

RESOLUTION NO. 2022- 234

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 AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A TERMINATION OF EASEMENT, COUNTY DEED AND GRANT OF STORMWATER AND DRAWDOWN EASEMENTS.

RECITALS

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

WHEREAS, to meet St. Johns River Water Management District requirements the County and WCI are required to execute a Termination of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to terminate the easement recorded in the Special Warranty Deed recorded in Official Records Book 5036, page 1515 of the public records of St. Johns County, Florida; and

WHEREAS, the County has agreed to convey its pond site to WCI, in the County Deed, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, 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, the County's permit requirement per St. Johns River Water Management District is to acquire a Grant of Stormwater and Drawdown Easements, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, from WCI and the Stillwater Community Development District, to drain into the pond for the CR210/Greenbriar Road widening project; and

WHEREAS, the property has been advertised per Section 125.37, Florida Statutes, and authorizes and empowers the Board of County Commissioners to exchange real property when it's in the best interest of 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 Board of County Commissioners hereby approves the exchange of Real Property and authorizes the Chair to execute the Termination of Easement, County Deed and the Grant of Stormwater and Drawdown Easements on behalf of the County.

Section 3. The Clerk is instructed to record the original Termination of Easement, the County Deed, and the Grant of Stormwater and Drawdown 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 19 day of July, 2022.

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: Pam Halterman
Deputy Clerk

Rendition Date 7/21/22

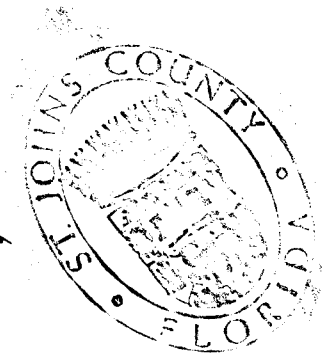


EXHIBIT "A" TO RESOLUTION

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 July ___, 2022 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 July, 2022 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 July, 2022 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 "B" 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 _____, 2022, 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: _____

Henry Dean, 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 _____, 2022, by Henry Dean, 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.

This instrument prepared by:
Spencer N. Cummings
Gunster, Yoakley & Stewart, P.A.
1 Independent Drive, Suite 2300
Jacksonville, Florida 32202

GRANT OF STORMWATER AND DRAWDOWN EASEMENTS

THIS GRANT OF STORMWATER AND DRAWDOWN EASEMENTS (this “**Grant of Easements**”) is made this ___ day of June, 2022 (the “**Effective Date**”), by **WCI COMMUNITIES, LLC**, a Delaware limited liability company (“**WCI**”), having an address of 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256, attention: Scott Keiling, and the **STILLWATER COMMUNITY DEVELOPMENT DISTRICT** (the “**CDD**”), a local unit of special-purpose government organized and existing under the laws of the State of Florida having an address of 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256, in favor of **ST. JOHNS COUNTY** (the “**County**”), a political subdivision of the State of Florida, having an address of 500 San Sebastian View, St. Augustine, Florida 32084.

RECITALS:

A. WCI is the owner of the real property located in St. Johns, County Florida, more particularly described on **Exhibit “A”** attached hereto and made a part hereof (the “**Pond Property**”).

B. Subject to the terms and conditions contained herein, WCI desires to provide the County with access and maintenance easements over, under, and across the Pond Property.

C. Subject to the terms and conditions contain herein, WCI and the CDD desire to provide the County with drawdown easements on, under, over and across the lands described on **Exhibit “B”** attached hereto and made a part hereof (the “**CDD Property**”), but only to the extent of their respective interests therein.

D. The County desires to accept the access, maintenance and drawdown easements described in this Grant of Easements.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WCI and the CDD grant the easements contemplated in this Grant of Easements to the County as follows:

1. **Recitals.** The parties agree and confirm that the above stated recitals are true and correct.

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

3. **Drawdown Easement over CDD Property.** To the extent of their respective interests in the CDD Property, WCI and the CDD hereby grant to the County a perpetual non-exclusive easement on, under, over and across the CDD Property to drawdown the existing water table within the limits of the CDD Property.

4. **Compliance with Laws and Permits.** The County's agrees that its use of the Pond Property and CDD Property shall comply with all applicable laws, rules, regulations, permits and approvals.

5. **Compensatory Flood Storage.** The County confirms that no part of the Pond Property or CDD Property are required for compensatory flood storage for the Greenbriar Downs PUD.

6. **Remedies for Default.** To the extent that any party bound shall default in its obligations pursuant to the terms of this that any party bound shall default in its obligations pursuant to the terms of this Grant of Easements, 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.

7. **Severability.** Whenever possible, each provision of this Grant of Easements shall be interpreted in such manner as to be effective and valid, but if any provision or the application thereof to any person or 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 Grant of Easements are declared to be severable.

8. **JURY WAIVER.** WCI, THE CDD, 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 GRANT OF EASEMENT.

9. **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 Grant of Easements, or such other address as the parties may specify by notice to the other party from time-to-time.

10. **Running of Benefits and Burdens.** The terms and provisions of this Grant of Easements shall run with title to the Pond Property and CDD Property.

11. **Modification.** This Grant of Easements may be modified by the parties hereto or the successor owners of the Pond Property and CDD Property (as to the lands owned by them at such time).

[Signatures on next page]

IN WITNESS WHEREOF, WCI, the CDD, 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:

(Print Name _____)

(Print Name _____)

WCI:

WCI COMMUNITIES, LLC,
a Delaware limited liability company

By: _____

Name: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022 by _____, the _____ of WCI COMMUNITIES, LLC, a Delaware limited liability company, and who is personally known to me or produced _____ as identification.

{Notary Seal}

Notary Public, State of Florida

My commission expires: _____

Signed, sealed and delivered in the presence of:

(Print Name _____)

(Print Name _____)

THE CDD:

STILLWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida

By:

Name: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022 by _____, the _____ of STILLWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, and who is personally known to me or produced _____ as identification.

{Notary Seal}

Notary Public, State of Florida

My commission expires: _____

Signed, sealed and delivered in the presence of:

(Print Name _____)

(Print Name _____)

THE COUNTY:

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

By: _____

Name: _____

Its: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this _____ day of _____, 2022 by _____, the _____ of ST. JOHNS COUNTY, a political subdivision of the State of Florida, and who is personally known to me or produced _____ as identification.

{Notary Seal}

Notary Public, State of Florida

My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION OF POND PROPERTY

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:

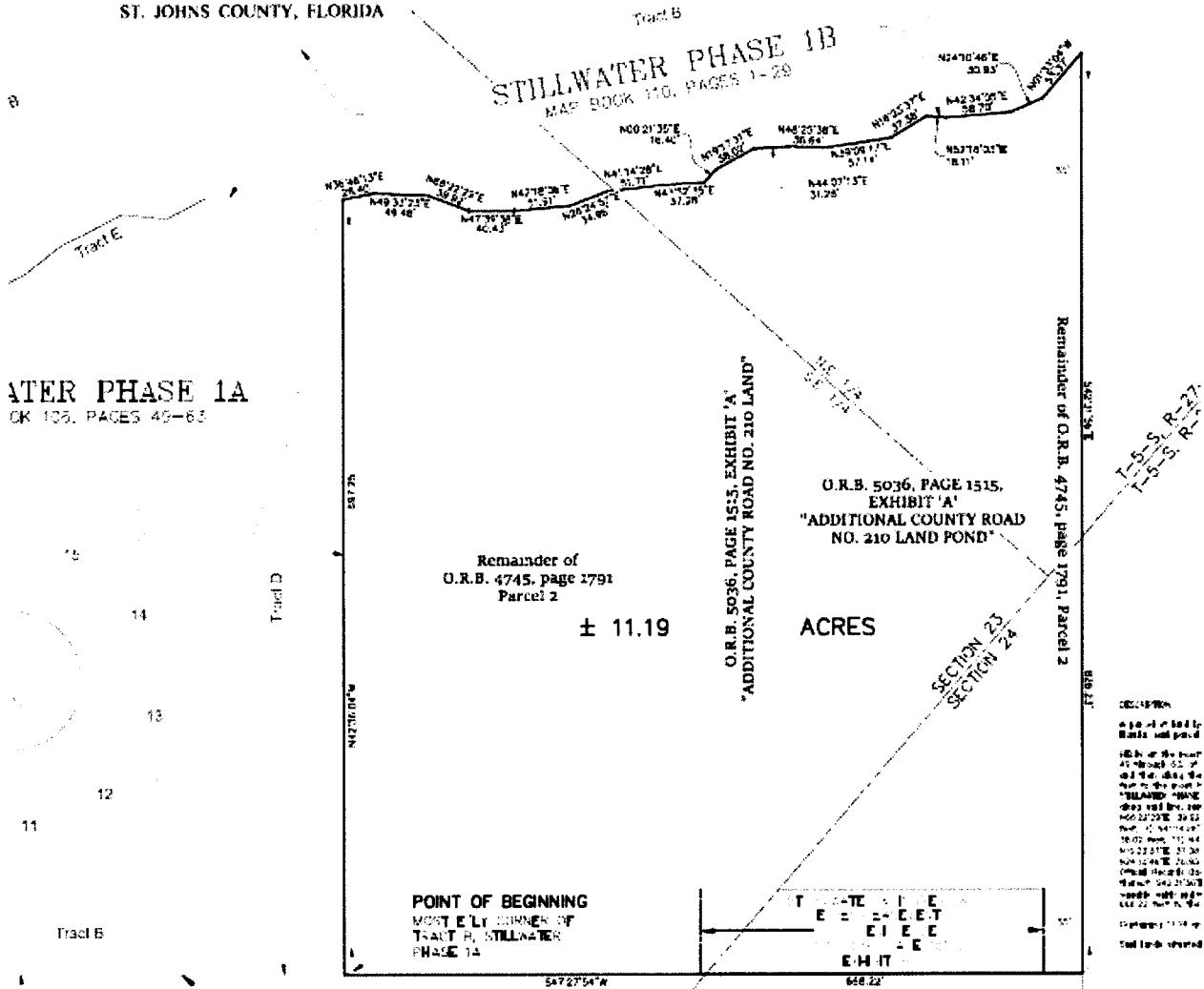
BEGIN at the most Easterly corner of Tract B, STILLWATER PHASE 1A, according to Map Book 106, pages 49 through 63, of the Public Records of said County; thence along the Northeasterly line of said Tract B, and then along the Northeasterly line of Tracts D and E, said STILLWATER PHASE 1A, N42°36'04"W, 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.

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

SKETCH & DESCRIPTION

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



WATER PHASE 1A
MAP BOOK 103, PAGES 49-63

STILLWATER PHASE 1B
MAP BOOK 110, PAGES 1-20

Remainder of
O.R.B. 4745, page 1791
Parcel 2

± 11.19

ACRES

O.R.B. 5036, PAGE 1515, EXHIBIT 'A',
'ADDITIONAL COUNTY ROAD NO. 210 LAND POND'

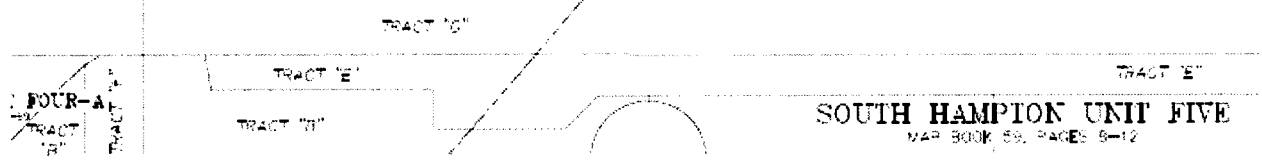
O.R.B. 5036, PAGE 1515,
EXHIBIT 'A'
'ADDITIONAL COUNTY ROAD
NO. 210 LAND POND'

POINT OF BEGINNING
MOST EASTERLY CORNER OF
TRACT B, STILLWATER
PHASE 1A

SECTION 23
SECTION 24

DESCRIPTION
As per plat filed
with and paid
for by the State
of Florida on the
15th day of May
1960, the plat of
"STILLWATER PHASE
1A" was filed for
record in Public
Trust, St. Johns
County, Florida,
Book 103, Page 49-63.
Official Record No.
15409275.4
15409275.4
15409275.4

COUNTY ROAD No. 210
VARIABLE WIDTH R/W (SEE CONTROL SURVEY FOR
ST. JOHNS COUNTY BY DRMP, INC., DATED 3-20-17)



SOUTH HAMPTON UNIT FIVE
MAP BOOK 55, PAGES 5-12

**EXHIBIT "B" TO
GRANT OF STORMWATER AND DRAWDOWN EASEMENTS
CDD PROPERTY A PORTION OF #009862-0005**

COUNTY ROAD 210

ST. JOHNS COUNTY

**PARCEL 802
PERMANENT EASEMENT**

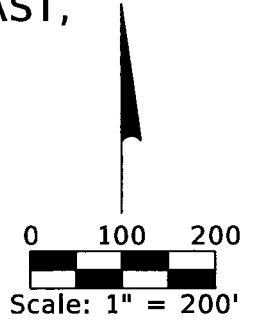
A Parcel Of Land Being A Part Of Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At A Nail And Disk Stamped "Bassett LB 6628", Marking The Northwest Corner Of South Hampton Unit One, In Section 24, Township 5 South, Range 27 East, As Recorded In Map Book 38, Pages 32 Through 50 Of The Public Records Of St. Johns County, Florida, Said Point Also Lying On The Former Right Of Way Line Of County Road No. 210, (A Variable Width Right Of Way As Now Established); Thence North 42°32'12" West, A Distance Of 50.00 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence South 47°27'48" West, Along Said Baseline Of Survey, A Distance Of 1521.07 Feet; Thence North 42°32'12" West, A Distance Of 50.00 Feet To The Northwestern Existing Right Of Way Line Of Said County Road No. 210; Thence Continue North 42°32'12" West, Along A Jog In Said Northwestern Existing Right Of Way Line, And Along The Southwesterly Lines Of Parcels 1 And 2 Of Those Lands Described And Recorded In Official Records Book 3055, Page 248 Of Said Public Records Of St. Johns County, Florida, A Distance Of 881.22 feet To The Northwest Corner Of Said Lands Described In Official Records Book 3055, Page 248, Also Being A Corner On The Southwesterly Line Of Tract "B", Stillwater Phase 1B, As Recorded In Map Book 110, Pages 1 Through 29 Of The Public Records Of St. Johns County, Florida, And The **Point Of Beginning**; Thence South 12°16'50" West, A Distance Of 22.91 Feet; Thence South 19°02'34" West, A Distance Of 13.79 Feet; Thence South 41°13'54" West, A Distance Of 61.64 Feet; Thence South 53°50'29" West, A Distance Of 16.77 Feet; Thence South 15°31'27" West, A Distance Of 38.92 Feet; Thence South 38°39'35" West, A Distance Of 60.03 Feet; Thence South 49°23'55" West, A Distance Of 38.41 Feet; Thence South 42°16'24" West, A Distance Of 30.97 Feet; Thence South 18°54'18" West, A Distance Of 40.19 Feet; Thence South 03°28'06" East, A Distance Of 17.22 Feet; Thence South 46°36'22" West, A Distance Of 39.42 Feet; Thence South 41°17'43" West, A Distance Of 51.30 Feet; Thence South 25°50'40" West, A Distance Of 37.04 Feet; Thence South 40°14'11" West, A Distance Of 53.22 Feet; Thence South 47°24'22" West, A Distance Of 43.86 Feet; Thence South 70°20'45" West, A Distance Of 38.71 Feet; Thence South 47°48'09" West, A Distance Of 52.73 Feet; Thence South 35°52'12" West, A Distance Of 41.78 Feet; Thence South 56°49'17" West, A Distance Of 48.54 Feet; Thence South 37°07'02" West, A Distance Of 24.17 Feet; Thence South 46°03'39" West, A Distance Of 39.78 Feet; Thence South 19°41'54" West, A Distance Of 44.81 Feet; Thence South

55°18'19" West, A Distance Of 41.18 Feet; Thence South 18°52'09" West, A Distance Of 43.48 Feet; Thence South 21°32'26" West, A Distance Of 21.28 Feet; Thence South 10°22'00" West, A Distance Of 43.42 Feet; Thence South 20°15'02" West, A Distance Of 57.18 Feet; Thence South 64°47'56" West, A Distance Of 19.57 Feet; Thence South 39°05'37" West, A Distance Of 38.30 Feet To The Beginning of A Curve To The Right, Having A Radius Of 479.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 82°04'43", An Arc Distance Of 686.19 Feet To The Point Of Tangency, Said Curve Being Subtended By A Chord Bearing And Distance Of North 05°27'42" East, 629.00 Feet; Thence North 46°30'04" East, A Distance Of 230.93 Feet; Thence North 47°43'29" East, A Distance Of 199.27 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 485.00 Feet; Thence Northeasterly Along The Arc Of Said Curve, Through A Central Angle Of 48°02'48", An Arc Distance Of 406.71 Feet, Said Curve Being Subtended By A Chord Bearing And Distance Of North 71°44'53" East, 394.90 Feet; Thence South 38°33'02" West, A Distance Of 164.11 Feet; Thence South 40°33'25" East, A Distance Of 28.00 Feet To The Northwesternly Line Of Said Lands Described In Official Records Book 3055, Page 248; Thence South 39°11'50" West, Along Last Said Northwesternly Line, A Distance Of 36.23 Feet To The **Point Of Beginning**.

Containing 7.070 Acres, More Or Less.

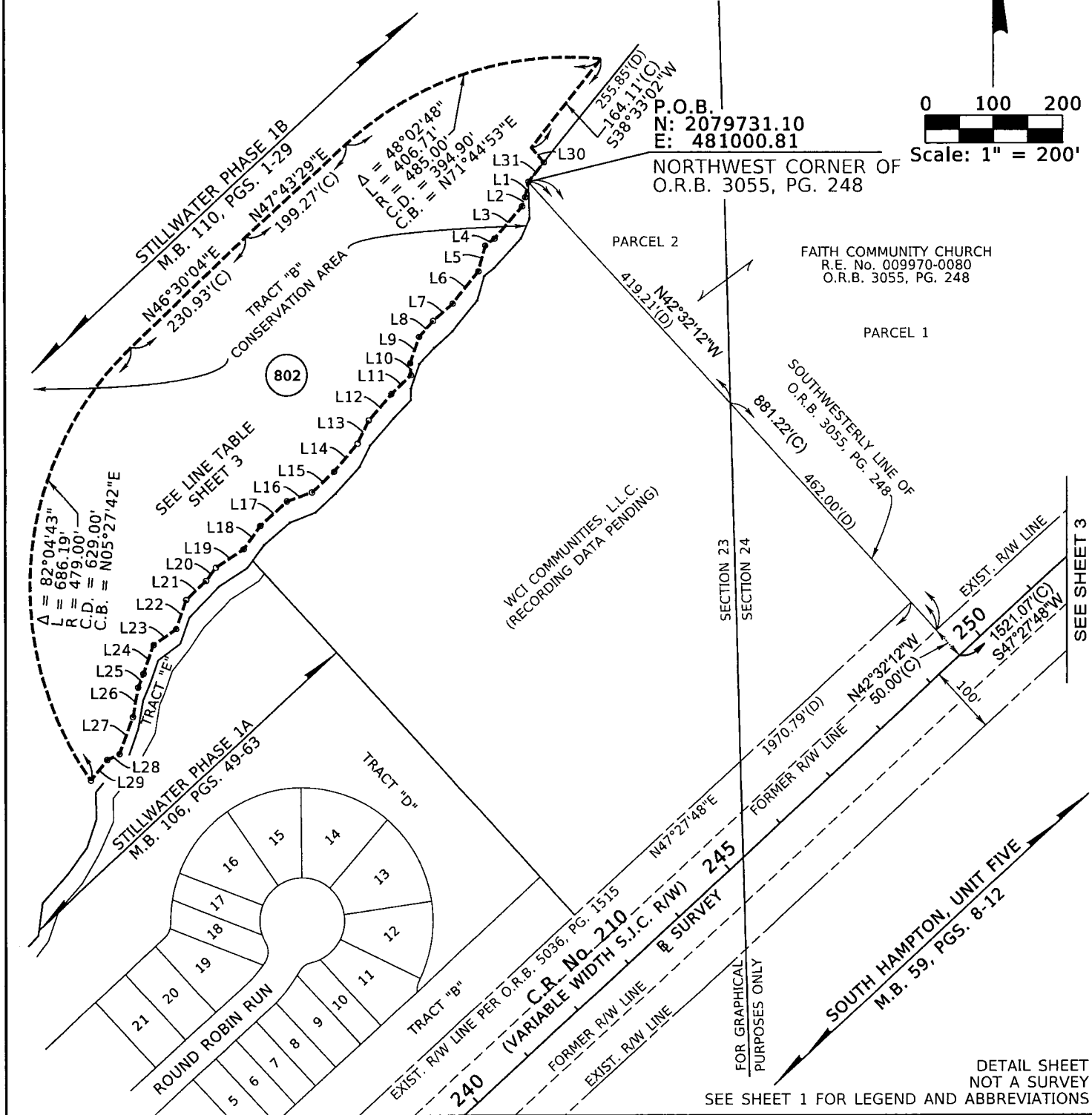
SKETCH OF DESCRIPTION PARCEL 802 SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA



P.O.B.
N: 2079731.10
E: 481000.81

NORTHWEST CORNER OF
O.R.B. 3055, PG. 248

FAITH COMMUNITY CHURCH
R.E. No. 009970-0080
O.R.B. 3055, PG. 248



SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS
DETAIL SHEET NOT A SURVEY

ST. JOHNS COUNTY SKETCH OF DESCRIPTION - PARCEL 802 NOT A FIELD SURVEY

COUNTY ROAD NO. 210ST. JOHNS COUNTY

				PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 904-641-0123 L.B.#2648	DATA SOURCE: DRMP PROJECT NO. 15-0523
REVISION	BY	DATE	CHECKED	F.P. NO. N/A	SECTION N/A
			T. DESMOND	05-16-22	SHEET 2 OF 5

LOCALiQ

FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Brandon Patty, Clerk of Circuit Attn: Natasha McGee, Deputy Cler
CLERK OF THE COURTS
Minutes And Records
500 San Sebastian View

Saint Augustine FL 32084

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

06/28/2022, 07/05/2022

and that the fees charged are legal.
Sworn to and subscribed before on 07/05/2022

Melanie Verhegen

Legal Clerk
Vicky Felty

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State of Wisconsin

NOTICE OF PROPOSED EXCHANGE OF COUNTY PROPERTY

On Tuesday, July 19, 2022, 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 in County Deed - Exhibit "B" to the Resolution) and WCI Communities, LLC (owner of real property described in Grant of Stormwater and Drawdown Easements - Exhibit "C" to the Resolution). This exchange of property would give St. Johns County an easement to allow drainage into the whole pond for additional stormwater drainage required by St. Johns River Water Management District 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.

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 904-209-0650 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
BRANDON J. PATTY, ITS CLERK
By: Yvonne King, Deputy Clerk
Pub: June 28 & July 5, 2022 7444934