

RESOLUTION NO. 96 - 79

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FROM SJH PARTNERSHIP, LTD. TO ST. JOHNS COUNTY.

WHEREAS, SJH Partnership, Ltd., as owner and developer of the planned unit development known as Saint Johns, has conveyed to the County a site for a water treatment plant which will provide water and sewer service within the development; and

WHEREAS, operation of the water treatment plant requires an Easement for Utilities granting the County a permanent easement and right-of-way to install, construct, operate, maintain, and repair or replace pipes and mains and anything necessary for such operation.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:


Section 1. The above described Easement for Utilities, attached hereto as Exhibit A, incorporated by reference and made a part hereof, is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.


Section 2. The Clerk is instructed to record the Easement for Utilities in the official records of St. Johns County, Florida and forward a certified copy of this Resolution and Easement to Pappas Metcalf and Jenks, Attn: John Metcalf, 200 West Forsyth Street, Suite 1400, Jacksonville, FL 32202-4327.

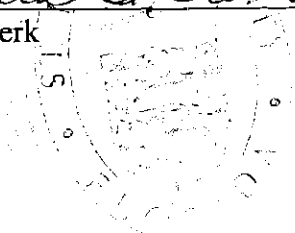
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 14 day of May, 1996.

ATTEST: Carl "Bud" Markel, Clerk

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

By: 
Deputy Clerk

By: 
Chairman, Donald Jordan



THIS DOCUMENT PREPARED
BY AND RETURN TO:

Gary B. Davenport
PAPPAS METCALF & JENKS, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202-4327

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 1996, by SJH PARTNERSHIP, LTD., a Florida limited partnership, with an address of 2395 International Golf Parkway, St. Augustine, Florida 32095-8427 hereinafter called "Grantor," to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, P.O. Drawer 349, St. Augustine, Florida 32085, hereinafter called "Grantee."

BACKGROUND

Grantor is the owner and developer of a mixed use planned unit development known as Saint Johns and more particularly described in PUD ordinance 91-36 as amended by PUD ordinance 94-55 (the "Project"). The Grantee has agreed to provide water and sewer service within the project pursuant to the terms of the St. Johns Water and Wastewater Utility Service Agreement dated January 24, 1995 (the "Utility Service Agreement"). Pursuant to the terms of the Utility Service Agreement Grantor conveyed to Grantee certain real property to be used as a water treatment plant site, by deed dated February 3, 1995, recorded in Official Records Book 1095 at page 1592 (the "Utility Site"). Under the terms of the Utility Service Agreement, the Grantee is to use the Utility Site to provide potable water to serve the Project. This Easement sets forth the terms and conditions upon which Grantor has agreed to allow Grantee to install, operate, maintain, repair or replace pipes, mains and other related equipment and appurtenances within the strips of real property described on the attached Exhibits A,B,C, D,E (Easement Areas) & F (Exceptions) for the operation of the underground water and sewer utility service.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

1. Grantor does hereby grant, bargain, sell, lien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain,

repair, replace and remove pipes and mains constituting the underground water distribution system and sewer collection system, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the Easement Areas; together with rights of ingress and egress on and over the Easement Areas as necessary for the use and enjoyment of the easement herein granted. This easement is for water and sewer utility services only and does not convey any right to install other utilities within such easement.

Grantor does hereby warrant that the easement herein granted is free and clear of covenants, restrictions, easements, liens and encumbrances, except as set forth on Exhibit "F" attached hereto;

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Areas for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Areas for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Areas provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

3. This Grant of Easement shall inure to the benefit of and be binding upon Grantee and its successors and assigns.

Exhibit "A"

UTILITY EASEMENT - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 50°29'50" EAST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET; THENCE NORTH 44°29'54" EAST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 39°46'13" EAST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°36'04" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.37 FEET; THENCE NORTH 39°46'13" EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 113.02 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3541.68 FEET; THENCE NORTHEASTERLY ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 292.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°08'03" EAST AND A CHORD DISTANCE OF 292.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°29'54" EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 451.97 FEET; THENCE NORTH 00°30'06" WEST ALONG A LINE TO ITS INTERSECTION WITH A RIGHT-OF-WAY LINE OF THE AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 46.67 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.00 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 110.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES MORE OR LESS.

NORTH
EAST
FLORIDA
SURVEYORS

1900 CORPORATE SQUARE BLVD. / JACKSONVILLE, FLORIDA 32216 / (904) 721-3066

UTILITY EASEMENT - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 50°29'50" EAST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET; THENCE NORTH 44°29'54" EAST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO A POINT IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 39°46'13" EAST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 83.69 FEET TO THE POINT OF BEGINNING; THENCE NORTH 65°36'04" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.37 FEET; THENCE NORTH 39°46'13" EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 113.02 FEET TO A POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3541.68 FEET; THENCE NORTHEASTERLY ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 292.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°08'03" EAST AND A CHORD DISTANCE OF 292.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 44°29'54" EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 451.97 FEET; THENCE NORTH 00°30'06" WEST ALONG A LINE TO ITS INTERSECTION WITH A RIGHT-OF-WAY LINE OF THE AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 46.67 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 43.00 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 110.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.22 ACRES MORE OR LESS.

MEMBER AMERICAN CONGRESS ON SURVEYING AND MAPPING
MEMBER FLORIDA SOCIETY OF PROFESSIONAL LAND SURVEYORS

SRL03/101.CJ5/95054.04

MAP OF

UTILITY EASEMENT - ST. JOHNS
 PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST
 ST. JOHNS COUNTY, FLORIDA
 (SEE ATTACHED FOR FURTHER LEGAL DESCRIPTION)

S 45°30'06" E
 43.00'

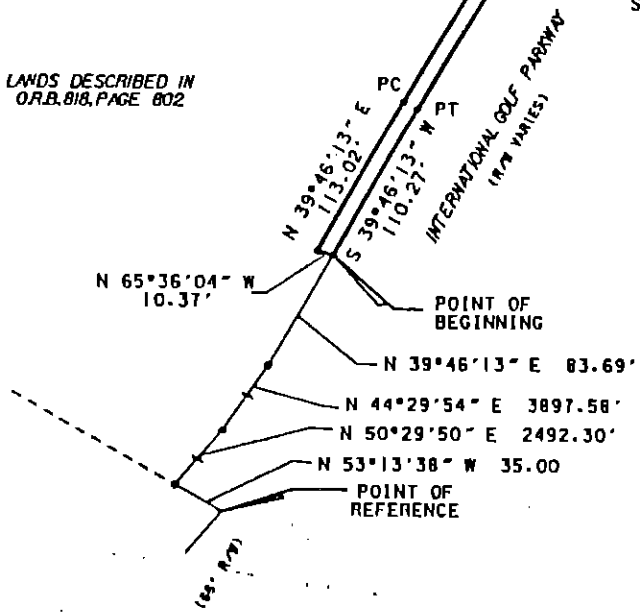
N 00°30'06" W
 46.67'



NOTES:

- BEARINGS SHOWN HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST BEING N 09°32'10" E AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.

LANDS DESCRIBED IN
 O.R.B. 818, PAGE 802



UTILITY EASEMENT
 0.22 ACRES

RADIUS 3541.68'
 DELTA 04°43'21"
 ARC 292.26'
 CHORD 292.18'
 N 42°08'03" E

RADIUS 3531.68'
 DELTA 04°43'41"
 ARC 291.44'
 CHORD 291.36'
 S 42°08'03" W

- LEGEND:**
- R/W DENOTES RIGHT OF WAY.
 - PC DENOTES POINT OF CURVE.
 - PRC DENOTES POINT OF REVERSE CURVE.
 - PT DENOTES POINT OF TANGENCY.
 - R DENOTES RADIUS.
 - Δ DENOTES DELTA ANGLE.
 - A DENOTES ARC LENGTH.
 - C DENOTES CHORD DISTANCE.
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

**NORTH
 EAST
 FLORIDA
 SURVEYORS**

A MEMBERSHIP OF
 HERBERT, HARRISON & BROWN, INC.
 1300 CORPORATE PARKWAY, SUITE 100
 JACKSONVILLE, FLORIDA 32216
 (904) 731-9999

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM
 TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA
 BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER
 472.027 OF THE FLORIDA STATUTES, AND 61K17-8 OF THE
 FLORIDA ADMINISTRATIVE CODE.

Carl J. Schellhase
 CARL J. SCHELLHASE FLA. P.L.S. CERT. NO. 8021

DATED: OCTOBER 31, 1995

SCALE: 1" = 100'

THIS MAP NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

Exhibit "B"

UTILITY EASEMENT - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 30, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $53^{\circ}13'30''$ WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH $50^{\circ}29'50''$ EAST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET; THENCE NORTH $44^{\circ}29'54''$ EAST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1022.51 FEET TO THE POINT OF BEGINNING; THENCE NORTH $31^{\circ}46'49''$ WEST LEAVING SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.97 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 25.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $58^{\circ}18'54''$ WEST AND A CHORD DISTANCE OF 25.71 FEET TO A POINT ON SAID CURVE; THENCE NORTH $44^{\circ}29'54''$ EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1544.61 FEET; THENCE SOUTH $25^{\circ}34'00''$ EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 10.64 FEET; THENCE SOUTH $44^{\circ}29'54''$ WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1516.95 FEET TO THE POINT OF BEGINNING.

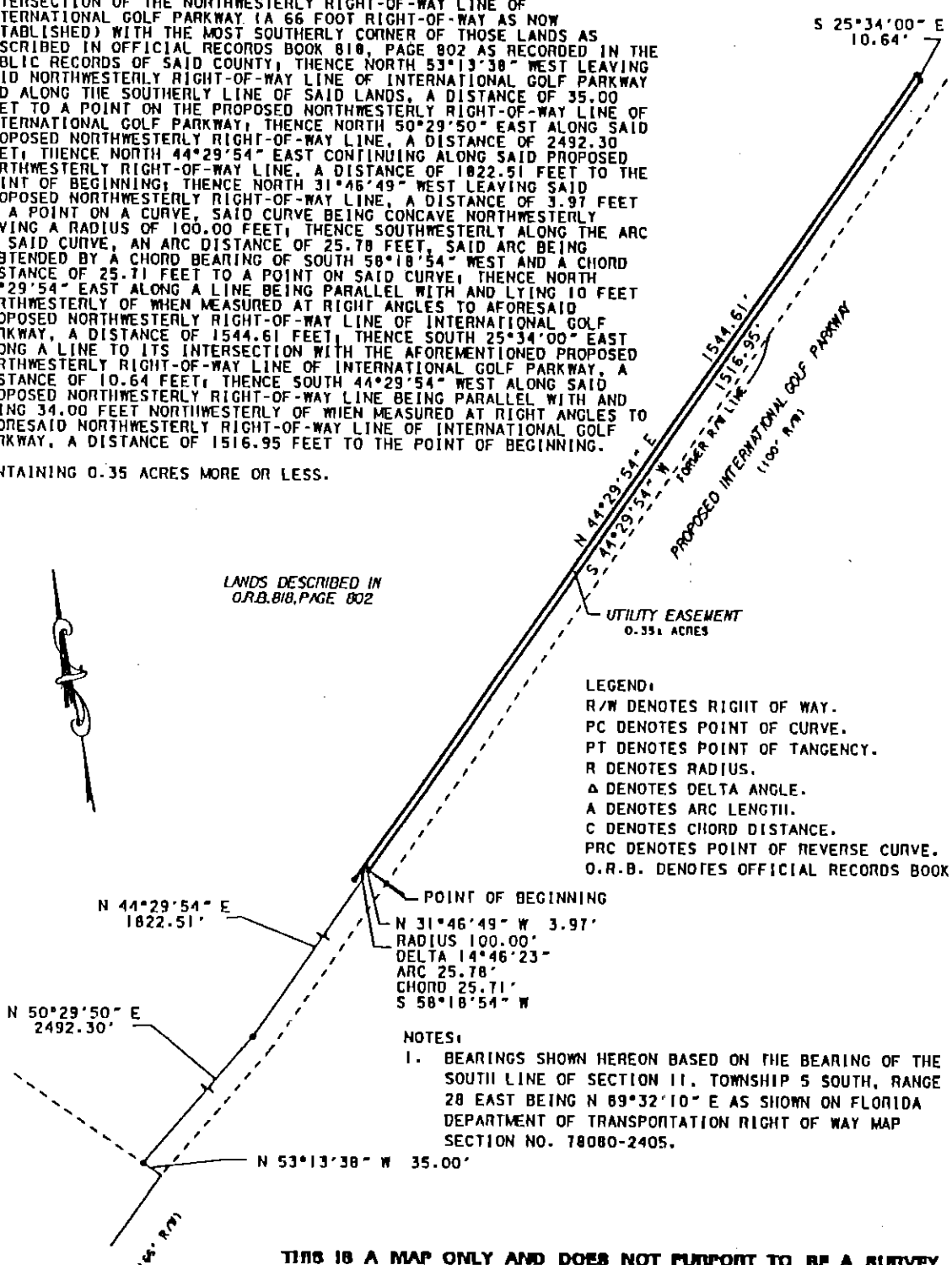
CONTAINING 0.35 ACRES MORE OR LESS.

MAP OF

UTILITY EASEMENT - ST. JOHNS

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CONTAINING 0.35 ACRES MORE OR LESS.



- LEGEND:**
 R/W DENOTES RIGHT OF WAY.
 PC DENOTES POINT OF CURVE.
 PT DENOTES POINT OF TANGENCY.
 R DENOTES RADIUS.
 Δ DENOTES DELTA ANGLE.
 A DENOTES ARC LENGTH.
 C DENOTES CHORD DISTANCE.
 PRC DENOTES POINT OF REVERSE CURVE.
 O.R.B. DENOTES OFFICIAL RECORDS BOOK.

NOTES:
 1. BEARINGS SHOWN HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST BEING N 89°32'10" E AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

**NORTH
 EAST
 FLORIDA
 SURVEYORS**
A MEMBERSHIP OF
 PEPPER, HARRIS & HARRIS, LLP
 1500 CORPORATE CENTER PLAZA
 JACKSONVILLE, FLORIDA 32202
 (904) 721-2000

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Carl J. Scicchitano
CARL J. SCICCHITANO FLA. P.L.S. CERT. NO. 8021

DATED: OCTOBER 31, 19 95
 SCALE: 1" = 200'

THIS MAP NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

Exhibit "C"

UTILITY EASEMENT - ST. JOHNS

RT OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 50°29'50" EAST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH 53°13'38" WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 799.83 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12°25'48" WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 11.23 FEET; THENCE NORTH 50°29'50" EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1686.83 FEET; THENCE NORTH 44°29'54" WEST CONTINUING ALONG A LINE BEING PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 936.43 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 103°49" WEST AND A CHORD DISTANCE OF 31.62 FEET TO A POINT ON THE AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 906.96 FEET; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1692.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.60 ACRES MORE OR LESS.

MAP OF

UTILITY EASEMENT - ST. JOHNS

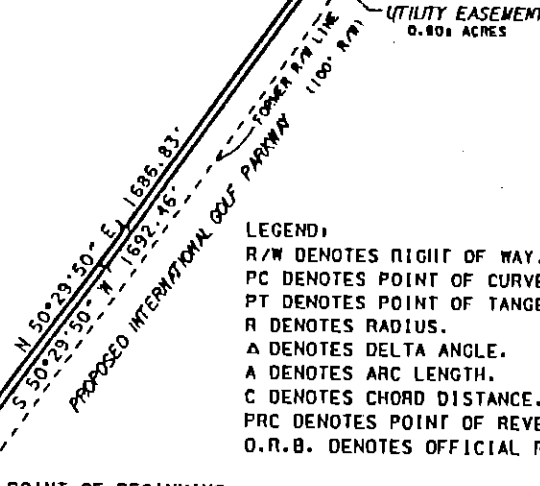
PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS, FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH $50^{\circ}29'50''$ EAST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY, THENCE NORTH $53^{\circ}13'38''$ WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 799.83 FEET TO THE POINT OF BEGINNING, THENCE NORTH $12^{\circ}25'48''$ WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 11.23 FEET, THENCE NORTH $50^{\circ}29'50''$ EAST ALONG A LINE BEING PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1686.83 FEET, THENCE NORTH $44^{\circ}29'54''$ EAST CONTINUING ALONG A LINE BEING PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 936.43 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH $26^{\circ}03'49''$ WEST AND A CHORD DISTANCE OF 31.62 FEET TO A POINT ON THE AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, THENCE SOUTH $44^{\circ}29'54''$ WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 906.96 FEET, THENCE SOUTH $50^{\circ}29'50''$ WEST CONTINUING ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1692.46 FEET TO THE POINT OF BEGINNING.

RADIUS 50.00'
 DELTA $36^{\circ}52'12''$
 ARC 32.18'
 CHORD 31.62'
 S $26^{\circ}03'49''$ W

CONTAINING 0.60 ACRES MORE OR LESS.



LANDS DESCRIBED IN
 O.R.B. 818, PAGE 802



- LEGEND:
- R/W DENOTES RIGHT OF WAY.
 - PC DENOTES POINT OF CURVE.
 - PT DENOTES POINT OF TANGENCY.
 - R DENOTES RADIUS.
 - Δ DENOTES DELTA ANGLE.
 - A DENOTES ARC LENGTH.
 - C DENOTES CHORD DISTANCE.
 - PRC DENOTES POINT OF REVERSE CURVE.
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK.

NOTES:

1. BEARINGS SHOWN HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST BEING N $89^{\circ}32'10''$ E AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 68X17-8 OF THE FLORIDA ADMINISTRATIVE CODE.

Carl J. Schellhase
 CARL J. SCHELLHASE FLA. P.L.S. CERT. NO. 8961

DATED: OCTOBER 31, 1995

SCALE: 1" = 200'

**NORTH
 EAST
 FLORIDA
 SURVEYORS**

A SUBSIDIARY OF
 BECKETT, HARRIS & BRYAN, INC.
 1800 CORPORATE SQUARE, SUITE 200
 JACKSONVILLE, FLORIDA 32218
 (904) 721-1999

THIS MAP NOT VALID UNLESS THIS PRINT IS EMBOSSED WITH THE SEAL OF THE ABOVE SIGNED.

UTILITY EASEMENT THROUGH POND NO. 326 - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH,
 RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE
 INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF
 INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW
 ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS
 DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE
 PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $53^{\circ}13'38''$ WEST LEAVING
 SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY
 AND ALONG THE SOUTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.00
 FEET TO A POINT ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF
 INTERNATIONAL GOLF PARKWAY; THENCE NORTH $50^{\circ}29'50''$ EAST ALONG SAID
 PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30
 FEET; THENCE NORTH $44^{\circ}29'54''$ EAST CONTINUING ALONG SAID PROPOSED
 NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1106.96 FEET TO THE
 POINT OF BEGINNING, SAID POINT LYING ON A CURVE, SAID CURVE BEING
 CONCAVE NORTHWESTERLY HAVING A RADIUS OF 50.00 FEET; THENCE
 NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 32.18
 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH
 $56^{\circ}00''$ WEST AND A CHORD DISTANCE OF 31.62 FEET TO A POINT ON
 SAID CURVE; THENCE NORTH $44^{\circ}29'54''$ EAST ALONG A LINE BEING PARALLEL
 TO AND LYING 10 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT
 ANGLES TO AFORESAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF
 INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 390.85 FEET TO A POINT ON
 SAID CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF
 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN
 ARC DISTANCE OF 22.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD
 BEARING OF SOUTH $30^{\circ}16'28''$ WEST AND A CHORD DISTANCE OF 21.82 FEET
 TO THE END OF SAID CURVE; THENCE SOUTH $46^{\circ}10'41''$ EAST ALONG A LINE
 TO ITS INTERSECTION WITH THE AFOREMENTIONED PROPOSED NORTHWESTERLY
 RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 4.64
 FEET; THENCE SOUTH $44^{\circ}29'54''$ WEST ALONG SAID PROPOSED NORTHWESTERLY
 RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34.00 FEET
 NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO AFORESAID
 NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A
 DISTANCE OF 339.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES MORE OR LESS.

Exhibit "E"

UTILITY EASEMENT - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $53^{\circ}13'38''$ WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802, A DISTANCE OF 35.00 FEET TO A POINT LYING ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE NORTH $50^{\circ}29'50''$ EAST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.91 FEET TO THE POINT OF BEGINNING; THENCE NORTH $53^{\circ}13'38''$ WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 10.29 FEET; THENCE NORTH $50^{\circ}29'50''$ EAST ALONG A LINE PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 592.48 FEET; THENCE SOUTH $12^{\circ}25'48''$ EAST ALONG A LINE TO ITS INTERSECTION WITH SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 11.23 FEET; THENCE SOUTH $50^{\circ}29'50''$ WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE FORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 584.92 FEET TO THE POINT OF BEGINNING.

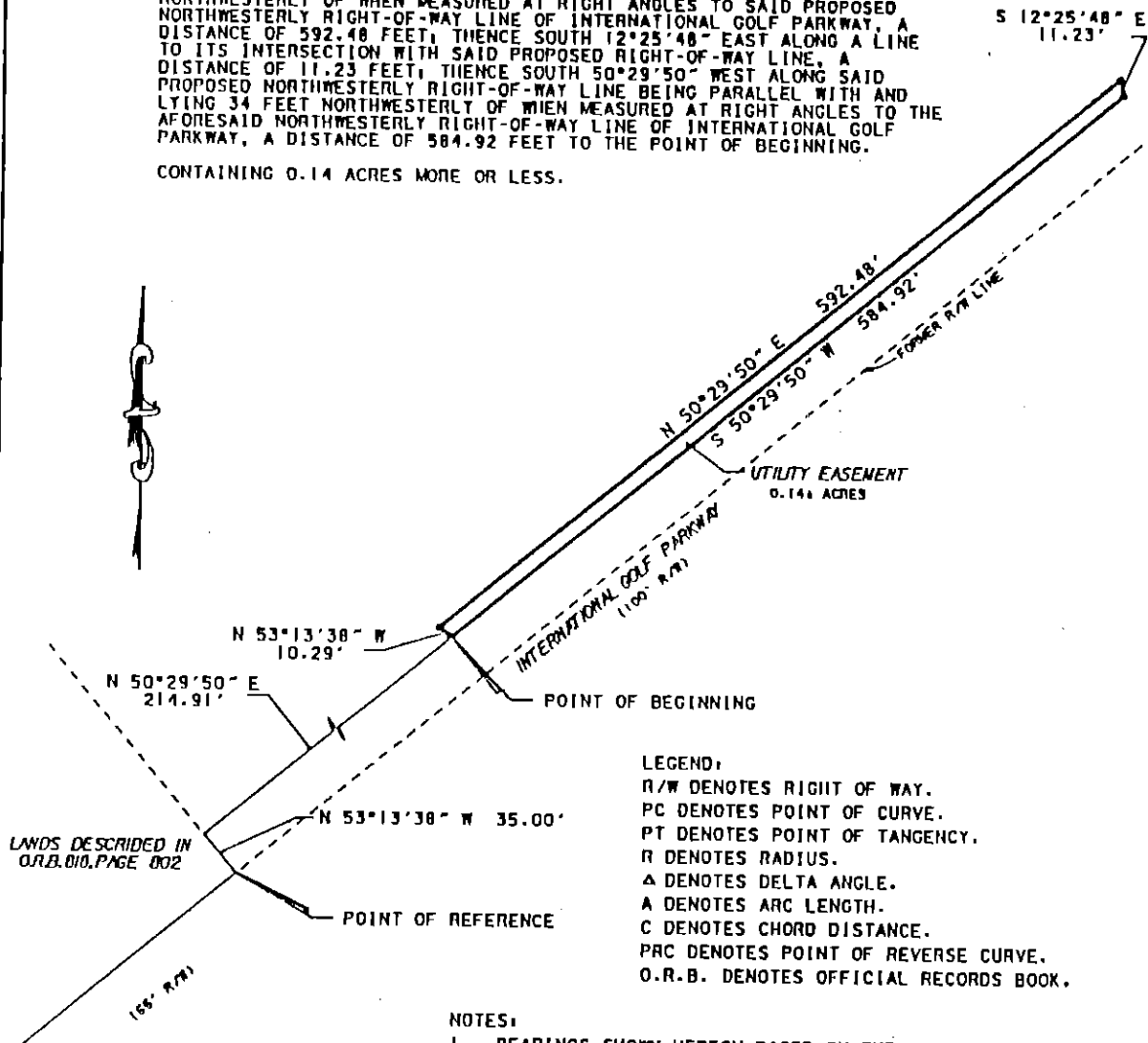
CONTAINING 0.14 ACRES MORE OR LESS.

MAP OF

UTILITY EASEMENT - ST. JOHNS

PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE SOUTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802, A DISTANCE OF 35.00 FEET TO A POINT LYING ON THE PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY, THENCE NORTH 50°29'50" EAST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.91 FEET TO THE POINT OF BEGINNING, THENCE NORTH 53°13'38" WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 10.29 FEET, THENCE NORTH 50°29'50" EAST ALONG A LINE PARALLEL WITH AND LYING 10.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 592.48 FEET, THENCE SOUTH 12°25'48" EAST ALONG A LINE TO ITS INTERSECTION WITH SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 11.23 FEET, THENCE SOUTH 50°29'50" WEST ALONG SAID PROPOSED NORTHWESTERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND LYING 34 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 584.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES MORE OR LESS.



- LEGEND:**
- R/W DENOTES RIGHT OF WAY.
 - PC DENOTES POINT OF CURVE.
 - PT DENOTES POINT OF TANGENCY.
 - R DENOTES RADIUS.
 - Δ DENOTES DELTA ANGLE.
 - A DENOTES ARC LENGTH.
 - C DENOTES CHORD DISTANCE.
 - PRC DENOTES POINT OF REVERSE CURVE.
 - O.R.B. DENOTES OFFICIAL RECORDS BOOK.

- NOTES:**
1. BEARINGS SHOWN HEREON BASED ON THE BEARING OF THE SOUTH LINE OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST BEING N 89°32'10" E AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2405.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

**NORTH
EAST
FLORIDA
SURVEYORS**

A MEMBERSHIP OF
PETERSON, HARRIS & ASSOCIATES, INC.
1500 CORPORATE PARKWAY BLVD.
JACKSONVILLE, FLORIDA 32218
(904) 721-0000

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND §1017-8 OF THE FLORIDA ADMINISTRATIVE CODE.

C. J. Schellinger
CARE J. SCHELLINGER FLA. P.L.S. CERT. NO. 8021

DATED: OCTOBER 31, 1995
SCALE: 1" = 100'

THIS MAP NOT VALID UNLESS THIS PRINT IS EMPLOYED WITH THE SEAL OF THE ABOVE SIGNED.

EXHIBIT F

PERMITTED EXCEPTIONS

1. Taxes for the year of 1995 and subsequent years.
2. Notification of DRI/Development Order recorded in Official Records Book 922, page 219, as modified by Notice of DRI/Development Order Modification recorded in Official Records Book 1091, page 1119, public records of St. Johns County, Florida.
3. The Saint Johns Water and Wastewater Utility Service Agreement between NORTHWEST UTILITIES I, INC., SJH PARTNERSHIP, LTD. and ST. JOHNS COUNTY, FLORIDA recorded in Official Records Book 1094, page 332, public records of St. Johns County, Florida.