

RESOLUTION NO. 2023-508

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE DEEDS OF DEDICATION RIGHT-OF-WAY AND A GRANT OF EASEMENT TO ST. JOHNS COUNTY THAT ARE NECESSARY FOR THE CONSTRUCTION AND PERPETUAL MAINTENANCE OF RIGHT-OF-WAY IMPROVEMENTS ALONG OLD MOULTRIE ROAD.

RECITALS

WHEREAS, SOUTHGLEN, LLC, a Florida limited liability company has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying additional right-of-way for Old Moultrie Road; and

WHEREAS, Kings Development Group, Inc., a Florida corporation, has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, conveying additional right-of-way for Old Moultrie Road; and

WHEREAS, VCP St. Augustine, LLC, a Florida limited liability company, and VCP St. Augustine II, LLC, a Florida limited liability company, have executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, conveying additional right-of-way for Old Moultrie Road; and

WHEREAS, VCP St. Augustine, LLC, a Florida limited liability company, has executed and presented to St. Johns County Grant of Easement, attached hereto as Exhibit "D", incorporated by reference and made a part hereof, conveying an unobstructed right-of-way and perpetual easement to serve the construction and perpetual maintenance of improvements located at Old Moultrie Road; and

WHEREAS, the three Deeds of Dedication Right-of-Way and the Grant of Easement are necessary for the construction and perpetual maintenance of right-of-way improvements along Old Moultrie Road; and

WHEREAS, it is in the best interest of the County to accept the three Deeds of Dedication and the Grant of Easement for the health, safety and welfare of the citizens of St. Johns 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 by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the three Deeds of Dedication and the Grant of Easement for the purposes mentioned above.

Section 3. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the original three Deeds of Dedication and the Grant of Easement in the Official Records.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of December, 2023.

Rendition Date: DEC 20 2023

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____

Sarah Arnold, Chair

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

By: Crystal Smith
Deputy Clerk



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

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

THIS INDENTURE, this 21st day of November, 2023, between **SOUTHGLEN, LLC**, a Florida limited liability company, as converted 10/14/2021 from **SOUTHGLEN, INC.**, a Florida corporation, whose address is 20 Ocean Way, St. Augustine, Florida 32080, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called 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.

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, 2022.

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:

(sign) Joyce Gott
(print) Joyce Gott
(sign) Doris Adukiwicz
(print) Doris Adukiwicz

GRANTOR
SOUTHGLEN, LLC, a Florida limited liability company

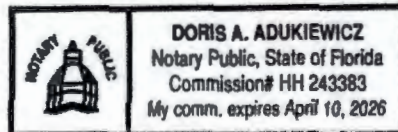
By: Michael A. DeLorenzo
Its: Managing Member

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 21st day of November, 2023, by Michael A. DeLorenzo as managing member of SOUTHGLEN, LLC, a Florida limited liability company.

Doris A. Adukiwicz
Notary Public
My Commission Expires: April 10, 2026

Personally Known or Produced Identification
Type of Identification Produced



SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF SAID COUNTY.

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25 WITH THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, SAID RIGHT OF WAY BEING 200 FEET IN WIDTH AT THIS POINT; THENCE SOUTH 03°36'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE SOUTH LINE OF A 40 FOOT WIDTH STRIP OF LAND CONVEYED TO ST. JOHNS COUNTY, FLORIDA, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 541 AND 542 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°42'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 03°36'00" EAST A DISTANCE OF 1,319.56 FEET; THENCE NORTH 88°44'22" EAST, A DISTANCE OF 959.19 FEET TO THE WEST LINE OF THAT LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°49'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 92.39 FEET TO THE SOUTH LINE OF SAID LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°29'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.28 FEET TO THE PROPOSED WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), ALSO BEING **THE POINT OF BEGINNING**, ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2,922.93 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 221.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°03'56" WEST, 221.63 FEET; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, A DISTANCE OF 236.59 FEET; THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 25.00 FEET TO THE CURRENT WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), SAID RIGHT OF WAY BEING 66 FEET IN WIDTH, AS CURRENTLY ESTABLISHED; THENCE NORTH 01°06'26" WEST, ALONG SAID CURRENT WEST RIGHT OF WAY LINE, A DISTANCE OF 237.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 2,897.93 FEET, THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID CURRENT WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°22'40", AN ARC DISTANCE OF 221.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°04'54" EAST, 221.37 FEET; THENCE SOUTH 89°29'46" WEST, A DISTANCE OF 25.05 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.26 ACRES, MORE OR LESS.

TOGETHER WITH:

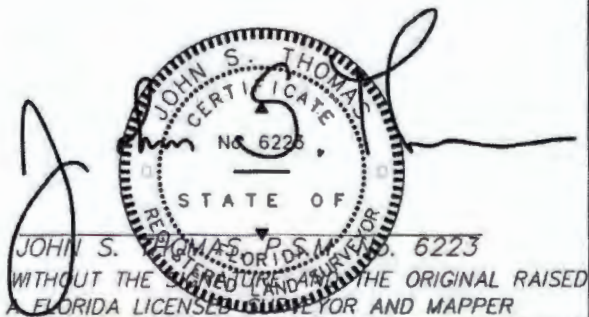
(CONTINUED ON SHEET 2 OF 4)

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING DEED OF RECORD FOR ORIGINAL CONSERVATION EASEMENT GRANTED TO ST. JOHNS WATER MANAGEMENT DISTRICT BY VIRTUE OF DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- THIS IS NOT A BOUNDARY SURVEY.
- THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED SUBJECT PARCEL AS SPECIFIED BY THE CLIENT.
- IMPROVEMENTS, IF ANY, ARE NOT SHOWN.

LEGEND:


- LLC LIMITED LIABILITY COMPANY
- INC INCORPORATED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PG(S) PAGES
- F.E.C. FLORIDA EAST COAST
- R/W RIGHT OF WAY



NOT VALID WITHOUT THE SIGNED AND SEALED ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE: 07-05-2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF SAID COUNTY.

(CONTINUED ON SHEET 1 OF 4)

PARCEL 2:

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

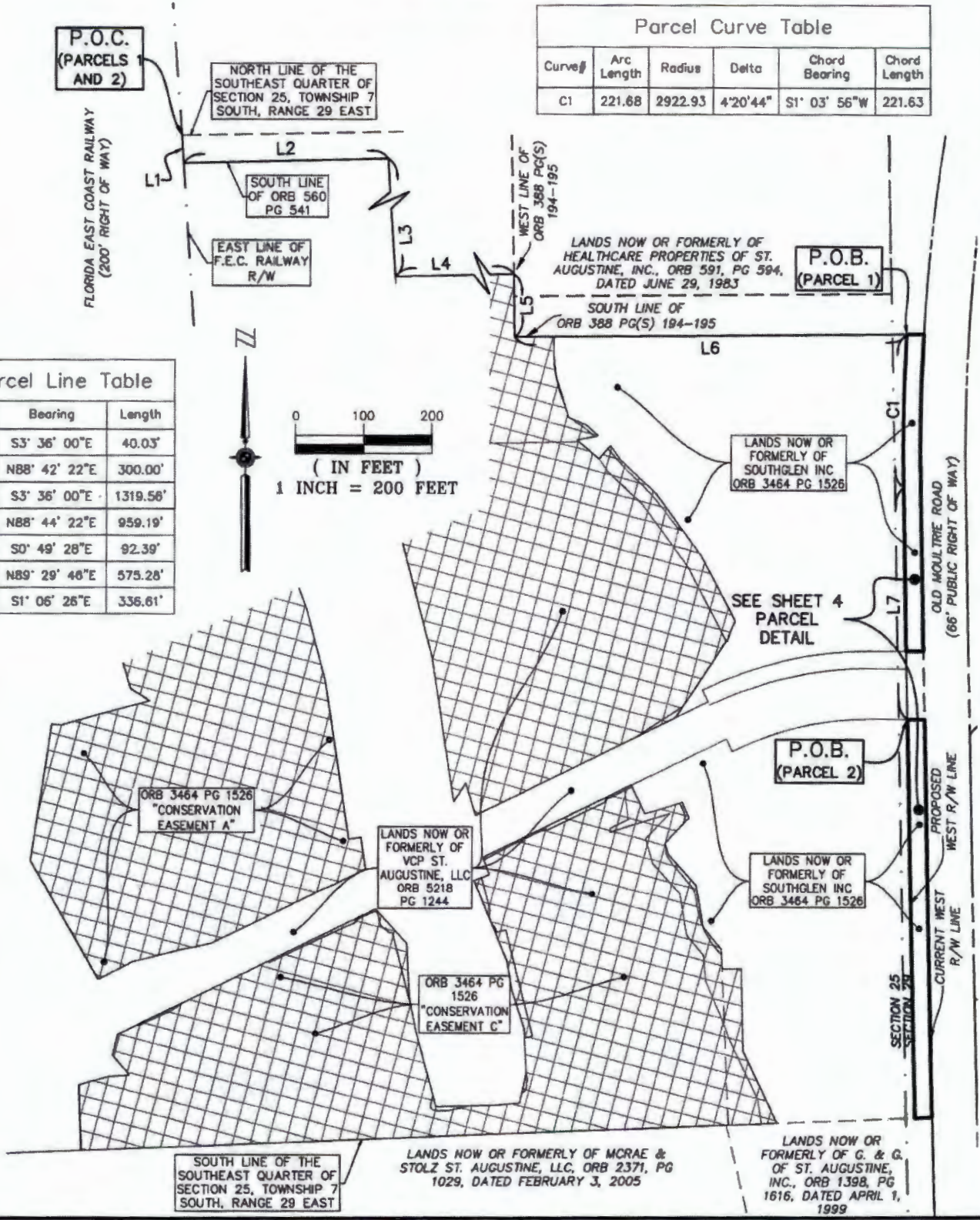
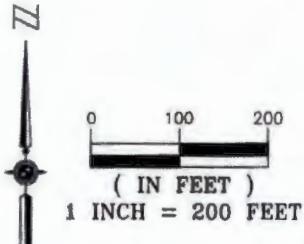
COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25 WITH THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, SAID RIGHT OF WAY BEING 200 FEET IN WIDTH AT THIS POINT; THENCE SOUTH 03°36'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE SOUTH LINE OF A 40 FOOT WIDTH STRIP OF LAND CONVEYED TO ST. JOHNS COUNTY, FLORIDA, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 541 AND 542 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°42'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 03°36'00" EAST A DISTANCE OF 1,319.56 FEET; THENCE NORTH 88°44'22" EAST, A DISTANCE OF 959.19 FEET TO THE WEST LINE OF THAT LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°49'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 92.39 FEET TO THE SOUTH LINE OF SAID LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°29'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.28 FEET TO THE PROPOSED WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2,922.93 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 221.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°03'56" WEST, 221.63 FEET; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, A DISTANCE OF 336.61 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, A DISTANCE OF 586.06 FEET; THENCE NORTH 87°46'30" EAST, A DISTANCE OF 25.00 FEET TO THE CURRENT WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), SAID RIGHT OF WAY BEING 66 FEET IN WIDTH, AS CURRENTLY ESTABLISHED; THENCE NORTH 01°06'26" WEST, ALONG SAID CURRENT WEST RIGHT OF WAY LINE, A DISTANCE OF 585.08 FEET; THENCE NORTH 89°58'00" WEST, A DISTANCE OF 25.00 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 0.34 ACRES, MORE OR LESS.

SKETCH AND DESCRIPTION

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63

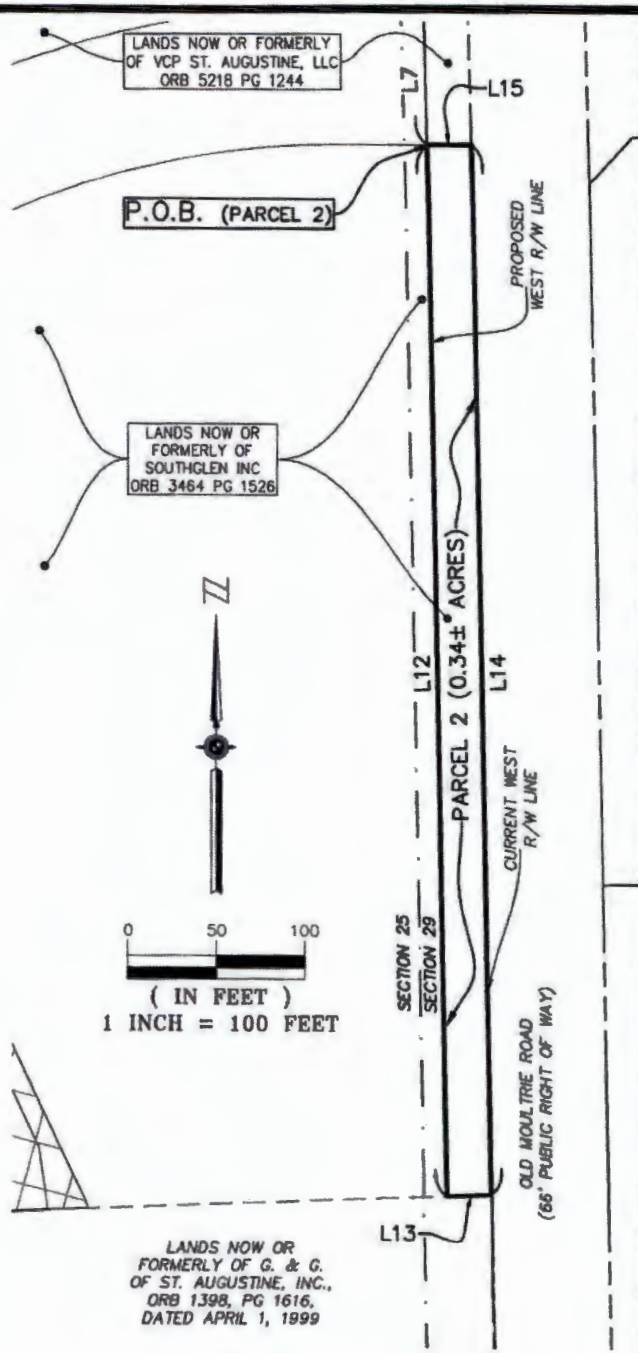
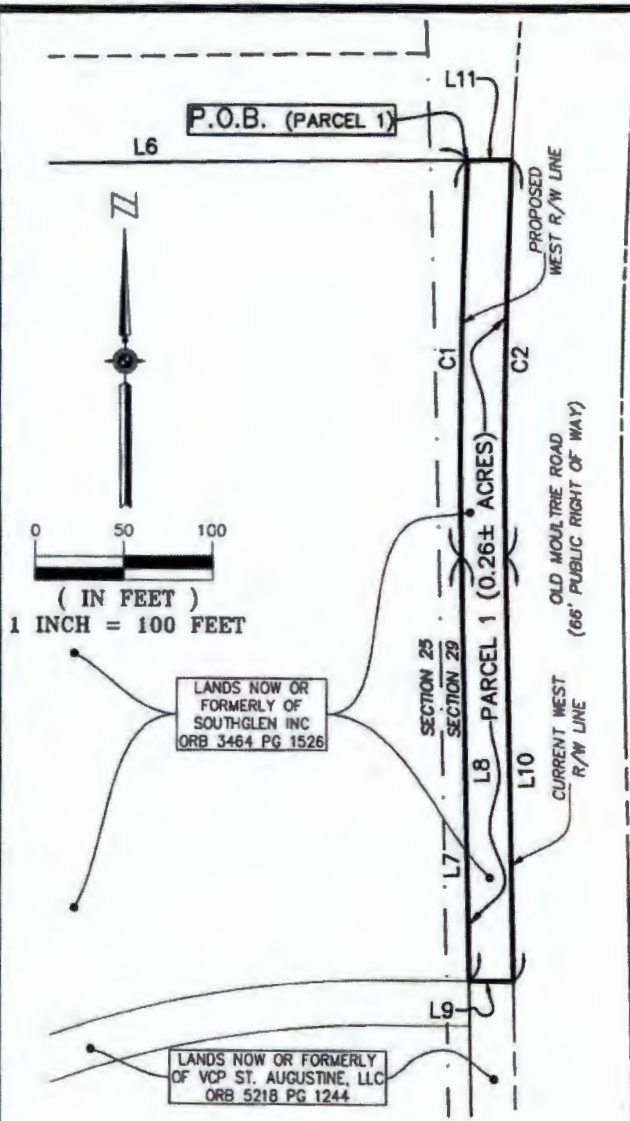
Line#	Bearing	Length
L1	S3° 36' 00"E	40.03'
L2	N88° 42' 22"E	300.00'
L3	S3° 36' 00"E	1319.56'
L4	N88° 44' 22"E	959.19'
L5	S0° 49' 28"E	92.39'
L6	N89° 29' 46"E	575.26'
L7	S1° 06' 26"E	336.61'



JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 07-05-2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX



Parcel Line Table


Line#	Bearing	Length
L6	N89° 29' 46"E	575.28'
L7	S1° 06' 26"E	336.61'
L8	S1° 06' 26"E	236.59'
L9	S89° 58' 00"E	25.00'
L10	N1° 06' 28"W	237.09'
L11	S89° 29' 46"W	25.05'
L12	S1° 06' 26"E	586.06'
L13	N87° 46' 30"E	25.00'
L14	N1° 06' 26"W	585.08'
L15	N89° 58' 00"W	25.00'

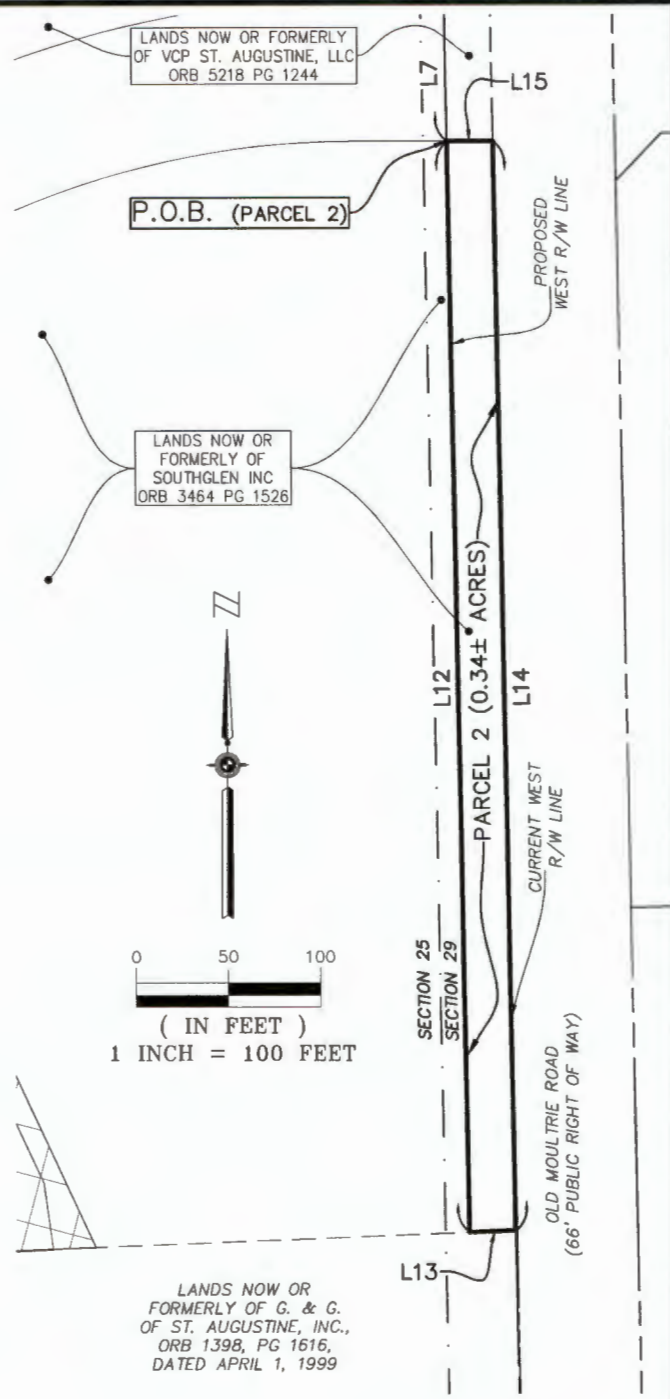
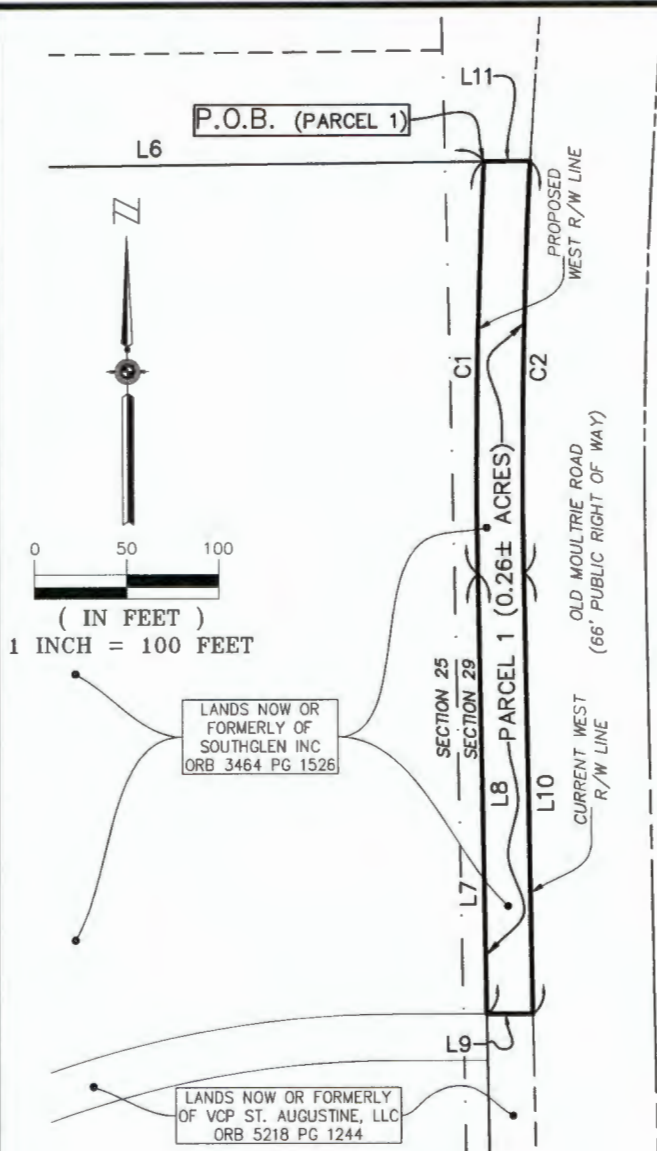
Parcel Curve Table

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63
C2	221.42	2897.93	4°22'40"	N1° 04' 54"E	221.37

JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 07-05-2023

REVISION:	DATE:	BY:

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Parcel Line Table

Line#	Bearing	Length
L6	N89° 29' 46"E	575.28'
L7	S1° 06' 26"E	336.61'
L8	S1° 06' 26"E	236.59'
L9	S89° 58' 00"E	25.00'
L10	N1° 06' 26"W	237.09'
L11	S89° 29' 46"W	25.05'
L12	S1° 06' 26"E	586.06'
L13	N87° 46' 30"E	25.00'
L14	N1° 06' 26"W	585.08'
L15	N89° 58' 00"W	25.00'

Parcel Curve Table

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63
C2	221.42	2897.93	4°22'40"	N1° 04' 54"E	221.37

JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 07-05-2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

Exhibit "B" to Resolution

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

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

THIS INDENTURE, this 26 day of October, 2023, between **KINGS DEVELOPMENT GROUP, INC.**, a Florida corporation, whose mailing address is 2121 U.S. Highway 1 South, St. Augustine, Florida 32086, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called 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.

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, 2022.

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:

GRANTOR
Kings Development Group, Inc., a Florida
corporation

(sign) [Signature]
(print) Debbie Taylor
(sign) [Signature]
(print) Laurie Ford

By: [Signature]
EARL W. GLISSON
Its: PRESIDENT

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of October, 2023, by Earl W. Glisson as President of Kings Development Group, Inc., a Florida corporation.

[Signature]
Notary Public
My Commission Expires: 4-17-2024

Personally Known or Produced Identification
Type of Identification Produced IC.

 **Laurie Ford**
Commission # GG 965950
Expires April 17, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5453, PAGE 1278 OF SAID COUNTY.

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5453, PAGE 1278 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 41 AND THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No.1, A 200 FOOT WIDTH RIGHT-OF-WAY; THENCE NORTH 00°27'00" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1504.42 FEET; THENCE NORTH 89°33'10" WEST, DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1125.13 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD No. S-5A (COUNTRY ROAD No. C-5A, ALSO KNOWN AS OLD MOULTRIE ROAD, A 66 FOOT WIDTH RIGHT-OF-WAY; THENCE NORTH 00°28'30" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1270.31 FEET TO **THE POINT OF BEGINNING**, THENCE NORTH 00°28'30" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.44 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SOUTHPARK BOULEVARD, A 80 FOOT WIDTH RIGHT-OF-WAY, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY WITH A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND SOUTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE 90°08'16", AN ARC DISTANCE OF 39.33 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°32'38" EAST, 35.40 FEET; THENCE SOUTH 00°37'00" WEST, DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, A DISTANCE OF 27.44 FEET; THENCE NORTH 89°31'30" WEST, A DISTANCE OF 24.99 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 553 SQUARE FEET MORE OR LESS.

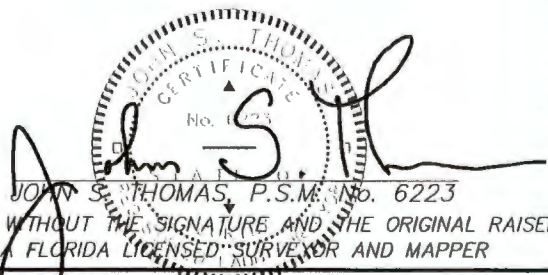
ORIGINAL DEED STATES SECTION 41 WHICH HAS BEEN FOUND TO BE AN ERROR. SUBJECT PROPERTY LAYING IN SECTION 19

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING NORTH 00°27'00" EAST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED TRAFFIC SIGNALIZATION EQUIPMENT AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.


LEGEND:

- LLC LIMITED LIABILITY COMPANY
- INC INCORPORATED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PG(S) PAGES
- F.E.C. FLORIDA EAST COAST
- RAW RIGHT OF WAY

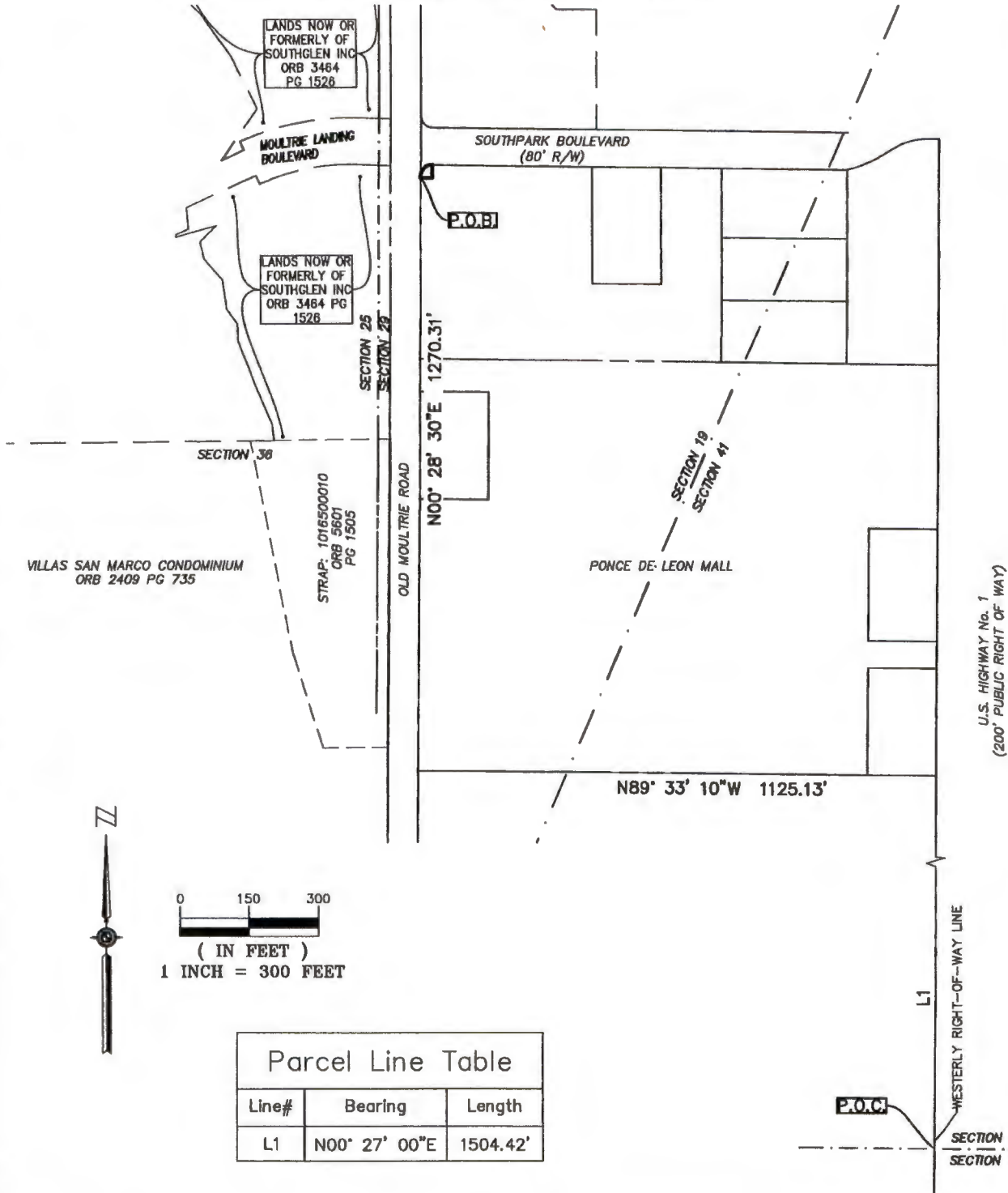


NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No. 21-065	REVISION:	DATE:	BY:
FILE No. A-509			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: C. CARLSON			
CHECKED BY: J. THOMAS			
SURVEY DATE: 08/25/2023			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION



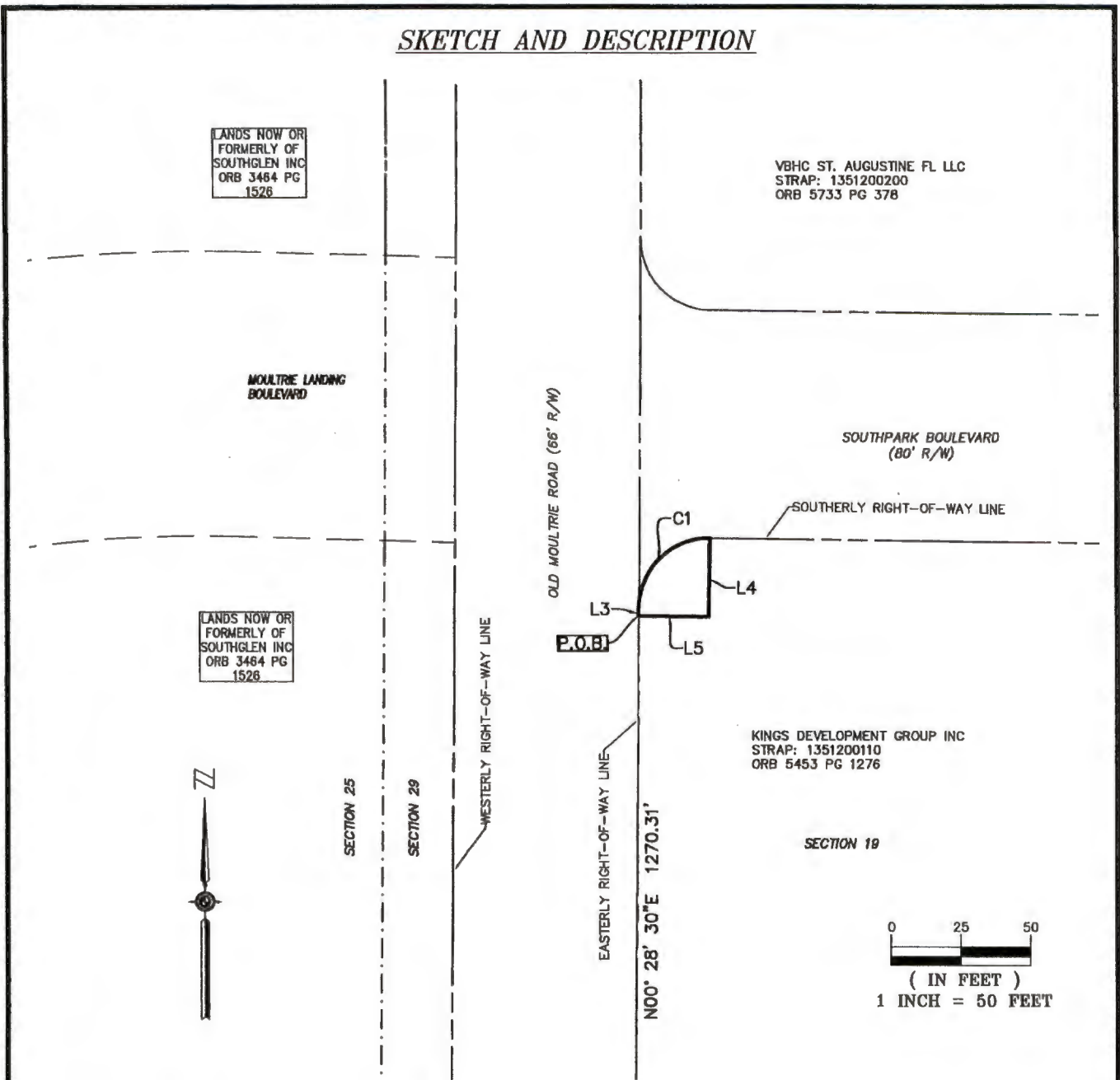
Parcel Line Table		
Line#	Bearing	Length
L1	N00° 27' 00"E	1504.42'

JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: C. CARLSON
 CHECKED BY: J. THOMAS
 SURVEY DATE: 08/25/2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
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 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION



Parcel Line Table

Line#	Bearing	Length
L3	N00° 28' 30"E	2.44'
L4	S00° 37' 00"W	27.44'
L5	N89° 31' 30"W	24.99'

Parcel Curve Table

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	39.33	25.00	90°08'16"	N45° 32' 38"E	35.40

JOB No. 21-065
 FILE No. A-509
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: C. CARLSON
 CHECKED BY: J. THOMAS
 SURVEY DATE: 08/25/2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

Exhibit "C" to Resolution

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

DEED OF DEDICATION
RIGHT-OF-WAY

THIS INDENTURE, this 13 day of July, 2023, between VCP ST. AUGUSTINE, LLC, a Florida limited liability company and VCP ST. AUGUSTINE II, LLC, a Florida limited liability company, whose collective mailing address is 2110 Powers Ferry Road, Suite 150, Atlanta, Georgia 30339, hereinafter called Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called 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.

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, 2022.

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:

(sign) [Signature]
(print) Kali Runyon

(sign) [Signature]
(print) Carol Stone

GRANTOR
VCP St. Augustine, LLC, a Florida limited
liability company

By: [Signature]

Its: Manager

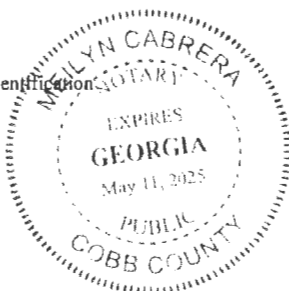
STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of July, 2023, by Trace McHenry as Manager of VCP St. Augustine, LLC, a Florida limited liability company.

[Signature]

Notary Public
My Commission Expires: May 11, 2025

Personally Known or Produced Identification
Type of Identification Produced



Signed and Sealed
in Our Presence:

(sign) [Signature]
(print) Kari Rynon

(sign) [Signature]
(print) Carol Stone

GRANTOR
VCP St. Augustine II, LLC, a Florida limited
liability company

By: [Signature]

Its: Manager

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online
notarization, this 13th day of July, 2023, by Trace McHenry as
Manager of VCP St. Augustine II, LLC, a Florida limited liability company.

[Signature]

Notary Public
My Commission Expires: May 11, 2025

Personally Known or Produced Identification
Type of Identification Produced



SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5218, PAGE 1244 OF SAID COUNTY.

A PARCEL OF LAND LYING IN SECTION 29, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5218, PAGE 1244 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25 WITH THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, SAID RIGHT OF WAY BEING 200 FEET IN WIDTH AT THIS POINT; THENCE SOUTH 03°36'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE SOUTH LINE OF A 40 FOOT WIDTH STRIP OF LAND CONVEYED TO ST. JOHNS COUNTY, FLORIDA, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 541 AND 542 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°42'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 03°36'00" EAST A DISTANCE OF 1,319.56 FEET; THENCE NORTH 88°44'22" EAST, A DISTANCE OF 959.19 FEET TO THE WEST LINE OF THAT LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°49'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 92.39 FEET TO THE SOUTH LINE OF SAID LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°29'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.28 FEET TO THE PROPOSED WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2,922.93 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 221.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°03'56" WEST, 221.63 FEET; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, A DISTANCE OF 236.59 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID PROPOSED WEST RIGHT OF WAY LINE, A DISTANCE OF 100.02 FEET; THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 25.00 FEET TO THE CURRENT WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A (OLD MOULTRIE ROAD), SAID RIGHT OF WAY BEING 66 FEET IN WIDTH, AS CURRENTLY ESTABLISHED; THENCE NORTH 01°06'26" WEST, ALONG SAID CURRENT WEST RIGHT OF WAY LINE, A DISTANCE OF 100.02 FEET; THENCE NORTH 89°58'00" WEST, A DISTANCE OF 25.00 FEET TO **THE POINT OF BEGINNING**.


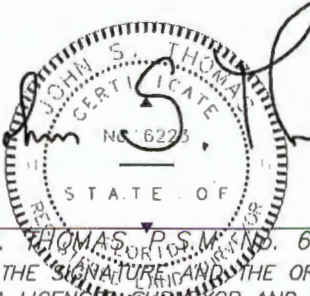
SAID PARCEL CONTAINS 2500 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING DEED OF RECORD FOR ORIGINAL CONSERVATION EASEMENT GRANTED TO ST. JOHNS WATER MANAGEMENT DISTRICT BY VIRTUE OF DEED RECORDED IN OFFICIAL RECORDS BOOK 3484, PAGE 1526 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED SUBJECT PARCEL AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.


LEGEND:

- LLC LIMITED LIABILITY COMPANY
- INC INCORPORATED
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PG(S) PAGES
- F.E.C. FLORIDA EAST COAST
- R/W RIGHT OF WAY
- SQ. FT. SQUARE FEET

 JOHN S. THOMAS, P.S.M., No. 6223
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

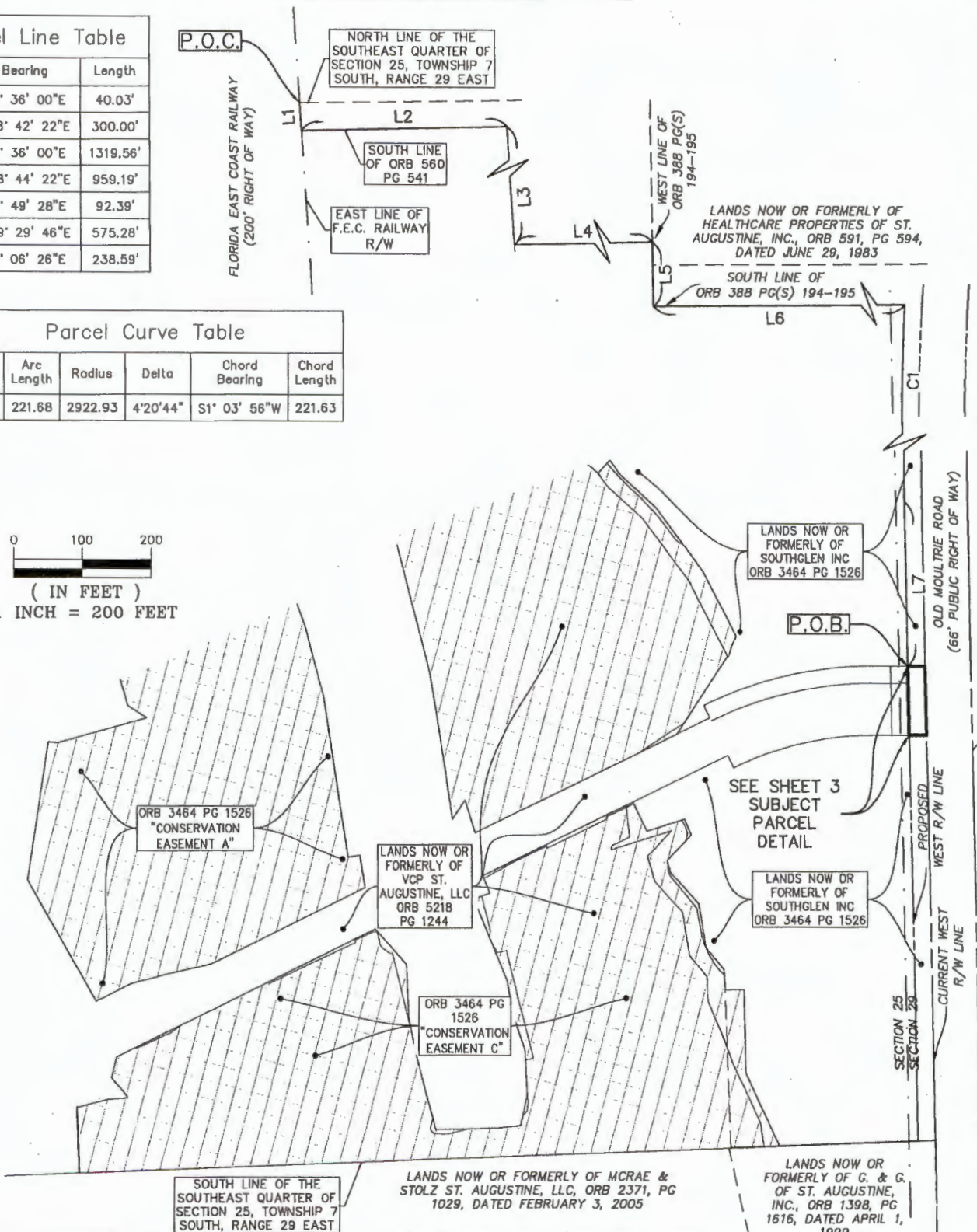
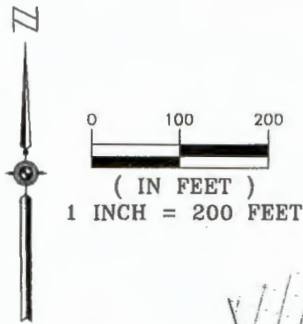
JOB No. 21-065	REVISION:	DATE:	BY:
FILE No. A-508			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: D. TRABA			
CHECKED BY: J. THOMAS			
SURVEY DATE: 06-29-2023			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION

Parcel Line Table		
Line#	Bearing	Length
L1	S3° 36' 00"E	40.03'
L2	N88° 42' 22"E	300.00'
L3	S3° 36' 00"E	1319.56'
L4	N88° 44' 22"E	959.19'
L5	S0° 49' 28"E	92.39'
L6	N89° 29' 46"E	575.28'
L7	S1° 06' 26"E	238.59'

Parcel Curve Table					
Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63



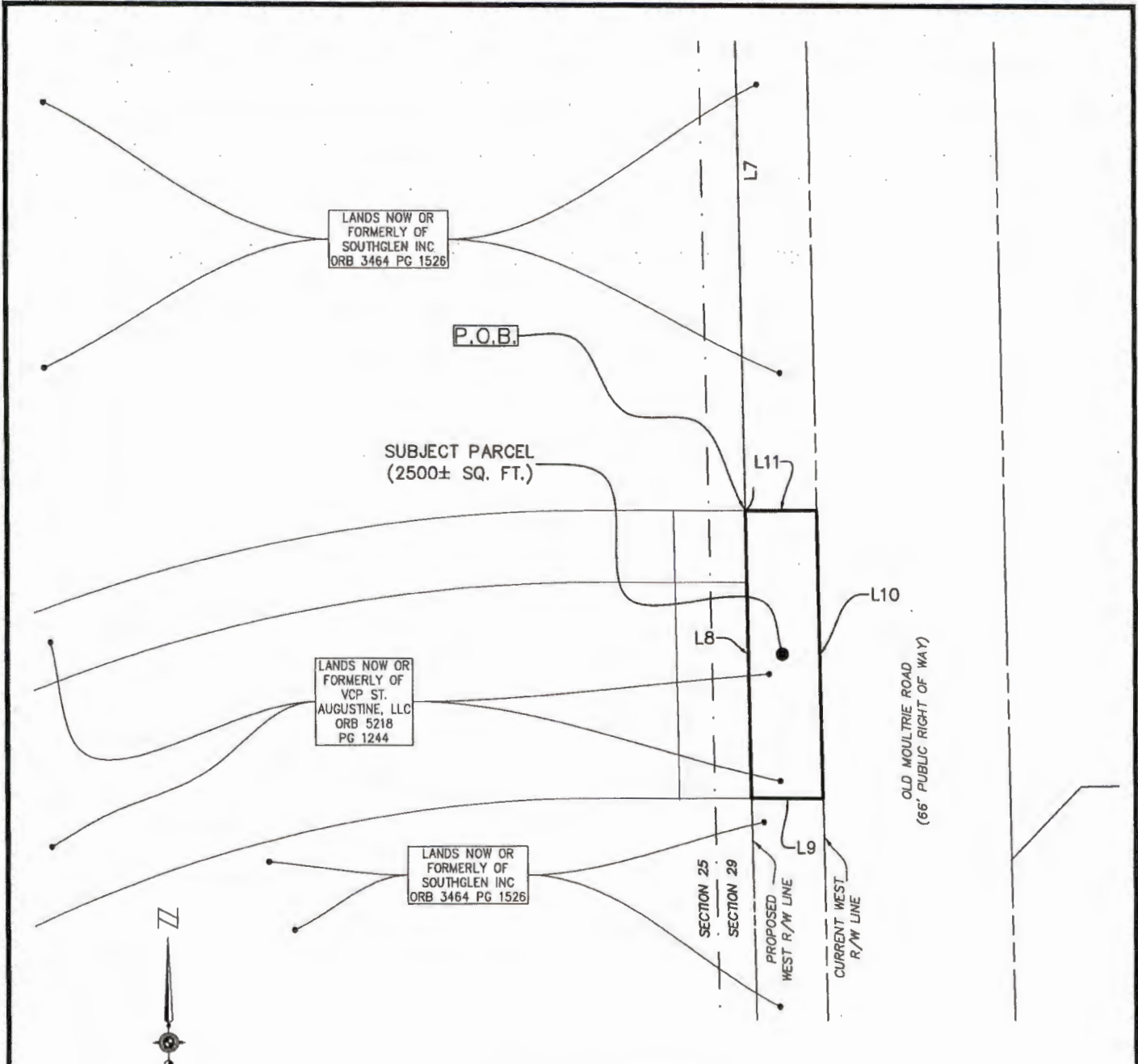
JOB No. 21-065
 FILE No. A-508
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 06-29-2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

CAD FILE: P:\21\21-065 Old Moultrie Apartments for Buckhaven\DWG\21-065 OLD MOULTRIE SUBJECT PARCEL.dwg



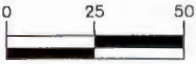
LANDS NOW OR FORMERLY OF SOUTHGLEN INC ORB 3464 PG 1526

P.O.B.

SUBJECT PARCEL (2500± SQ. FT.)

LANDS NOW OR FORMERLY OF VCP ST. AUGUSTINE, LLC ORB 5218 PG 1244

LANDS NOW OR FORMERLY OF SOUTHGLEN INC ORB 3464 PG 1526



(IN FEET)
1 INCH = 50 FEET

Parcel Line Table		
Line#	Bearing	Length
L7	S1° 06' 26"E	236.59'
L8	S1° 06' 26"E	100.02'
L9	S89° 58' 00"E	25.00'
L10	N1° 06' 26"W	100.02'
L11	N89° 58' 00"W	25.00'

JOB No. 21-065
 FILE No. A-508
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: D. TRABA
 CHECKED BY: J. THOMAS
 SURVEY DATE 06-29-2023

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908



2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071

www.SAM.biz (904) 886-7174 FAX

Exhibit "D" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 5th day of September, 2023, by and between VCP ST. AUGUSTINE, LLC, a Florida limited liability company, whose address is 2110 Powers Ferry Road, Suite 150, Atlanta, Georgia 30339, grantor and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, grantee.

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair traffic signal equipment and cabinet on, along, over, through, across or under 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.

TOGETHER with the right of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:
VCP St. Augustine, LLC,
a Florida limited liability company

(sign) [Signature]

By: [Signature]

(print) Carol Stone

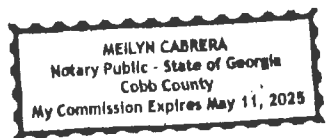
Its: Manager

(sign) [Signature]

(print) Kim Barnes

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 5th day of September, 2023, by Trace McCreary as Manager of VCP St. Augustine, LLC, a Florida limited liability company.



[Signature]
Notary Public
My Commission Expires: May 11, 2025

Personally Known or Produced Identification
Type of Identification Produced

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 25 & 30, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

A PARCEL OF LAND LYING IN SECTION 25 & 30, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 25 WITH THE EAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, SAID RIGHT OF WAY BEING 200 FEET IN WIDTH AT THIS POINT; THENCE SOUTH 03°36'00" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 40.03 FEET TO THE SOUTH LINE OF A 40 FOOT WIDTH STRIP OF LAND CONVEYED TO ST. JOHNS COUNTY, FLORIDA, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 560, PAGES 541 AND 542 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°42'22" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 300.00 FEET; THENCE SOUTH 03°36'00" EAST A DISTANCE OF 1319.56 FEET; THENCE NORTH 88°44'22" EAST, A DISTANCE OF 959.19 FEET TO THE WEST LINE OF THAT LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°49'28" EAST, ALONG SAID WEST LINE, A DISTANCE OF 92.39 FEET TO THE SOUTH LINE OF SAID LAND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 388, PAGES 194 AND 195 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°29'46" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 575.28 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROAD NO. S-5A, SAID RIGHT OF WAY BEING 66 FEET IN WIDTH, ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY WITH A RADIUS OF 2922.93 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°20'44", AN ARC DISTANCE OF 221.68 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°03'56" WEST, 221.63 FEET; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 236.59 FEET TO **THE POINT OF BEGINNING**; THENCE SOUTH 01°06'26" EAST, CONTINUE ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 7.34 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY WITH A RADIUS OF 38.00 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 26°23'29", AN ARC DISTANCE OF 17.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°40'42" WEST, 17.35 FEET; THENCE SOUTH 89°52'27" WEST, A DISTANCE OF 13.32 FEET, THENCE NORTH 01°07'00" WEST, A DISTANCE OF 11.38 FEET, THENCE SOUTH 89°58'00" EAST, A DISTANCE OF 30.28 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 322 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING DEED OF RECORD FOR ORIGINAL CONSERVATION EASEMENT GRANTED TO ST. JOHNS WATER MANAGEMENT DISTRICT BY VIRTUE OF DEED RECORDED IN OFFICIAL RECORDS BOOK 3464, PAGE 1526 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- THIS IS NOT A BOUNDARY SURVEY.
- THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED TRAFFIC SIGNALIZATION EQUIPMENT AS SPECIFIED BY THE CLIENT.
- IMPROVEMENTS, IF ANY, ARE NOT SHOWN.


LEGEND:

- | | |
|---------|---------------------------|
| LLC | LIMITED LIABILITY COMPANY |
| INC | INCORPORATED |
| P.O.B. | POINT OF BEGINNING |
| P.O.C. | POINT OF COMMENCEMENT |
| ORB | OFFICIAL RECORDS BOOK |
| PG | PAGE |
| PG(S) | PAGES |
| F.E.C. | FLORIDA EAST COAST |
| R/W | RIGHT OF WAY |
| SQ. FT. | SQUARE FEET |

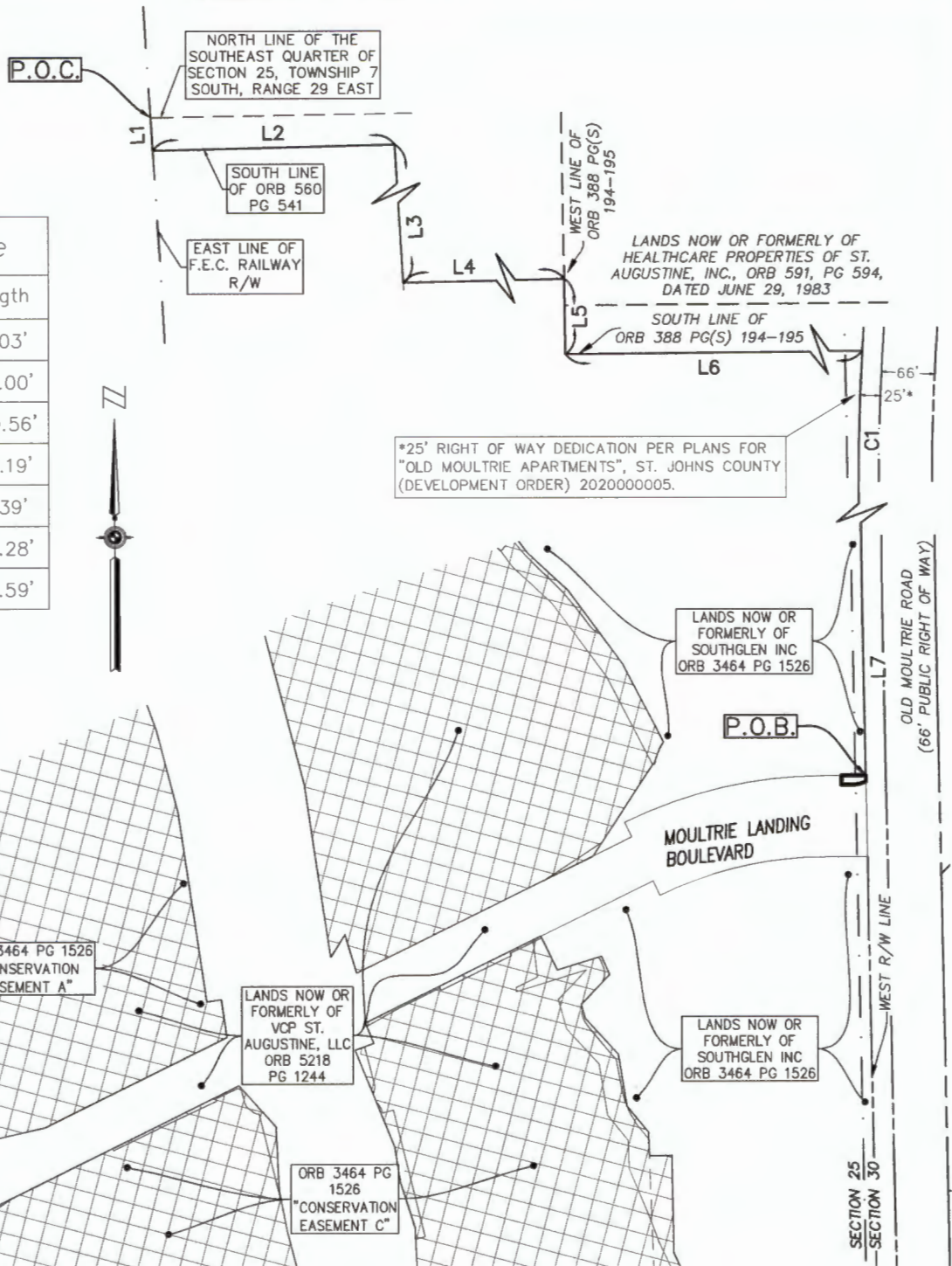


NOT VALID WITHOUT THE REGISTERED SURVEYOR AND MAPPING SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING

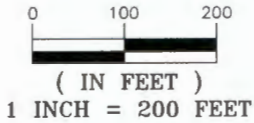
JOB No. 21-065	REVISION:	DATE:	BY:
FILE No. A-497			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: C. CARLSON			
CHECKED BY: J. THOMAS			
SURVEY DATE N/A			

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION



Line#	Bearing	Length
L1	S3° 36' 00"E	40.03'
L2	N88° 42' 22"E	300.00'
L3	S3° 36' 00"E	1319.56'
L4	N88° 44' 22"E	959.19'
L5	S0° 49' 28"E	92.39'
L6	N89° 29' 46"E	575.28'
L7	S1° 06' 26"E	236.59'



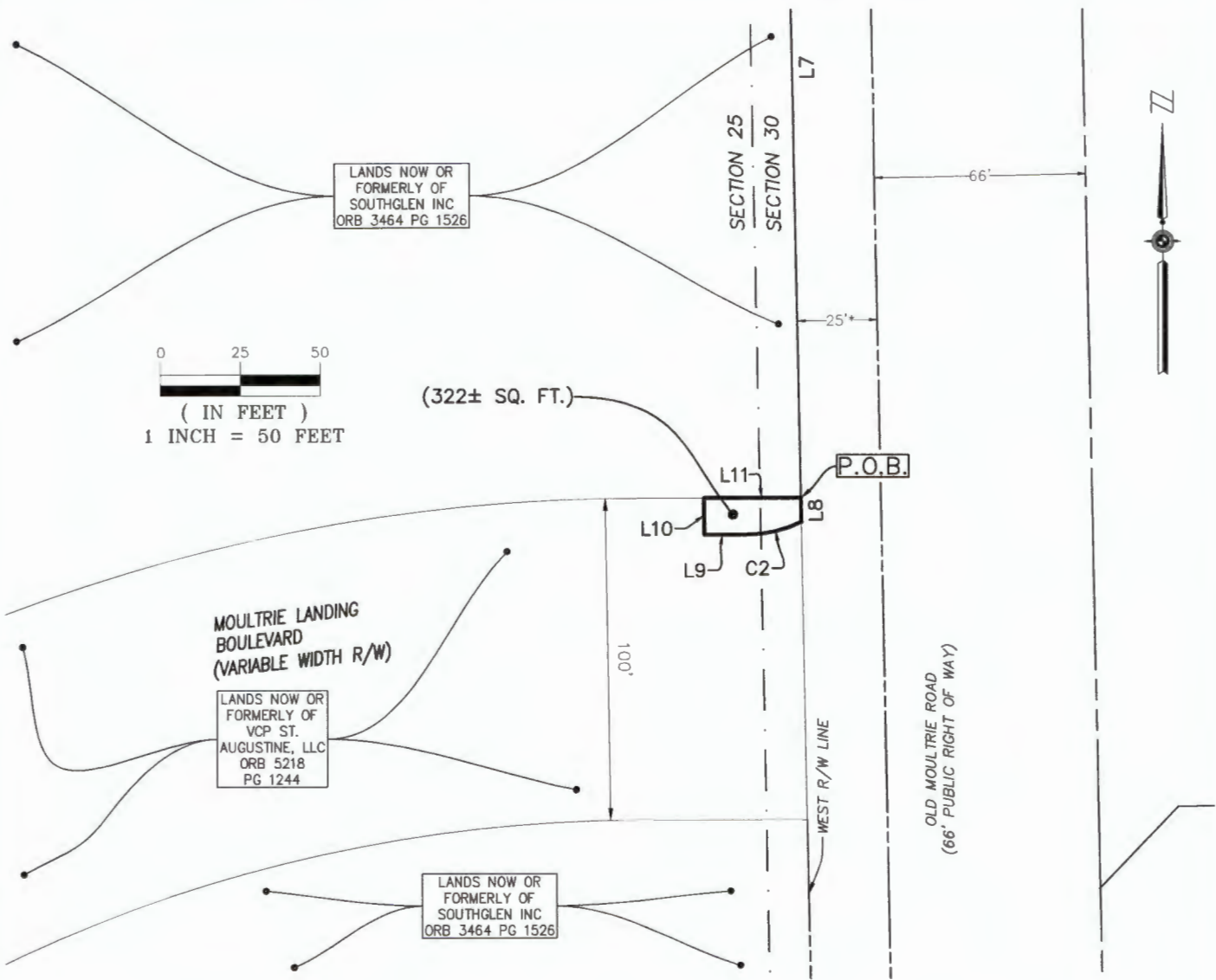
Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	221.68	2922.93	4°20'44"	S1° 03' 56"W	221.63

JOB No. 21-065
 FILE No. A-497
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: C. CARLSON
 CHECKED BY: J. THOMAS
 SURVEY DATE N/A

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908

SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX



0 25 50
 (IN FEET)
 1 INCH = 50 FEET

(322± SQ. FT.)

MOULTRIE LANDING
 BOULEVARD
 (VARIABLE WIDTH R/W)

LANDS NOW OR
 FORMERLY OF
 VCP ST.
 AUGUSTINE, LLC
 ORB 5218
 PG 1244

LANDS NOW OR
 FORMERLY OF
 SOUTHGLEN INC
 ORB 3464 PG 1526

Parcel Line Table

Line#	Bearing	Length
L7	S1° 06' 26"E	236.59'
L8	S1° 07' 00"E	7.34'
L9	S89° 52' 27"W	13.32'
L10	N1° 07' 00"W	11.38'
L11	S89° 58' 00"E	30.28'

Parcel Curve Table

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C2	17.50	38.00	26°23'29"	N76° 40' 42"E	17.35

*25' RIGHT OF WAY DEDICATION PER PLANS FOR
 "OLD MOULTRIE APARTMENTS", ST. JOHNS COUNTY
 (DEVELOPMENT ORDER) 2020000005.

JOB No. 21-065
 FILE No. A-497
 PARTY CHIEF: N/A
 F.B. N/A
 DRAWN BY: C. CARLSON
 CHECKED BY: J. THOMAS
 SURVEY DATE N/A

REVISION:	DATE:	BY:

SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
SAM 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX



2023 Aerial Imagery

Date: 11/16/2023

Old Moultrie Road Right-of-Way Improvements

**3 Deeds of Dedication
Right-of-Way & 1 Grant
of Easement**



Land Management
Systems
(904) 209-0790

Disclaimer:
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.