance and operation obligations. Grantor shall notify Grantee in writing of any such conveyance, dedication or assignment and shall provide Grantee the contact information of the entity or person to whom the easement has been dedicated or assigned. If Grantor or any successor maintenance entity or person fails to maintain the improvements in accordance with the minimum standards required by applicable laws or permits (the "Minimum Standards"), then Grantee may, after providing written notice and thirty (30) days to cure, enter the easement property to perform such maintenance to the Minimum Standards and in such event Grantee shall be entitled to reimbursement for the costs of such maintenance from Grantor or the applicable successor maintenance entity or person. Nothing shall preclude or prohibit Grantor or the applicable successor maintenance entity or person from maintaining the easement property and improvements therein to a standard higher than the Minimum Standards.

Subject to the provisions and limitations of Section 768.28, Florida Statutes, as applicable, Grantee shall indemnify, defend, and hold Grantor harmless from and against damages, claims, actions, costs, losses and expenses arising out of or in connection with any negligent act by any employee, agent, independent contractor or invitee of Grantee in connection with the exercise of the easement rights

granted hereunder, except for damages, claims, actions, costs, losses and expenses to the extent arising from the negligence of Grantor or its agents, contractors, servants or employees. Nothing in this Easement shall constitute or be deemed a waiver or modification of Grantee's Sovereign Immunity protections or defenses under federal, state and local law.

This Easement and the obligations and rights set forth above shall run with title to the Easement Property and shall be binding upon and inure to the benefit and burden of the successors and assigns of the respective parties hereto.

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

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:
WCI COMMUNITIES, LLC, a Delaware limited liability company

(Sign) _____

By: _____

(Print) _____

Print _____

Name: _____

(Sign) _____

Title: _____

(Print) _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2021 by means of () physical presence or () by online notarization, by _____, _____ Title _____ of WCI COMMUNITIES, a Delaware limited liability company, who is personally known to me or has produced _____ as identification.

Notary and Seal

**Signed and Sealed in Our
Presence as Witnesses:**

**GRANTEE:
ST. JOHNS COUNTY, FLORIDA**

(Sign) _____

(Print) _____

_____, Chair

(Sign) _____

(Print) _____

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

The foregoing instrument was acknowledged before me this _____ day of December, 2021 by means of () physical presence or () by online notarization, by _____ Chair of the Board of County Commissioners of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me.

Notary Public, State and County aforesaid

My Commission No: _____

My Commission Expires: _____

EXHIBIT "A"

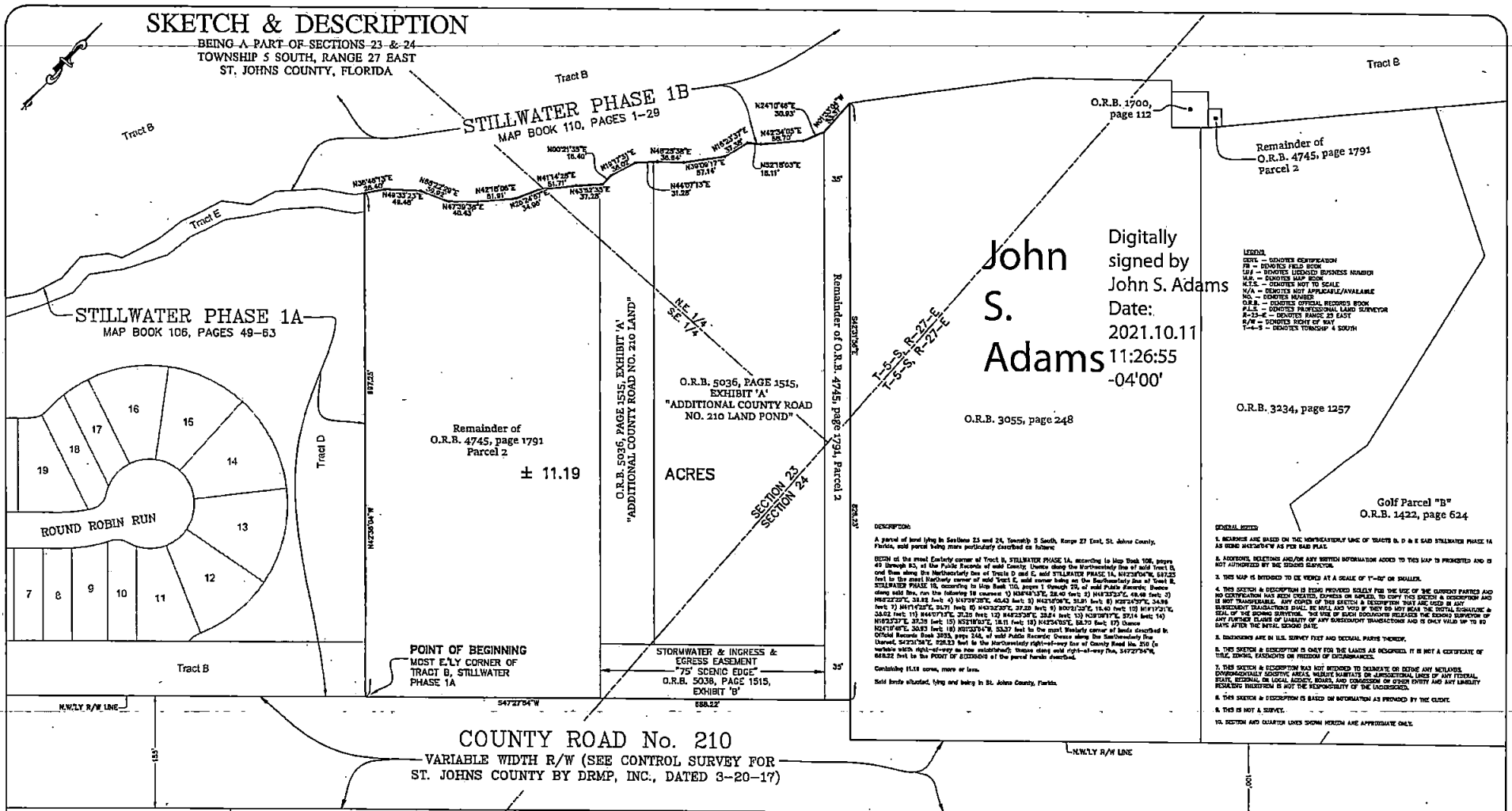
A parcel of land lying in Sections 23 and 24, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel being more particularly described as follows:

BEGIN at the most Easterly corner of Tract B, STILLWATER PHASE 1A, according to Map Book 106, pages 49 through 63, of the Public Records of said County; thence along the Northeasterly line of said Tract B, and then along the Northeasterly line of Tracts D and E, said STILLWATER PHASE 1A, N42°36'04"W, 697.25 feet to the most Northerly corner of said Tract E, said corner being on the Southeasterly line of Tract B, STILLWATER PHASE 1B, according to Map Book 110, pages 1 through 29, of said Public Records; thence along said line, run the following 18 courses: 1) N36°46'13"E, 28.40 feet; 2) N49°33'23"E, 49.48 feet; 3) N68°22'29"E, 39.92 feet; 4) N47°39'38"E, 40.43 feet; 5) N42°18'06"E, 51.91 feet; 6) N26°24'57"E, 34.96 feet; 7) N41°14'28"E, 51.71 feet; 8) N43°52'35"E, 37.28 feet; 9) N00°21'35"E, 16.40 feet; 10) N19°17'31"E, 38.02 feet; 11) N44°07'13"E, 31.28 feet; 12) N48°25'38"E, 36.64 feet; 13) N39°09'17"E, 57.14 feet; 14) N16°23'37"E, 37.38 feet; 15) N52°18'03"E, 18.11 feet; 16) N42°34'05"E, 58.70 feet; 17) thence N24°10'46"E, 30.93 feet; 18) N01°33'04"W, 53.37 feet to the most Westerly corner of lands described in Official Records Book 3055, page 248, of said Public Records; thence along the Southwesterly line thereof, S42°31'56"E, 826.23 feet to the Northwesterly right-of-way line of County Road No. 210 (a variable width right-of-way as now established); thence along said right-of-way line, S47°27'54"W, 668.22 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 11.19 acres, more or less.

SKETCH & DESCRIPTION

BEING A PART OF SECTIONS 23 & 24
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



DESCRIPTION

A parcel of land lying in Sections 23 and 24, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel being more particularly described as follows:

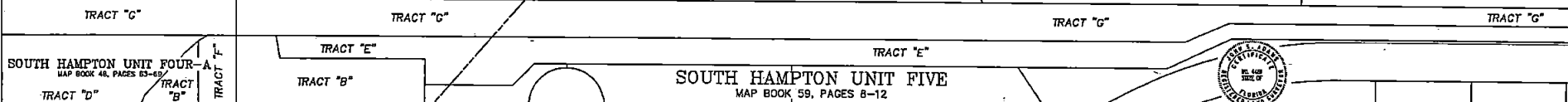
BEING of the west easterly corner of Tract B, STILLWATER PHASE 1A, according to Map Book 106, pages 49 through 63, of the Public Records of said County, Union along the westerly line of said Tract B, and then along the northerly line of Tract D and E, said STILLWATER PHASE 1A, according to Map Book 110, pages 1 through 29, of said Public Records, being along said line, for the following 38 courses: (1) N42°10'00" E, 16.40 feet; (2) N42°30'00" E, 48.48 feet; (3) N42°30'00" E, 38.82 feet; (4) N42°30'00" E, 28.16 feet; (5) N42°30'00" E, 17.50 feet; (6) N42°30'00" E, 6.84 feet; (7) N42°30'00" E, 6.18 feet; (8) N42°30'00" E, 5.52 feet; (9) N42°30'00" E, 4.86 feet; (10) N42°30'00" E, 4.20 feet; (11) N42°30'00" E, 3.54 feet; (12) N42°30'00" E, 2.88 feet; (13) N42°30'00" E, 2.22 feet; (14) N42°30'00" E, 1.56 feet; (15) N42°30'00" E, 9.14 feet; (16) N42°30'00" E, 18.28 feet; (17) S89°51'00" W, 10.00 feet; (18) S89°51'00" W, 20.56 feet; (19) S89°51'00" W, 31.12 feet; (20) S89°51'00" W, 41.68 feet; (21) S89°51'00" W, 52.24 feet; (22) S89°51'00" W, 62.80 feet; (23) S89°51'00" W, 73.36 feet; (24) S89°51'00" W, 83.92 feet; (25) S89°51'00" W, 94.48 feet; (26) S89°51'00" W, 105.04 feet; (27) S89°51'00" W, 115.60 feet; (28) S89°51'00" W, 126.16 feet; (29) S89°51'00" W, 136.72 feet; (30) S89°51'00" W, 147.28 feet; (31) S89°51'00" W, 157.84 feet; (32) S89°51'00" W, 168.40 feet; (33) S89°51'00" W, 178.96 feet; (34) S89°51'00" W, 189.52 feet; (35) S89°51'00" W, 200.08 feet; (36) S89°51'00" W, 210.64 feet; (37) S89°51'00" W, 221.20 feet; (38) S89°51'00" W, 231.76 feet.

Containing 11.19 acres, more or less.

Said land situated, lying and being in St. Johns County, Florida.

GENERAL NOTES

1. BEARINGS AND DISTANCES ON THE NEIGHBORLY LINE OF TRACTS B, D & E SAID STILLWATER PHASE 1A AS BEING RECORDED AS PER SAID PLAN.
2. ANY OTHER SECTION OR PART OF ANY OTHER SECTION ADJACENT TO THIS MAP IS PROMOTED AND IS NOT AUTHORIZED BY THE SURVEYOR.
3. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=50' OR SMALLER.
4. THIS SECTION IS BEING PROVIDED SOLELY FOR THE USE OF THE SURVEY PARTIES AND NO COPIATION HAS BEEN CREATED, EXPENSE OR EXPENSE TO COPY THIS SECTION IS DESCRIBED AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SECTION IS DESCRIBED THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE VOID AND VOID IF THEY DO NOT BEAR THE SURVEYOR'S SIGNATURE AND SEAL OF THE SURVEYOR. THE USE OF SUCH COPIES RELEASES THE SURVEYOR FROM ANY FURTHER CLAIM OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS VOID VALID UP TO 90 DAYS AFTER THE DATE OF RECORDING.
5. ENDORSEMENTS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. THIS SECTION IS DESCRIBED ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A GUARANTEE OF TITLE, INTENT, EXISTENCE OR FREEDOM OF ENCUMBRANCES.
7. THIS SECTION IS DESCRIBED FOR THE PURPOSES OF DETERMINING OR ESTABLISHING ANY BOUNDARY, STATE, FEDERAL, OR LOCAL, COUNTY, MUNICIPAL AND CONVEYANCE ON OTHER ENTITY AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE SURVEYOR.
8. THIS SECTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
9. THIS IS NOT A SURVEY.
10. DISTANCE AND QUANTITY LINES SHOWN HEREIN ARE APPROXIMATE ONLY.



Prepared For:

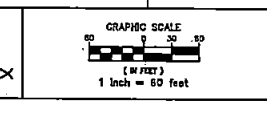
REV.	DATE	BY	CHKD	FR	PG	DESCRIPTION

St. Johns County Real Estate Division
St. Johns County Real Estate Division

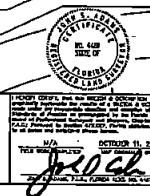
BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

520 COUNTY ROAD 318 SUITE 104
CLEAR CREEK SPRINGS, FL 32824
PHONE: (407) 238-2224
FAX: (407) 238-2224
EMAIL: barttram@bartramtrail.com
WWW.BARTRAMTRAIL.COM
CORPORATE OF INCORPORATION IN FLORIDA
CORPORATE NO. 5280

11/23/2011 11:26:55 AM



County Road 210 Pond



NOTATION: THIS SECTION IS BEING PROVIDED SOLELY FOR THE USE OF THE SURVEY PARTIES AND NO COPIATION HAS BEEN CREATED, EXPENSE OR EXPENSE TO COPY THIS SECTION IS DESCRIBED AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SECTION IS DESCRIBED THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE VOID AND VOID IF THEY DO NOT BEAR THE SURVEYOR'S SIGNATURE AND SEAL OF THE SURVEYOR. THE USE OF SUCH COPIES RELEASES THE SURVEYOR FROM ANY FURTHER CLAIM OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS VOID VALID UP TO 90 DAYS AFTER THE DATE OF RECORDING.

DATE: 10/11/21 SCALE: 1"=50'

SHEET: 1 OF 1

PROJECT NO.: 22-00-21-001

REVISIONS:

EXHIBIT "C" TO RESOLUTION

Prepared by and return to:
Spencer N. Cummings, Esq.
Gunster, Yoakley & Stewart, P.A.
1 Independent Drive, Suite 2300
Jacksonville, FL 32202

**TERMINATION
OF
EASEMENTS**

THIS TERMINATION OF EASEMENTS (this "Termination") is made and executed as of December ____, 2021 by **WCI COMMUNITIES LLC**, a Delaware limited liability company ("Grantor"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee").

WHEREAS, Grantor and Grantee are the parties to the Special Warranty Deed and Easement dated August 11, 2020 and recorded in Official Records Book 5036, page 1515 of the public records of St. Johns County, Florida (the "**Deed**"), pursuant to which Grantee granted Grantor easements in Section 2 of the Deed over the Easement Property (as defined in the Deed); and

WHEREAS, Grantor and Grantee wish to enter into this Termination to terminate such easements.

NOW THEREFORE, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration; the receipt and sufficiency which are hereby acknowledged, Grantor and Grantee hereby terminate Section 2 of the Deed.

[This Space Intentionally Left Blank]

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

WCI COMMUNITIES LLC,
a Delaware limited liability company

(Print Name _____)

By: _____

Name: _____

Its: _____

(Print Name _____)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 202_____ by _____, the _____ of **WCI COMMUNITIES 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

Signed, sealed and delivered
in the presence of:

GRANTEE:

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 December, 2021 by _____, the Chair
of St. Johns County Board of County Commissioners 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 # _____

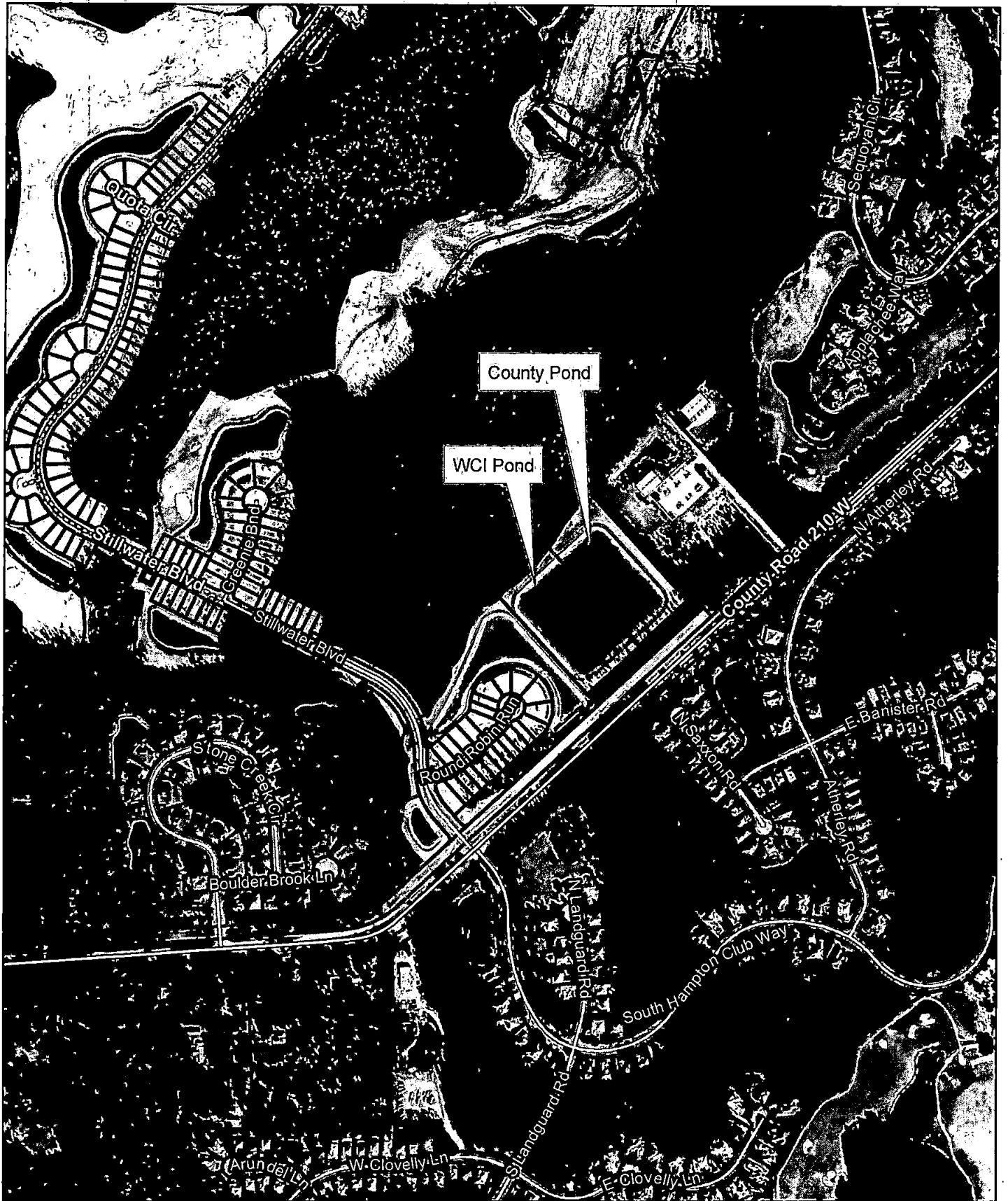
My Commission Expires:

Personally Known _____

or Produced I.D. _____

[check one of the above]

Type of Identification Produced



2016 Aerial Imagery



November 9, 2021

WCI & County Pond

Greenbriar Road Widening Project

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.



THE ST. AUGUSTINE RECORD
Affidavit of Publication

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634
AD# 0003389044-01

PO# EXCHANGE OF COUNTY PROPERTY

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 MELISSA RHINEHART 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 SA Notice Misc in the matter of EXCHANGE OF COUNTY PROPERTY was published in said newspaper in the issue dated 11/23/2021, 11/30/2021.

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.

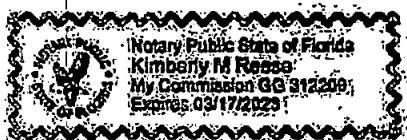
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this day of NOV. 30 2021

by [Signature] who is personally known to
me or who has produced as identification

[Signature]
(Signature of Notary Public)



NOTICE OF PROPOSED
EXCHANGE OF COUNTY PROPERTY

On Tuesday, December 7, 2021, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (C.S. 51 North) St. Augustine, Florida, 32084, will convene 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 Resolution and WCI Communities, LLC, (owner of adjacent real property to the County's property). This exchange of property would give St. Johns County an easement to allow drainage into the whole pond for additional stormwater drainage required in this area, road widening project.

The proposed legal descriptions and maps 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.

If a person desires to appeal any decision made with respect to any matter considered at the meeting, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a written record of the proceedings is made which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator, (904) 209-0050 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084, for hearing impaired individuals Florida Relay Service (800) 933-8770, no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
BRANDON PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk
3389044, November 29:30, 2021

THE ST. AUGUSTINE RECORD
Affidavit of Publication

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634
AD# 0003389044-01

PO# EXCHANGE OF COUNTY PROPERTY

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 MELISSA RHINEHART 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 SA Notic Misc in the matter of EXCHANGE OF COUNTY PROPERTY was published in said newspaper in the issue dated 11/23/2021, 11/30/2021.

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.

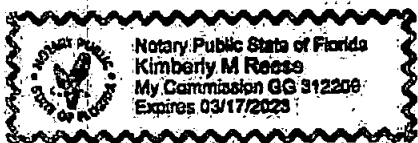
Sworn to (or affirmed) and subscribed before me by means of

physical presence or
 online notarization

this _____ day of **NOV 30 2021**

by *Melissa Rhinehart* who is personally known to me or who has produced as identification

Kimberly M. Reese
(Signature of Notary Public)



NOTICE OF PROPOSED
EXCHANGE OF COUNTY PROPERTY

On Tuesday, December 7, 2021, 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, 32084, 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 Resolution) and WCI Communities, LLC, (owner of adjacent real property to the County's property). This exchange of property would give St. Johns County an easement to allow drainage into the whole pond for additional stormwater drainage required for this areas road widening project.

The proposed legal descriptions and maps 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.

If a person decides to appeal any decision made with respect to any matter considered at the meeting, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate in the proceedings should contact ADA Coordinator at (904) 309-9650 at the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, FL 32084; for hearing impaired individuals Florida Relay Service: 1-800-933-8770, no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
BRANDON PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk
33890-44, November 23, 10, 2021