

RESOLUTION NO. 2022-96

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE PINE ISLAND ROAD FIRE STATION AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A COUNTY DEED AND A TERMINATION AND VACATION OF AN EASEMENT ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, St. Johns County ("County") owns the property where the Fire Station is located on Pine Island Road; and

**WHEREAS**, Natural Resource Investment Group, LLC, a Florida limited liability company, ("Natural") owns adjacent property that includes an access easement granted to the County for access to the fire station; and;

**WHEREAS**, the County would like to own a portion of the property described in said access easement and make it part of the Pine Island Road right-of-way to have the authority to maintain it as such; and

**WHEREAS**, portions of property surrounding the Fire Station owned by the County are not needed for County purposes and are of interest to Natural; and

**WHEREAS**, Section 125.37, Florida Statutes, authorizes and empowers the Board of County Commissioners to exchange real property when it's in the best interest of the County; and

**WHEREAS**, the County and Natural have agreed that an exchange of property will benefit both parties by the County conveying certain portions of the County property surrounding the Fire Station to Natural in County Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof and Natural conveying a portion of the access easement property to the County in Deed of Dedication Right-of-Way, attached hereto as Exhibit "B", incorporated by reference and made a part hereof and

**WHEREAS**, the County agrees to terminate the portion of the access easement not needed for County purposes is described in Termination and Vacation of an Easement, attached hereto as Exhibit "C", incorporated by reference and made a part hereof.

**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 County Deed and the Termination and Vacation of an Easement on behalf of the County.

Section 3. The Clerk is instructed to record the County Deed, Deed of Dedication Right-of-Way and Termination and Vacation of an Easement 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.

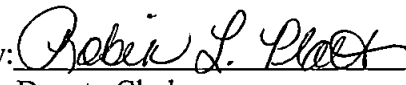
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 5 day of April, 2022.

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

By:   
Henry Dean, Chair

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

**Rendition Date** APR 5 2022

By:   
Deputy Clerk



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 **NATURAL RESOURCE INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 8825 Perimeter Park Boulevard, Suite 104, Jacksonville, Florida 32216, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

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

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

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

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"**

PARCEL-A

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.30 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE MOST NORTHEASTERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FOUR (4) CALLS ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284; SOUTH 10°51'43" EAST A DISTANCE OF 14.39 FEET; SOUTH 04°45'09" EAST A DISTANCE OF 43.46 FEET; SOUTH 47°51'54" EAST A DISTANCE OF 30.77 FEET; AND SOUTH 02°53'07" WEST A DISTANCE OF 56.87 FEET; THENCE NORTH 45°55'34" WEST, DEPARTING FROM SAID EASTERLY LINE, A DISTANCE OF 104.97 FEET; THENCE NORTH 77°10'16" WEST A DISTANCE OF 108.22 FEET; THENCE THE FOLLOWING FOUR (4) CALLS ALONG THE WESTERLY AND NORTHERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284; NORTH 60°49'46" EAST A DISTANCE OF 42.02 FEET; NORTH 55°34'04" EAST A DISTANCE OF 30.53 FEET; NORTH 53°49'45" EAST A DISTANCE OF 38.25 FEET; AND SOUTH 70°01'31" EAST A DISTANCE OF 65.87 FEET TO THE POINT OF BEGINNING. CONTAINING 11,099 SQUARE FEET MORE OR LESS.

PARCEL-B

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 238 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET, TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID

SOUTHERLY LINE, A DISTANCE OF 203.17 FEET, TO THE MOST NORTHERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING FOUR (4) CALLS ALONG THE WESTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284; SOUTH 53°49'45" WEST A DISTANCE OF 38.25 FEET; SOUTH 55°34'04" WEST A DISTANCE OF 30.53 FEET; SOUTH 60°49'46" WEST A DISTANCE OF 46.02 FEET; AND SOUTH 47°06'01" WEST A DISTANCE OF 85.80 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 53°45'44" WEST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 46.10 FEET; THENCE NORTH 20°00'00" EAST, ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 2859, PAGE 284 OF SAID PUBLIC RECORDS, A DISTANCE OF 38.33 FEET; THENCE SOUTH 70°00'00" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 25.62 FEET TO THE POINT OF BEGINNING. CONTAINING 491 SQUARE FEET MORE OR LESS.

PARCEL-C

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284 AND A PORTION OF THAT ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC

RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 203.17 FEET TO THE MOST NORTHERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING SEVEN (7) CALLS ALONG THE WESTERLY AND NORTHERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284; SOUTH 53°49'45" WEST A DISTANCE OF 38.25 FEET; SOUTH 55°34'04" WEST A DISTANCE OF 30.53 FEET; SOUTH 60°49'46" WEST A DISTANCE OF 46.02 FEET; SOUTH 47°06'01" WEST A DISTANCE OF 85.80 FEET; SOUTH 53°45'44" WEST A DISTANCE OF 46.10 FEET; SOUTH 83°04'59" WEST A DISTANCE OF 29.59 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 25°31'08" WEST, DEPARTING FROM SAID LINE, A DISTANCE OF 153.23 FEET; THENCE SOUTH 52°19'56" WEST A DISTANCE OF 19.11 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD RECORDED IN COUNTY ROAD PLAT MAP BOOK 2, PAGE 54, AND OFFICIAL RECORDS BOOK 3145 PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 61°33'09" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 19.20 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 305.00 FEET; THENCE NORTHWESTERLY, ALONG AND WITH THE ARC OF

SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A CHORD BEARING OF NORTH 69°36'09" WEST A DISTANCE OF 85.67 FEET; THENCE NORTH 20°00'00" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 147.40 FEET; THENCE SOUTH 61°53'45" EAST, ALONG THE AFOREMENTIONED NORTHERLY LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284 A DISTANCE OF 57.35 FEET; THENCE SOUTH 84°21'49" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 45.24 FEET; THENCE SOUTH 83°04'59" EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 32.47 FEET TO THE POINT OF BEGINNING. CONTAINING 17,596 SQUARE FEET MORE OR LESS.

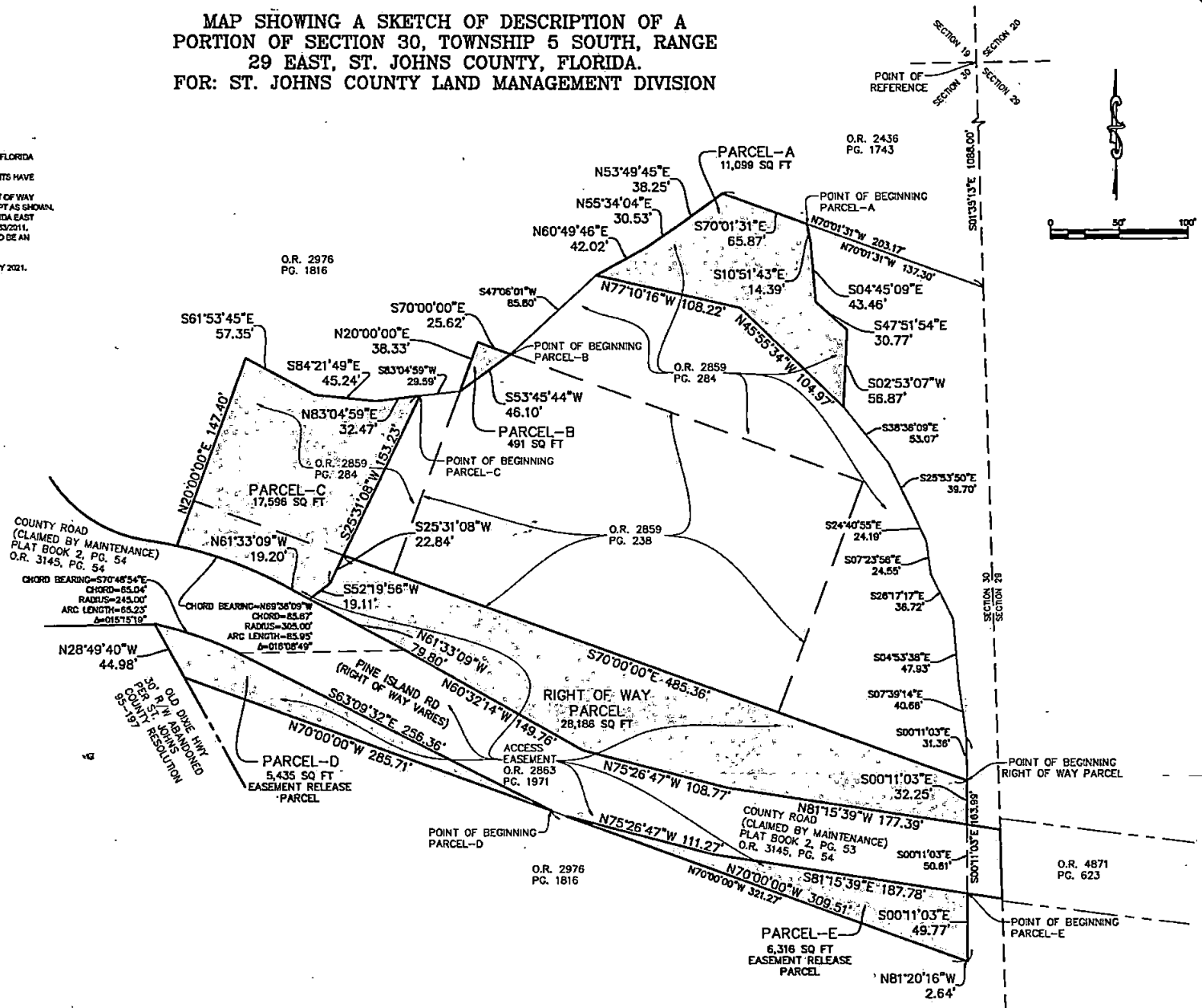
MAP SHOWING A SKETCH OF DESCRIPTION OF A  
 PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE  
 29 EAST, ST. JOHNS COUNTY, FLORIDA.  
 FOR: ST. JOHNS COUNTY LAND MANAGEMENT DIVISION

**SURVEYORS NOTES:**

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THE SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

**LEGEND**

- O.R. OFFICIAL RECORDS
- PG. PAGE(S)
- SQ FT SQUARE FEET (AREA)



| AMENDMENTS |   |
|------------|---|
| 12/22/21   | CHANGED PARCEL-C AND RIGHT OF WAY PARCEL. |
|            |   |
|            |   |
|            |   |

PINE ISLAND ROAD - EXCHANGE PARCELS

SKETCH OF DESCRIPTION  
 DATE OF SKETCH: NOVEMBER 17, 2021

**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION**

500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084

PATRICIA GAIL OLIVER P.S.M. NO. 4564  
 Phone (904) 209-0770 Email: golliver@sjcl.us

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|---------------------|
| DRAWN BY: JMANNING  |
| FILE NUMBER: S-1186 |
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Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

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

**THIS INDENTURE**, made and executed this \_\_\_\_ day of \_\_\_\_\_, 2022, by **NATURAL RESOURCE INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 8825 Perimeter Park Boulevard, Suite 104, Jacksonville, Florida 32216, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

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

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

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

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2021.

**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:

Natural Resource Investment Group, LLC,  
a Florida limited liability company

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

By: \_\_\_\_\_  
Michael D. Mesiano

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

Its: \_\_\_\_\_  
(Title)

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 Michael D. Mesiano, as \_\_\_\_\_ for Natural Resources Investment Group, LLC, a Florida limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"

RIGHT OF WAY – PARCEL

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.30 FEET TO THE MOST NORTHEASTERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWELVE (12) CALLS ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284; SOUTH 10°51'43" EAST A DISTANCE OF 14.39 FEET; SOUTH 04°45'09" EAST A DISTANCE OF 43.46 FEET; SOUTH 47°51'54" EAST A DISTANCE OF 30.77 FEET; SOUTH 02°53'07" WEST A DISTANCE OF 56.87 FEET; SOUTH 38°36'09" EAST A DISTANCE OF 53.07 FEET; SOUTH 25°53'50" EAST A DISTANCE OF 39.70 FEET; SOUTH 24°40'55" EAST A DISTANCE OF 24.19 FEET; SOUTH 07°23'56" EAST A DISTANCE OF 24.55 FEET; SOUTH 26°17'17" EAST A DISTANCE OF 36.72 FEET; SOUTH 04°53'38" EAST A DISTANCE OF 47.93 FEET; SOUTH 07°39'14" EAST A DISTANCE OF 40.66 FEET; AND SOUTH 00°11'03" EAST A DISTANCE OF 31.36 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE MOST NORTHEASTERLY POINT OF AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 00°11'03" EAST A DISTANCE OF 32.25 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD RECORDED IN COUNTY ROAD PLAT MAP BOOK 2, PAGE 54, AND OFFICIAL RECORDS BOOK 3145 PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 81°15'39" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 177.39 FEET; THENCE NORTH 75°26'47" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 108.77 FEET; THENCE NORTH 60°32'14" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 149.76 FEET; THENCE NORTH 61°33'09" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 79.80 FEET; THENCE NORTH 52°19'56" EAST, DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 19.11 FEET; THENCE NORTH 25°31'08" EAST A DISTANCE OF 22.84 FEET TO A POINT ON THE NORTHERLY LINE OF AFOREMENTIONED ACCESS EASEMENT; THENCE SOUTH 70°00'00" EAST, ALONG THE NORTHERLY LINE OF SAID ACCESS EASEMENT, A DISTANCE OF 485.36 FEET TO THE POINT OF BEGINNING. CONTAINING 28,186 SQUARE FEET MORE OR LESS.

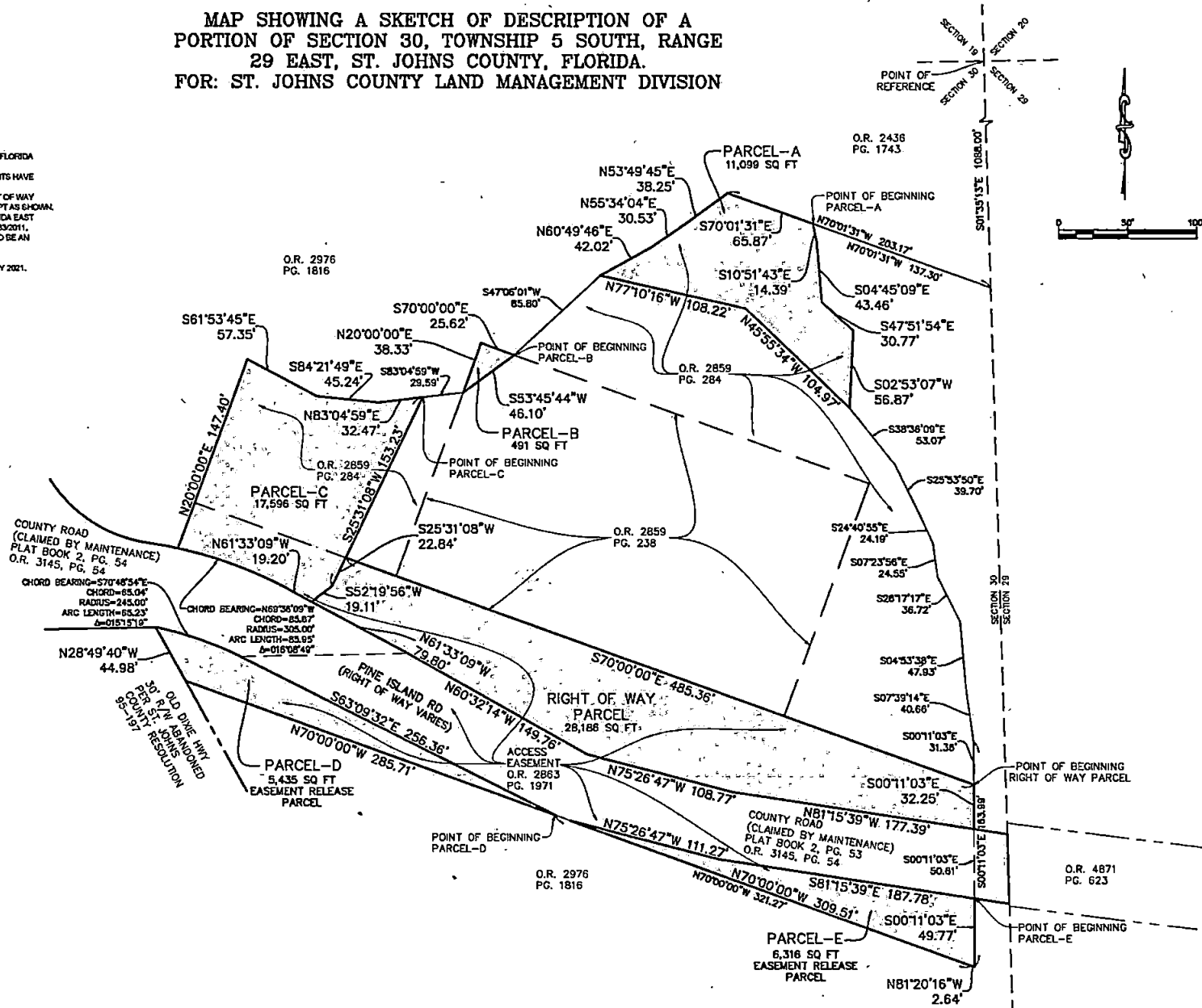
**MAP SHOWING A SKETCH OF DESCRIPTION OF A  
PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE  
29 EAST, ST. JOHNS COUNTY, FLORIDA.  
FOR: ST. JOHNS COUNTY LAND MANAGEMENT DIVISION**

**SURVEYORS NOTES:**

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATA BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83(2011).
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

**LEGEND**


- O.R. OFFICIAL RECORDS  
PG. PAGE(S)  
SQ FT SQUARE FEET (AREA)



| AMENDMENTS |  |
|------------|--|
| 12/22/21   | CHANGED PARCEL-C AND RIGHT OF WAY PARCEL |
|            |  |
|            |  |
|            |  |

**PINE ISLAND ROAD - EXCHANGE PARCELS**

SKETCH OF DESCRIPTION  
DATE OF SKETCH: NOVEMBER 17, 2021



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**

500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084

PATRICIA GAIL OLIVER P.S.M. NO. 4564  
Phone (904) 209-0770 Email: golliver@sjcfl.us

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|---------------------|
| DRAWN BY: JLMANDRIG |
| FILE NUMBER: S-1168 |
| SHEET NO. 1         |
| OF 1                |

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

**TERMINATION AND VACATION OF AN EASEMENT**

**THIS TERMINATION AND VACATION OF AN EASEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter call party of the first part and **NATURAL RESOURCE INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 8825 Perimeter Park Boulevard, Suite 104, Jacksonville, Florida 32216, hereinafter called party of the second part.

In consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt of which is hereby acknowledged by the party of the second part, the party of the first part does hereby terminate the easement described below, effective this date.

**WHEREBY**, the party of the first part does hereby terminate and vacate that certain easement and all rights thereunder granted and conveyed to the party of the first part over lands owned by the party of the second part in Easement dated January 26, 2007 and recorded in Official Records Book 2863, page 1971, of the public records of St. Johns County, Florida, as to the land situate, lying and being in St. Johns County, State of Florida and being more particularly described as follows:

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

**IN WITNESS WHEREOF**, party of the first part has executed this Termination and Vacation of an Easement on the day and year first above written.

**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"

PARCEL-D

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.30 FEET TO THE MOST NORTHEASTERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWELVE (12) CALLS ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284 AND ITS SOUTHERLY EXTENSION; SOUTH 10°51'43" EAST A DISTANCE OF 14.39 FEET; SOUTH 04°45'09" EAST A DISTANCE OF 43.46 FEET; SOUTH 47°51'54" EAST A DISTANCE OF 30.77 FEET; SOUTH 02°53'07" WEST A DISTANCE OF 56.87 FEET; SOUTH 38°36'09" EAST A DISTANCE OF 53.07 FEET; SOUTH 25°53'50" EAST A DISTANCE OF 39.70 FEET; SOUTH 24°40'55" EAST A DISTANCE OF 24.19 FEET; SOUTH 07°23'56" EAST A DISTANCE OF 24.55 FEET; SOUTH 26°17'17" EAST A DISTANCE OF 36.72 FEET; SOUTH 04°53'38" EAST A DISTANCE OF 47.93 FEET; SOUTH 07°39'14" EAST A DISTANCE OF 40.66 FEET; AND SOUTH 00°11'03" EAST A DISTANCE OF 163.99 FEET, TO THE MOST SOUTHEASTERLY POINT OF AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 81°20'16" WEST A DISTANCE OF 2.64 FEET; THENCE NORTH 70°00'00" WEST, ALONG THE SOUTHERLY LINE OF SAID ACCESS EASEMENT, A DISTANCE OF 321.27 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 70°00'00" WEST, ALONG SAID SOUTHERLY LINE A DISTANCE OF 285.71 TO THE MOST SOUTHWESTERLY POINT OF SAID ACCESS EASEMENT; THENCE NORTH 28°49'40" WEST A DISTANCE OF 44.98 FEET, TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD RECORDED IN COUNTY ROAD PLAT MAP BOOK 2, PAGE 54, AND OFFICIAL RECORDS BOOK 3145 PAGE 54 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT IS ON A CURVE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 245.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 70°48'54" EAST A DISTANCE OF 65.04 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 63°09'32" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 256.36 FEET TO THE POINT OF BEGINNING. CONTAINING 5,435 SQUARE FEET MORE OR LESS.

PARCEL-E

A PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTIONS 19, 20, 29 AND 30 OF SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST; THENCE SOUTH 01°35'13" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 30, A DISTANCE OF 1088.00 FEET TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2436, PAGE 1743 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 70°01'31" WEST, DEPARTING SAID EASTERLY LINE OF SECTION 30, AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 137.30 FEET TO THE MOST

NORTHEASTERLY POINT OF OFFICIAL RECORDS BOOK 2859, PAGE 284 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE THE FOLLOWING TWELVE (12) CALLS ALONG THE EASTERLY LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 2859, PAGE 284 AND ITS SOUTHERLY EXTENSION; SOUTH 10°51'43" EAST A DISTANCE OF 14.39 FEET; SOUTH 04°45'09" EAST A DISTANCE OF 43.46 FEET; SOUTH 47°51'54" EAST A DISTANCE OF 30.77 FEET; SOUTH 02°53'07" WEST A DISTANCE OF 56.87 FEET; SOUTH 38°36'09" EAST A DISTANCE OF 53.07 FEET; SOUTH 25°53'50" EAST A DISTANCE OF 39.70 FEET; SOUTH 24°40'55" EAST A DISTANCE OF 24.19 FEET; SOUTH 07°23'56" EAST A DISTANCE OF 24.55 FEET; SOUTH 26°17'17" EAST A DISTANCE OF 36.72 FEET; SOUTH 04°53'38" EAST A DISTANCE OF 47.93 FEET; SOUTH 07°39'14" EAST A DISTANCE OF 40.66 FEET; AND SOUTH 00°11'03" EAST A DISTANCE OF 63.61 FEET, TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF A COUNTY ROAD RECORDED IN COUNTY PLAT MAP BOOK 2, PAGE 54, AND OFFICIAL RECORDS BOOK 3145 PAGE 54 OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE SOUTH 00°11'03" EAST A DISTANCE OF 50.61 FEET TO THE POINT OF BEGINNING, SAID POINT IS ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD; THENCE SOUTH 00°11'03" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 49.77 FEET, TO THE MOST SOUTHEASTERLY POINT OF AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2863, PAGE 1971 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 81°20'16" WEST, ALONG THE SOUTHERLY LINE OF SAID ACCESS EASEMENT, A DISTANCE OF 2.64 FEET; THENCE NORTH 70°00'00" WEST, ALONG CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 309.51 FEET, TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; THENCE SOUTH 75°26'47" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 111.27 FEET; THENCE SOUTH 81°15'39" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 187.78 FEET TO THE POINT OF BEGINNING. CONTAINING 6,316 SQUARE FEET MORE OR LESS.



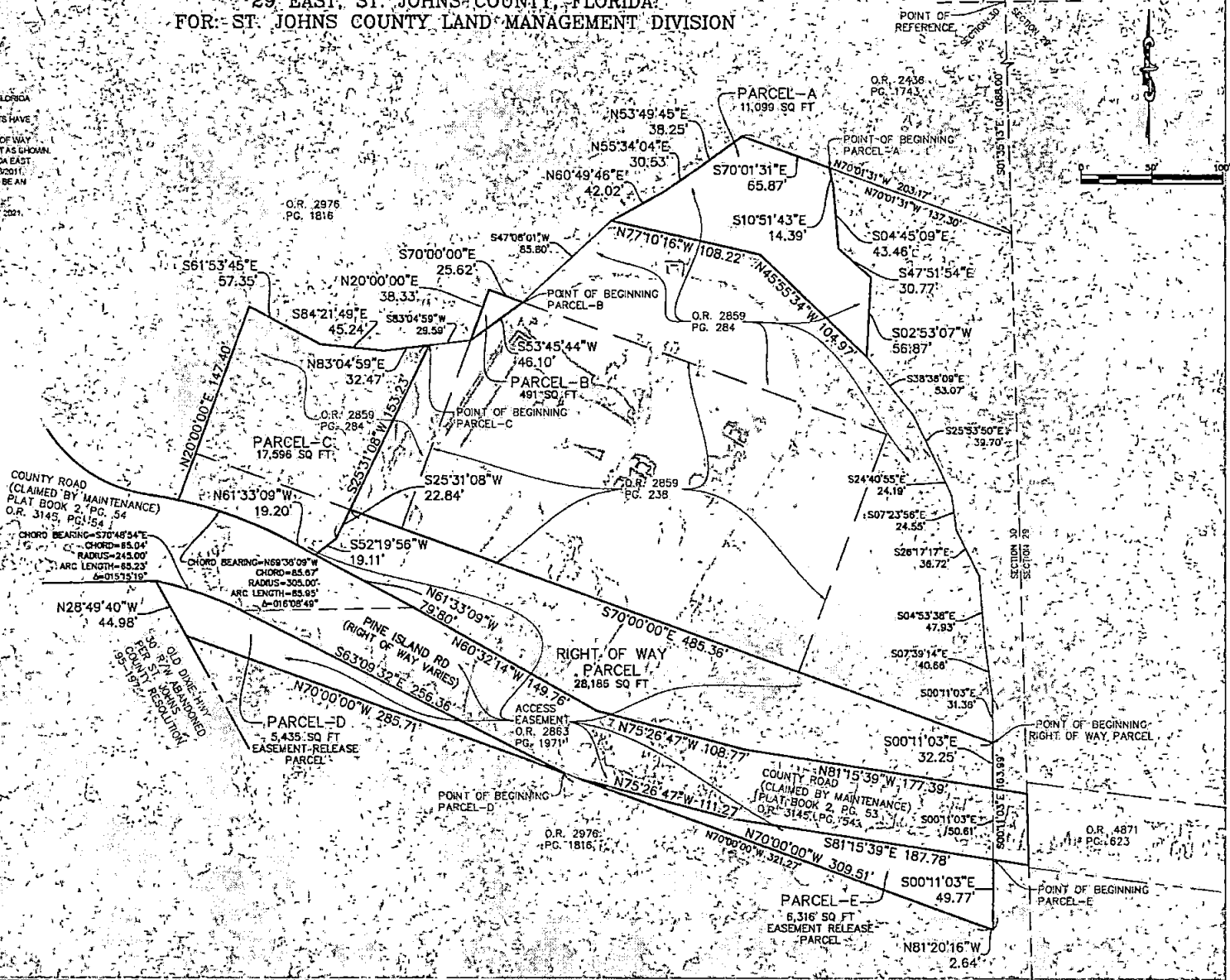
**MAP SHOWING A SKETCH OF DESCRIPTION OF A  
PORTION OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE  
29 EAST, ST. JOHNS COUNTY, FLORIDA  
FOR ST. JOHNS COUNTY LAND MANAGEMENT DIVISION**

**SURVEYOR'S NOTES:**

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83(2011).
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

**LEGEND**

O.R. OFFICIAL RECORDS  
PG. PAGE(S)  
SQ. FT. SQUARE FEET (AREA)



| AMENDMENTS |  |
|------------|--|
| 12/22/21   | CHANGED PARCEL-C AND RIGHT OF WAY PARCEL |
|            |  |
|            |  |
|            |  |

**SKETCH OF DESCRIPTION**  
DATE OF SKETCH: NOVEMBER 17, 2021

**PINE ISLAND ROAD - EXCHANGE PARCELS**



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**

500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084

PATRICIA GAIL OLIVER P.S.M. NO. 4564  
Phone (904) 209-0770 Email: goliver@jcfcl.us

|                     |
|---------------------|
| DRAWN BY: J.MANNING |
| FILE NUMBER: S-1188 |
| SHEET NO. 1         |
| of 1                |

E:\Survey\MapProject\Project\VPINE ISLAND RD MID SECTION BRADY\VPINE ISLAND RD - EXCHANGE PARCELS TO US\_21.dwg Plotdate: 7/27/2022 2:17 PM By: dm Manning



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003406121-01  
PO# 0003406121

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 NOTICE OF PROPOSED Property Exchange was published in said newspaper in the issue dated 03/18/2022, 03/25/2022.

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 MAR 28 2022

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

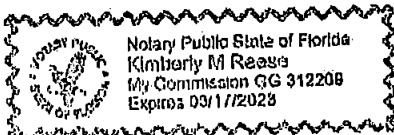
On Tuesday, April 5, 2022, at 10:00 A.M., the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Administration County Administration Building, 500 San Sebastian View (U.S. #1 North) St. Augustine, Florida, 32084, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County (owner of the real property described in the County Deed - Exhibit A and Easement Interest in Termination and Vacation of an Easement - Exhibit C to the Resolution) and certain Property Owners (owners of real property described in the Deed of Dedication (Right-of-Way - Exhibit B) of the Resolution) and this exchange is for the right-of-way of a portion of Pine Island Road.

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 304-209-1107 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-966-8770 no later than 6 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BRANDON J. PATTY, ITS CLERK  
By: Robin L. Flatt, Deputy Clerk  
0003406121 March 18, 25, 2022



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003406121-01  
PO# 0003406121

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 **NOTICE OF PROPOSED Property Exchange** was published in said newspaper in the issue dated 03/18/2022, 03/25/2022.

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 **MAR 28 2022**

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, April 5, 2022, at 10:00 a.m., 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 the real property described in the County Deed - Exhibit A and Easement interest in Termination and Vacation of an Easement - Exhibit C to the Resolution) and certain Property Owners (owners of real property described in the Deed of Dedication Right-of-Way - Exhibit B of the Resolution) and This exchange is for the right-of-way of a portion of Pine Island Road.

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**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 904-209-0660 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: Robin L. Platt, Deputy Clerk  
0003406121 March 18, 25, 2022

