

RESOLUTION NO. 2000-1163

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING EASEMENT FOR UTILITIES FOR WATER AND SEWER IMPROVEMENTS SERVICING THE SEA COLONY SUBDIVISION PHASE I.

WHEREAS, St. Augustine Sea Colony, Ltd., has executed and presented to the County Easement for Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Bill of Sale conveying all the personal property associated with the extension to the Utility System and the complete water and/or wastewater system servicing the Sea Colony Subdivision Phase I, has also been executed and is attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the Easement for Utilities and Bill of Sale; and

WHEREAS, acceptance of the easement better serves the health, safety and welfare of the citizens.

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

Section 1. The acceptance of the Easement for Utilities and Bill of Sale, attached hereto, as Exhibit "A" are hereby approved.

Section 2. The Clerk is instructed to file the original Easement for Utilities and Bill of Sale in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 24th day of October, 2000.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Patricia DeGrasse
Deputy Clerk

3535 (36,20)

Elu & Ket ✓

Prepared by and Return to:

James N. McGarvey, Jr.
2453 So. Third Street
Jacksonville Beach, FL 32250

Public Records of
St. Johns County, FL
Clerk# 00-036439
O.R. 1522 PG 392
09:36AM 08/23/2000
REC \$25.00 SUR \$3.50
Doc Stamps \$0.70

EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 16th day of August, 2000, by St. Augustine Sea Colony, Ltd., with an address of 2453 South Third Street, Jacksonville Beach, Florida 32250, 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."

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, alien, 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, (including lift stations if applicable) 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 real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress on and over the Easement Area 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 and right to install other utilities such as cable television service lines.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances, including but not limited to, those set forth on Exhibit "B" attached hereto and to the following:

(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 Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area 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 and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area 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 to Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) 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. Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals. The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals. The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. 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, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other similar surface improvements. Grantor or Grantor's successors and assigns shall be solely responsible for replacement of any such sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. Nothing in this section shall, however, relieve Grantee of liability for damage caused to improvements by Grantee's negligence.

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

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, Sealed and
Delivered in the
presence of:

St. Augustine Sea Colony, Ltd; a Florida
limited partnership---

By: JNM St. Augustine, Inc.
General Partner

By: James N. McGarvey, Jr.
President

Patricia H. Kelley
(Print) Patricia H. Kelley
Donah K. Herring
(Print) Donah K. Herring

James N. McGarvey, Jr.

STATE OF FLORIDA
COUNTY OF DUVAL

²⁰⁰⁰~~1998~~ The foregoing instrument was acknowledged before me this 16 day of August, by James N. McGarvey, Jr., as President of JNM St. Augustine, Inc., a Florida corporation, the general partner of St. Augustine Sea Colony, LTD, a Florida limited partnership, on behalf of the corporation and the partnership.

Patricia H. Kelley
(Print) Patricia H. Kelley

NOTARY PUBLIC

State of Florida at Large



Patricia H. Kelley
MY COMMISSION # CC722880 EXPIRES
May 21, 2002
BONDED THRU TROY FARM INSURANCE, INC.

OR1522PG 395

CONSENT AND JOINDER

First Union Bank, N.A., a national banking association, as holder of that certain Mortgage and Security Agreement recorded in Official Records Book 1399, page 190, of the public records of St. Johns County, Florida encumbering the real property described on the attached Exhibit A, has caused this instrument to be signed by its duly authorized officer solely in evidence of its consent and joinder in and to the easement.

Signed, sealed and delivered in the presence of:

[Signature]
(Print) Karl James
[Signature]
(Print) SUSAN G MOORE

FIRST UNION BANK, N.A.

By: [Signature]
(Print) Romaine M. Cross
Its Vice President

STATE OF FLORIDA
COUNTY OF DUVAL

2000 The foregoing instrument was acknowledged before me this 15th day of August, 1998, by Romaine M. Cross, as Vice President of First Union, N.A., on behalf of the Association.

[Signature]
(Print) SUSAN G. MOORE

NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
Personally known _____
or Produced I.D. _____



SUSAN G. MOORE
COMMISSION #CC 804751
My Commission Expires Jan. 26, 2003
BONDED THROUGH CECIL W. POWELL CO.

EXHIBIT A

EASEMENT AREA

The Easement Area granted by this document shall include all project roads and drives, all areas designated "utility easement areas", and Tracts C-3, D-1, D-2, D-3, D-4, D-5, and H, all within the plat of Sea Colony Unit One of the Beach Club at Anastasia Residential Cluster Development, recorded in Map Book 36, pages 1 through 11, of St. Johns County, Florida, and amended plat of Sea Colony Unit One of the Beach Club at Anastasia Residential Cluster Development – Replat No. 1, recorded in Map Book 38, pages 65 through 66, of St. Johns County, Florida, and Tracts C-4, C-5, C-6, C-7 and I, of the plat of Sea Colony Unit Two of the Beach Club at Anastasia Residential Cluster Development, recorded in Map Book 36, Pages 34 through 39, of St. Johns County, Florida. The Easement Area shall not include the driveways to individual homes except for the part of such driveways within the areas designated "utility easement areas".

JAX UTILITIES CONSTRUCTION			
SCHEDULE OF VALUES			
SEA COLONY			
FURNISH AND INSTALL	QUANTITY	UNIT COST	TOTAL COST
1. WATER DISTRIBUTION SYSTEM			
CONNECT TO EXIST MAIN	1 EA	1,500.00	1,500.00
10" PVC MAINS WITH VALVES & FTGS.	2,300 FT	20.00	46,000.00
8" PVC MAINS WITH VALVES & FTGS.	8,640 FT	17.25	149,040.00
6" PVC MAINS WITH VALVES & FTGS.	660 FT	14.00	9,240.00
2" PVC MAINS WITH VALVES & FTGS.	160 FT	4.00	640.00
FIRE HYDRANT ASSEMBLIES	16 EA	1,900.00	30,400.00
FLUSHING HYDRANT ASSEMBLIES	1 EA	275.00	275.00
10" & 8" CROSSINGS	18 EA	1,930.00	34,740.00
1" WATER SERVICES	184 EA	254.00	41,656.00
TEST / ASBUILTS	1 LS	3,498.00	3,498.00
TOTAL WATER SYSTEM			316,989.00
2. SEWAGE COLLECTION SYSTEM			
MANHOLES	41 EA	2,431.00	99,671.00
8" PVC MAINS	6,855 FT	31.65	216,960.75
6" SEWER SERVICES	164 EA	325.00	53,300.00
TEST / ASBUILTS	1 LS	8,012.25	8,012.25
TOTAL SEWAGE COLLECTION SYSTEM			377,944.00
3. SEWAGE PUMPING STATION			
8' DIAMETER WET WELL	1 EA	67,560.00	67,560.00
PUMPS, PIPING AND CONTROLS	1 LS	51,350.00	51,350.00
SCADA SYSTEM	1 LS	12,636.00	12,636.00
ELECTRICAL	1 LS	4,500.00	4,500.00
FENCE	1 LS	3,931.00	3,931.00
DRIVEWAY	1 LS	2,000.00	2,000.00
START UP / ASBUILTS	1 LS	950.00	950.00
TOTAL SEWAGE PUMPING STATION			142,927.00
4. SEWAGE FORCE MAIN			
CONNECT TO EXISTING MAIN	1 EA	1,590.00	1,590.00
6" PVC MAIN WITH FITTINGS	1,840 FT	13.45	24,748.00
TEST / ASBUILTS	1 LS	742.00	742.00
TOTAL SEWAGE FORCE MAIN			27,080.00
CHANGE ORDER NO. 1	1 LS	4,592.27	4,592.27
TOTAL ALL ITEMS 1-4			\$ 869,532.27

EXHIBIT "B" TO RESOLUTION

BILL OF SALE

THAT ST. AUGUSTINE SEA COLONY, LTD., a Florida limited partnership conveying its separate non-homestead property, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money and other good and valuable considerations to it paid by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of the Courts, Post Office Drawer 349, St. Augustine, Florida 32085, party of the second part, the receipt of which is hereby acknowledged by it, has granted, bargained, sold, transferred, set over and delivered and by these presents does grant bargain, sell, transfer, set over and deliver unto the party of the second part, the extension to the Utility System (constructed by the party of the first part) and the complete water and/or wastewater system located on the real property described in Exhibit "A" attached hereto (being hereinafter collectively referred to as the Extension").

Party of the first part hereby warrants and represents that it has all the requisite right and authority to make this conveyance, and that the Extension is free from all liens and other encumbrances, and that contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the Extension have been paid in full, but except for the foregoing warranties or other expressed warranties given in writing, party of the first part makes no representation or warranties whatsoever, express or implied, and this conveyance as is.

TO HAVE AND TO HOLD the same unto the party of the second party, its successors and assigns.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in his name the day and year first above written.

WITNESSES:

ST. AUGUSTINE SEA COLONY, LTD.
a Florida Limited Partnership

Patricia H. Kelley
Patricia H. Kelley
Daniel K. Herring
Daniel K. Herring

By: JNM St. Augustine, Inc.
General Partner

Sign: *James N. McGarvey, Jr.*
James N. McGarvey, Jr. President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 24th day of July, 2000, by JAMES N. MCGARVEY, JR., President of JNM St. Augustine, Inc. a Florida corporation. He is personally known to me and did not take an oath.

Patricia H. Kelley
Patricia H. Kelley, Notary Public
Commission No. CC722880



Patricia H. Kelley
MY COMMISSION # CC722880 EXPIRES
May 21, 2002
BONDED THRU TROY FARM INSURANCE, INC.

EXHIBIT "A"

CAPTION

A portion of Government Lot 6, Section 3, together with a portion of Government Lot 1 and 4, Section 10, all lying within Township 8 South, Range 30 East, St. Augustine Beach, St. Johns County, Florida, and also together with a portion of Hidden Shores, Phase One, as recorded in Map Book 30, Pages 95 through 100 (inclusive) of the Public Records of said St. Augustine Beach, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the South line of the Northerly 300.00 feet of said Government Lot 4, Section 10, with the Easterly right of way line of State Road No. A-1-A (also known as Beach Boulevard, a 100 foot right of way as presently established); thence North 89°15'24" East, along said Southerly line of the Northerly 300 feet of Government Lot 4, Section 10, a distance of 1,785.74 feet to the POINT OF BEGINNING; thence North 00°44'36" West, 101.18 feet to a point on a curve concave Northerly, having a radius of 59.00 feet; thence Westerly along the arc of said curve, through a central angle of 26°26'54", an arc distance of 27.24 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 78°01'57" West, 28.99 feet; thence South 89°15'24" West, 48.72 feet; thence North 00°44'36" West, 50.00 feet; thence South 89°15'24" West, 122.61 feet; thence North 00°44'43" West, 38.41 feet; thence North 48°15'59" West, 180.00 feet; thence South 89°08'06" West, 53.95 feet; thence South 21°24'04" West, 84.53 feet; thence South 50°26'25" West, 55.72 feet; thence North 68°17'23" West, 28.16 feet; thence North 28°00'46" West, 34.30 feet; thence North 66°21'46" West, 8.42 feet; thence South 89°15'49" West, 88.33 feet; thence South 00°44'11" East, 110.11 feet; thence South 89°15'24" West, 192.61 feet to the point of cusp of a curve; run thence Northeasterly along and around the arc of a curve being concave Northwesterly, having a radius of 23.00 feet, through a central angle of 89°45'51", an arc distance of 39.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 44°22'28" East, 35.28 feet; run thence North 00°30'27" West, along last said tangency, a distance of 18.15 feet to the point of curvature of a curve facing Northerly; thence Northerly along and around the arc of a curve being concave Westerly, having a radius of 75.00 feet, through a central angle of 17°42'22", an arc distance of 23.18 feet to the point of reverse curvature of a curve continuing Northerly; last said arc being subtended by a chord bearing and distance of North 09°21'39" West, a distance of 23.09 feet; continue thence Northerly along and around the arc of a curve being concave Easterly, having a radius of 147.92 feet, through a central angle of 18°12'50", an arc distance of 47.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 09°06'25" West, 46.82 feet; run thence North 00°00'00" West, along last said tangency, a distance of 2.80 feet to a point; run thence South 89°15'24" West, a distance of 97.32 feet to a point; thence North 37°52'47" West, 50.25 feet; thence South 39°42'42" West, 50.55 feet; thence North 40°52'16" West, 58.14 feet; thence North 03°38'29" West, 66.54 feet; thence North 42°55'51" West, 48.17 feet; thence North 09°17'15" East, 108.19 feet; thence North 28°28'57" West, 87.67 feet; thence North 05°24'30" East, 71.48 feet; thence North 17°21'57" East, 43.73 feet; thence North 14°09'12" West, 122.54 feet; thence North 37°36'04" East, 26.64 feet; thence North 11°37'01" West, 103.63 feet to a point on a curve concave Southerly, having a radius of 1,432.72 feet; thence Westerly along the arc of said curve, through a central angle of 02°21'53", an arc distance of 59.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 74°21'35" West, 59.12 feet; thence South 60°52'19" West, 12.11 feet to the point of curvature of a curve concave Northerly, having a radius of 163.00 feet; thence Westerly along the arc of said curve, through a central angle of 06°21'47", an arc distance of 18.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 64°03'12" West, 18.09 feet; thence South 78°10'30" West, 73.74 feet; thence South 82°51'44" West, 153.36 feet to the point of curvature of a curve concave Northerly, having a radius of 337.50 feet; thence Westerly along the arc of said curve, through a central angle of 24°15'35", an arc distance of 151.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 85°00'28" West, 150.74 feet; thence North 72°52'41" West, 134.58 feet to the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 89°59'25", an arc distance of 39.27 feet to a point on the Easterly right-of-way line of said State Road No. A-1-A, said arc being subtended by a chord bearing and distance of South 62°07'37" West, 35.35 feet; thence North 17°07'55" East, along last said line, 175.00 feet to the point of cusp of a curve concave Northwesterly, having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 90°00'35", an arc distance of 39.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 27°52'23" East, 35.36 feet; thence South 72°52'41" East, 134.55 feet to the point of curvature of a curve concave Northerly, having a radius of 232.50 feet; thence Easterly along the arc of said curve, through a central angle of 24°15'35", an arc distance of 98.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 85°00'28" East, 97.71 feet; thence North 82°51'44" East, 183.17 feet to the point of curvature of a curve concave Southerly, having a radius of 163.00 feet; thence Easterly along the arc of said curve, through a central angle of 21°59'24", an arc distance of 62.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 86°08'34" East, 62.18 feet; thence South 75°08'52" East, 18.79 feet; thence South 68°34'15" East, 21.65 feet to the point of curvature of a curve concave Northerly, having a radius of 74.55 feet; thence Easterly along the arc of said curve, through a central angle of 35°03'13", an arc distance of 45.65 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 86°08'32" East, 44.94 feet; thence North 26°50'13" West, 68.64 feet; thence North 02°37'09" East, 140.14 feet; thence North 24°53'32" West, 123.90 feet; thence North 32°33'33" East, 35.87 feet; thence North 00°15'30" East, 101.07 feet; thence North 07°42'29" West, 196.98 feet; thence North 34°28'59" East, 52.45 feet; thence North 18°31'17" West, 114.02 feet; thence North 03°45'15" West, 152.07 feet; thence North 10°16'50" East, 49.24 feet; thence North 11°34'35" West, 88.14 feet; thence North 89°30'37" East, 239.19 feet; thence North 11°59'02" West, 102.37 feet; thence North 89°31'03" East, 687.45 feet to a point hereinafter referred to as Reference Point "A"; thence continue North 89°31'03" East, 686.66 feet to the Mean High Water Line of the Atlantic Ocean, as approved by the State of Florida Department of Environmental Protection, Survey in File 1889, dated 9-8-98 (M.H.W.L. Elevation = 8.43); thence South 07°28'57" East, along last said line 499.90 feet; thence South 04°55'11" East, continuing along last said line, 588.76 feet; thence South 02°18'18" East, continuing along last said line 588.76 feet; thence South 07°28'57" East, continuing along last said line 529.08 feet to its intersection with the aforementioned Southerly line of the Northerly 300.00 feet of Government Lot 4, Section 10, thence South 89°15'24" West, along last said line, 685.92 feet to the POINT OF BEGINNING.

EXCEPTING therefrom that portion being more particularly described as follows: Return to said Reference Point "A"; thence South 00°30'49" East, 118.32 feet to the POINT OF BEGINNING; thence South 46°25'53" East, 102.00 feet; thence North 43°34'11" East, 59.27 feet; thence South 32°17'34" East, 61.90 feet; thence South 43°34'11" West, 63.28 feet; thence South 46°25'49" East, 102.00 feet; thence South 43°34'11" West, 159.88 feet; thence South 00°30'49" East, 314.57 feet; thence South 45°08'58" East, 153.88 feet; thence South 44°50'28" West, 101.93 feet; thence South 45°09'32" East, 62.97 feet; thence South 41°37'08" West, 60.08 feet; thence North 45°09'32" West, 81.83 feet; thence South 44°50'28" West, 102.00 feet; thence South 89°29'11" West, 12.50 feet; thence North 00°30'49" East, 12.65 feet; thence North 60°38'18" West, 252.07 feet; thence North 00°44'36" West, 533.16 feet; thence North 43°34'11" East, 354.20 feet to the POINT OF BEGINNING.

Containing 78.96 acres, more or less.

EXHIBIT "A-1"

CAPTION PARCEL "A"

A portion of Government Lot 8, Section J, together with a portion of Government Lot 1, Section 10, all lying within Township 8 South, Range 30 East, St. Augustine Beach, St. Johns County, Florida, being more particularly described as follows: BEGIN at the most Westerly corner of Lot 11, Block "B", as shown on the plat of Sea Colony Unit One of the Beach Club at Anastasia Residential Cluster Development, as recorded in Map Book 36, Pages 1, 2, J, 4, 5, 6, 7, 8, 9, 10 and 11, of the Public Records of said County; thence South 46°25'49" East, 102.00 feet; thence South 43°34'11" West, 159.68 feet; thence South 00°30'49" East, 314.57 feet; thence South 45°09'58" East, 153.88 feet; thence South 44°50'28" West, 101.93 feet; thence South 45°09'32" East, 62.57 feet; thence South 41°57'08" West, 60.08 feet; thence North 45°09'32" West, 61.83 feet; thence South 44°50'28" West, 102.00 feet; thence South 89°29'11" West, 12.50 feet; thence North 00°30'49" West, 12.65 feet; thence North 60°38'18" West, 252.07 feet; thence North 00°44'36" West, 533.16 feet; thence North 45°34'11" East, 354.20 feet; thence South 46°25'52" East, 102.00 feet; thence North 43°34'11" East, 59.27 feet; thence South 32°11'34" East, 61.90 feet; thence South 43°34'11" West, 65.28 feet to the POINT OF BEGINNING.

Containing 6.10 acres, more or less.

PARCEL "B"

A portion of Government Lots 1 and 4, Section 10, Township 8 South, Range 30 East, St. Augustine Beach, St. Johns County, Florida, and also together with a portion of Hidden Shores, Phase One, as recorded in Map Book 30, Pages 95 through 100 (inclusive) of the Public Records of said St. Augustine Beach, St. Johns County, Florida, being more particularly described as follows: BEGIN at the most Southwesterly corner of Lot 28, Block "A", as shown on the plat of Sea Colony Unit One of the Beach Club at Anastasia Residential Cluster Development, as recorded in Map Book 36, Pages 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 of the Public Records of said County; thence South 89°15'24" West, along the Southerly line of the Northerly 300 feet of said Government Lot 4, a distance of 1477.55 feet; thence North 00°44'36" West, 145.00 feet; thence North 89°15'24" East, 893.03 feet; thence North 00°44'11" West, 110.11 feet; thence North 89°15'49" East, 66.33 feet; thence South 66°21'48" East, 8.42 feet; thence South 28°00'46" East, 54.30 feet; thence South 68°17'23" East, 28.16 feet; thence North 50°26'25" East, 55.72 feet; thence North 21°24'04" East, 84.53 feet; thence North 89°06'06" East, 53.95 feet; thence South 48°15'59" East, 180.00 feet; thence South 00°44'43" East, 39.41 feet; thence North 89°15'24" East, 122.61 feet; thence South 00°44'36" East, 50.00 feet; thence North 89°15'24" East, 48.72 feet to the point of curvature of a curve concave Northerly having a radius of 59.00 feet; thence Easterly along the arc of said curve through a central angle of 26°26'54" an arc distance of 27.24 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 76°01'57" East, 26.99 feet; thence South 00°44'36" East, 101.18 feet to the POINT OF BEGINNING.

Containing 5.76 acres, more or less.

