

RESOLUTION NO. 2000- 193

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA APPROVING THE GRANT AND EXECUTION OF A CERTAIN CONSERVATION EASEMENT FROM ST. JOHNS COUNTY, FLORIDA TO THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.**

**WHEREAS**, in consideration for permit #4-109-0079AM7-ERP issued to St. Johns County for the County Golf Course Expansion from St. Johns River Water Management District, St. Johns County agreed to a permit condition to mitigate the wetlands which were impacted by said expansion; and

**WHEREAS**, the St. Johns River Water Management District has requested the conservation parcels be conveyed to the St. Johns River Water Management District necessary for said permit; and

**WHEREAS**, said parcels are more fully described in the Conservation Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, will assure that the subject land be retained and maintained forever in its natural vegetative and hydraulic condition for the benefit of future generations to come.

**NOW THEREFORE BE IT RESOLVED** by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. The grant and execution of the Conservation Easement attached hereto as Exhibit "A" is hereby approved.

Section 2. The Clerk is instructed to record the Conservation Easement in the public records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners in St. Johns County, Florida, this 19<sup>th</sup> day of December, 2000.

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

BY: Mary F. Kohnke  
Mary F. Kohnke, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Cheryl Strickland  
Deputy Clerk

Exhibit "A" to Resolution

**CONSERVATION EASEMENT**

**THIS CONSERVATION EASEMENT** is made this \_\_\_\_ day of \_\_\_\_\_, 2000, by ST. JOHNS COUNTY, a political subdivision of the State of Florida having an address at 4020 Lewis Speedway, St. Augustine, Florida 32095 ("Grantor") in favor of the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, having a mailing address at P.O. Box 1429, Palatka, Florida 32178-1429 ("Grantee").

**WITNESSETH:**

**WHEREAS**, Grantor solely owns certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by reference, ("the Property"); and

**WHEREAS**, Grantor grants this conservation easement as a condition of permit # 4-109-0079AM7-ERP issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

**WHEREAS**, Grantor desires to preserve the Property in its natural condition in perpetuity;

**NOW THEREFORE**, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of Section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.

b) Dumping or placing soil or other substance or material as landfill or dumping or placing trash, waste or unsightly or offensive materials.

c) Removing or destroying trees, shrubs, or other vegetation.

d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.

e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.

f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.

g) Acts or uses detrimental to such retention of land or water areas.

h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights Grantor reserves unto itself, and its successors and assigns all rights accruing from its ownership of the Property, including the right to engage in or permit or invite

others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.

b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement.

No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through

Grantors, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the Property.

7. Acts Beyond Grantor's Control Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall record it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Successors The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

**IN WITNESS WHEREOF**, Grantor has executed this Conservation Easement on the day and year first above written.

Signed, sealed and delivered in our presence  
As Witnesses:

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

Signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_

By: \_\_\_\_\_  
Mary F. Kohnke, Chair

Signature: \_\_\_\_\_  
Printed name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2000, by Mary F. Kohnke, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. She is personally known to me.

\_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:

CAUSERS\MARYANN\CONSVES.MEN

Exhibit "A"

PARCEL 1

A PART OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTH EAST CORNER OF LOT 4, CYPRESS LAKES, PHASE 1 AS RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°18'16" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 32.62 FEET; THENCE NORTH 50°08'57" EAST A DISTANCE OF 42.00 FEET; THENCE NORTH 08°36'38" WEST A DISTANCE OF 141.52 FEET TO THE POINT OF BEGINNING; THENCE NORTH 17°12'17" WEST A DISTANCE OF 17.49 FEET; THENCE NORTH 40°40'47" WEST A DISTANCE OF 35.18 FEET; THENCE NORTH 62°52'35" WEST A DISTANCE OF 49.90 FEET TO THE SOUTHERLY LINE OF AN 80 FOOT ROAD RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS 1289, PAGE 358 OF SAID PUBLIC RECORDS; THENCE NORTH 88°16'13" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 181.57 FEET; THENCE SOUTH 03°07'35" EAST A DISTANCE OF 85.43 FEET; THENCE NORTH 83°08'20" WEST A DISTANCE OF 114.44 FEET TO THE POINT OF BEGINNING. CONTAINING 0.24 ACRES, MORE OR LESS.

PARCEL 2

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTH EAST CORNER OF LOT 4, CYPRESS LAKES, PHASE 1 AS RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°18'16" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 4, A DISTANCE OF 32.62 FEET; THENCE NORTH 50°08'57" EAST A DISTANCE OF 42.00 FEET; THENCE SOUTH 88°52'43" EAST A DISTANCE OF 105.30 FEET; THENCE SOUTH 01°22'18" WEST A DISTANCE OF 160.66 FEET TO A POINT ON A CURVE; SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.92 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING OF NORTH 88°16'22" WEST AND A CHORD DISTANCE OF 73.75 FEET TO A POINT ON SAID CURVE; THENCE NORTH 43°16'12" EAST A DISTANCE OF 40.14 FEET; THENCE NORTH 13°12'22" WEST A DISTANCE OF 104.71 FEET; THENCE NORTH 83°51'38" WEST A DISTANCE OF 31.13 FEET TO THE POINT OF BEGINNING. CONTAINING 0.26 ACRES, MORE OR LESS.

PARCEL 3

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE MOST EASTERLY CORNER OF LOT 15, CYPRESS LAKES, PHASE 1 AS RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 55°12'42" EAST, ALONG THE SOUTHERLY LINE OF LOT 14 OF SAID CYPRESS LAKES, PHASE 1, A DISTANCE OF 48.03 FEET TO THE MOST EASTERLY CORNER OF SAID LOT 14; THENCE NORTH 55°24'09" EAST, ALONG THE BOUNDARY OF PROPOSED CYPRESS LAKES UNIT THREE, A DISTANCE OF 302.65 FEET; THENCE SOUTH 32°57'21" EAST A DISTANCE OF 38.52 FEET; THENCE SOUTH 57°46'02" WEST A DISTANCE OF 21.50 FEET; THENCE SOUTH 23°35'21" WEST A DISTANCE OF 58.27 FEET; THENCE SOUTH 15°12'44" EAST A DISTANCE OF 92.57 FEET; THENCE SOUTH 36°09'15" EAST A DISTANCE OF 151.52 FEET; THENCE SOUTH 23°29'45" EAST A DISTANCE OF 129.17 FEET; THENCE SOUTH 10°19'41" WEST A DISTANCE OF 238.53 FEET; THENCE SOUTH 41°01'43" WEST A DISTANCE OF 177.62 FEET; THENCE SOUTH 23°42'19" WEST A DISTANCE OF 103.92 FEET; THENCE SOUTH 88°29'37" WEST A DISTANCE OF 36.93 FEET; THENCE SOUTH 28°24'25" WEST A DISTANCE OF 63.78 FEET; THENCE SOUTH 36°02'46" WEST A DISTANCE OF 79.26 FEET; THENCE SOUTH 70°49'59" WEST A DISTANCE OF 70.98 FEET; THENCE NORTH 79°49'13" WEST A DISTANCE OF 126.36 FEET; THENCE NORTH 07°42'43" EAST A DISTANCE OF 101.45 FEET; THENCE NORTH 07°42'46" WEST A DISTANCE OF 130.32 FEET; THENCE NORTH 37°20'40" WEST A DISTANCE OF 97.71 FEET; THENCE NORTH 52°23'13" WEST A DISTANCE OF 160.68 FEET; THENCE NORTH 23°36'36" WEST A DISTANCE OF 143.62 FEET; THENCE NORTH 22°48'56" EAST A DISTANCE OF 127.47 FEET; THENCE SOUTH 79°56'26" EAST, ALONG THE SOUTHERLY LINE OF LOT 16, AFOREMENTIONED CYPRESS LAKES, PHASE 1, A DISTANCE OF 34.11 FEET; THENCE NORTH 55°12'42" EAST, ALONG SAID SOUTHERLY LINE OF LOT 16 AND THE SOUTHERLY LINE OF LOT 15, SAID CYPRESS LAKES, PHASE 1, A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.00 ACRES, MORE OR LESS.

#### PARCEL 4

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 01°23'54" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 5278.15 FEET TO THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE NORTH 24°35'22"

WEST A DISTANCE OF 1494.23 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°31'26" EAST A DISTANCE OF 60.44 FEET; THENCE SOUTH 57°35'25" WEST A DISTANCE OF 127.20 FEET; THENCE SOUTH 51°14'05" WEST A DISTANCE OF 90.74 FEET; THENCE SOUTH 54°54'23" WEST A DISTANCE OF 98.82 FEET; THENCE SOUTH 60°57'43" WEST A DISTANCE OF 78.03 FEET; THENCE NORTH 36°20'44" WEST A DISTANCE OF 53.29 FEET; THENCE SOUTH 62°42'59" WEST A DISTANCE OF 44.07 FEET; THENCE NORTH 46°37'59" WEST A DISTANCE OF 126.86 FEET; THENCE NORTH 56°10'32" WEST A DISTANCE OF 263.09 FEET; THENCE NORTH 11°35'28" WEST A DISTANCE OF 207.50 FEET; THENCE NORTH 20°00'51" WEST A DISTANCE OF 214.50 FEET; THEN NORTH 14°24'11" WEST A DISTANCE OF 147.29 FEET; THENCE NORTH 36°07'01" WEST A DISTANCE OF 150.04 FEET; THENCE NORTH 08°56'55" WEST A DISTANCE OF 251.62 FEET; THENCE NORTH 19°42'40" EAST A DISTANCE OF 108.63 FEET; THENCE NORTH 06°20'40" EAST A DISTANCE OF 137.19 FEET; THENCE NORTH 01°25'16" WEST A DISTANCE OF 152.81 FEET; THENCE NORTH 11°47'33" WEST A DISTANCE OF 179.27 FEET; THENCE NORTH 35°46'21" EAST A DISTANCE OF 38.90 FEET; THENCE NORTH 66°03'08" EAST A DISTANCE OF 99.53 FEET; THENCE NORTH 83°59'42" EAST A DISTANCE OF 96.55 FEET; THENCE SOUTH 81°52'31" EAST A DISTANCE OF 80.40 FEET; THENCE SOUTH 85°52'05" EAST A DISTANCE OF 105.13 FEET; THENCE NORTH 69°06'03" EAST A DISTANCE OF 68.43 FEET; THENCE SOUTH 38°05'53" EAST A DISTANCE OF 62.92 FEET; THENCE NORTH 50°47'37" EAST A DISTANCE OF 79.89 FEET; THENCE SOUTH 27°05'58" EAST A DISTANCE OF 124.80 FEET; THENCE SOUTH 29°07'17" EAST A DISTANCE OF 140.18 FEET; THENCE SOUTH 11°15'43" EAST A DISTANCE OF 135.79 FEET; THENCE SOUTH 18°04'48" EAST A DISTANCE OF 187.26 FEET; THENCE SOUTH 36°05'42" EAST A DISTANCE OF 328.44 FEET; THENCE SOUTH 39°16'54" EAST A DISTANCE OF 135.28 FEET; THENCE SOUTH 74°39'01" WEST, ALONG THE BOUNDARY OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 756, PAGE 1104 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE 273.72 FEET; THENCE SOUTH 15°00'08" EAST, ALONG SAID BOUNDARY, A DISTANCE OF 590.00 FEET; THENCE NORTH 77°43'59" EAST, CONTINUING ALONG SAID BOUNDARY, A DISTANCE OF 39.55 FEET TO THE POINT OF BEGINNING. CONTAINING 28.21 ACRES, MORE OR LESS.

#### PARCEL 5

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 01°23'54" EAST, ALONG THE

EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 5278.15 FEET TO THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE NORTH 30°08'26" WEST A DISTANCE OF 1165.78 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 70°46'54" WEST A DISTANCE OF 115.06 FEET; THENCE SOUTH 60°26'20" WEST A DISTANCE OF 107.48 FEET; THENCE SOUTH 71°23'25" WEST A DISTANCE OF 122.64 FEET; THENCE NORTH 11°03'50" WEST A DISTANCE OF 111.92 FEET; THENCE NORTH 56°19'41" EAST A DISTANCE OF 100.19 FEET; THENCE NORTH 70°01'46" EAST A DISTANCE OF 103.50 FEET; THENCE NORTH 75°06'40" EAST A DISTANCE OF 142.49 FEET; THENCE SOUTH 18°48'43" EAST A DISTANCE OF 62.69 FEET; THENCE SOUTH 01°30'30" EAST A DISTANCE OF 47.99 TO THE POINT TO BEGINNING. CONTAINING 0.97 ACRES, MORE OR LESS.

#### PARCEL 6

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 01°23'54" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 5278.15 FEET TO THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE NORTH 38°44'53" WEST A DISTANCE OF 915.18 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 82°48'05" WEST A DISTANCE OF 290.26 FEET; THENCE NORTH 02°54'46" WEST A DISTANCE OF 74.58 FEET; THENCE NORTH 72°01'27" EAST A DISTANCE OF 204.54 FEET; THENCE NORTH 80°22'08" EAST A DISTANCE OF 67.92 FEET; THENCE SOUTH 15°02'04" EAST A DISTANCE OF 116.59 FEET TO THE POINT OF BEGINNING. CONTAINING 0.63 ACRES, MORE OR LESS.

#### PARCEL 7

A PART OF SECTION 16, 21 AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 01°23'54" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 5278.15 FEET TO THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE NORTH 81°23'16" WEST A DISTANCE OF 201.56 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 21°56'36" WEST A DISTANCE OF 138.42 FEET; THENCE SOUTH 04°57'55" WEST A DISTANCE OF 102.75 FEET;

THENCE SOUTH 16°05'51" WEST A DISTANCE OF 103.41 FEET; THENCE SOUTH 17°44'31" WEST A DISTANCE OF 67.91 FEET; THENCE SOUTH 01°05'37" WEST A DISTANCE OF 115.92 FEET; THENCE SOUTH 12°16'29" EAST A DISTANCE OF 81.60 FEET; THENCE SOUTH 07°47'30" EAST A DISTANCE OF 66.77 FEET; THENCE SOUTH 02°28'35" WEST A DISTANCE OF 99.30 FEET; THENCE SOUTH 06°52'23" EAST A DISTANCE OF 124.16 FEET; THENCE SOUTH 13°13'23" EAST A DISTANCE OF 140.95 FEET; THENCE SOUTH 06°39'41" EAST A DISTANCE OF 59.32 FEET; THENCE SOUTH 17°43'03" EAST A DISTANCE OF 258.66 FEET; THENCE SOUTH 03°52'51" EAST A DISTANCE OF 62.62 FEET; THENCE SOUTH 17°29'26" EAST A DISTANCE OF 251.59 FEET; THENCE SOUTH 32°01'23" EAST A DISTANCE OF 186.25 FEET; THENCE SOUTH 16°37'04" EAST A DISTANCE OF 130.46 FEET; THENCE SOUTH 35°46'21" EAST A DISTANCE OF 67.58 FEET; THENCE SOUTH 73°18'42" EAST A DISTANCE OF 68.73 FEET; THENCE SOUTH 05°47'48" WEST A DISTANCE OF 152.11 FEET; THENCE SOUTH 10°00'53" WEST A DISTANCE OF 75.72 FEET; THENCE SOUTH 31°49'37" WEST A DISTANCE OF 203.92 FEET; THENCE SOUTH 23°49'14" WEST A DISTANCE OF 81.51 FEET; THENCE SOUTH 67°04'55" WEST A DISTANCE OF 61.95 FEET; THENCE NORTH 59°33'06" WEST A DISTANCE OF 43.28 FEET; THENCE NORTH 17°17'34" WEST A DISTANCE OF 103.36 FEET; THENCE NORTH 57°08'57" WEST A DISTANCE OF 169.81 FEET; THENCE SOUTH 88°01'35" WEST A DISTANCE OF 63.68 FEET; THENCE SOUTH 71°11'14" WEST A DISTANCE OF 102.01 FEET; THENCE NORTH 78°41'51" WEST A DISTANCE OF 67.14 FEET; THENCE NORTH 28°30'44" WEST A DISTANCE OF 87.36 FEET; THENCE NORTH 24°16'34" WEST A DISTANCE OF 170.82 FEET; THENCE NORTH 04°41'21" EAST A DISTANCE OF 134.23 FEET; THENCE NORTH 59°13'59" EAST A DISTANCE OF 240.09 FEET; THENCE NORTH 39°29'30" EAST A DISTANCE OF 96.63 FEET; THENCE NORTH 34°18'19" WEST A DISTANCE OF 116.82 FEET; THENCE NORTH 04°09'45" WEST A DISTANCE OF 241.88 FEET; THENCE NORTH 14°56'28" WEST A DISTANCE OF 102.15 FEET; THENCE NORTH 02°01'53" WEST A DISTANCE OF 190.61 FEET; THENCE NORTH 18°48'15" WEST A DISTANCE OF 333.62 FEET; THENCE NORTH 12°32'14" WEST A DISTANCE OF 505.51 FEET; THENCE NORTH 38°08'51" WEST A DISTANCE OF 131.77 FEET; THENCE NORTH 21°33'55" WEST A DISTANCE OF 213.35 FEET; THEN NORTH 25°23'35" WEST A DISTANCE OF 143.96 FEET; THENCE NORTH 09°47'20" WEST A DISTANCE OF 98.14 FEET; THENCE NORTH 33°42'30" EAST A DISTANCE OF 78.17 FEET; THENCE NORTH 04°28'13" EAST A DISTANCE OF 214.07 FEET; THENCE SOUTH 84°48'33" EAST A DISTANCE OF 92.15 FEET; THENCE NORTH 79°03'12" EAST A DISTANCE OF 105.37 FEET; THENCE NORTH 90°00'00" EAST A DISTANCE OF 75.08 FEET; THENCE NORTH 71°34'37" EAST A DISTANCE OF 79.14 FEET; THENCE NORTH 84°48'33" EAST A DISTANCE OF 73.72 FEET; THENCE SOUTH 66°59'19" EAST A DISTANCE OF 72.51 FEET; THENCE SOUTH

39°58'37" EAST A DISTANCE OF 80.51 FEET; THENCE SOUTH 45°01'11" EAST A DISTANCE OF 96.71 FEET; THENCE SOUTH 68°38'34" WEST A DISTANCE OF 41.21 FEET; THENCE SOUTH 17°17'34" WEST A DISTANCE OF 78.58 FEET; THENCE SOUTH 06°07'11" EAST A DISTANCE OF 93.91 FEET; THENCE SOUTH 31°12'09" EAST A DISTANCE OF 74.08 FEET; THENCE SOUTH 77°08'01" EAST A DISTANCE OF 59.90 FEET; THENCE SOUTH 02°39'53" WEST A DISTANCE OF 143.55 FEET TO THE POINT OF BEGINNING. CONTAINING 28.88 ACRES, MORE OR LESS.

PARCEL 8

(NOT INCLUDED)

PARCEL 9

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 01°23'54" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 16, A DISTANCE OF 5278.15 FEET TO THE CORNER COMMON TO SECTIONS 15, 16, 21, AND 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY; THENCE SOUTH 06°05'45" EAST A DISTANCE OF 1322.65 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°09'17" EAST A DISTANCE OF 64.61 FEET; THENCE SOUTH 51°40'25" EAST A DISTANCE OF 107.90 FEET; THENCE SOUTH 05°54'37" WEST A DISTANCE OF 73.62 FEET; THENCE SOUTH 18°58'57" WEST A DISTANCE OF 85.45 FEET; THENCE SOUTH 76°07'28" WEST A DISTANCE OF 115.82 FEET; THENCE NORTH 51°51'43" WEST A DISTANCE OF 67.46 FEET; THENCE NORTH 26°01'08" WEST A DISTANCE OF 115.20 FEET; THENCE NORTH 52°24'39" EAST A DISTANCE OF 133.76 FEET TO THE POINT OF BEGINNING. CONTAINING 0.96 ACRES, MORE OR LESS.

PARCEL 10

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF THE WESTERLY ONE HALF OF SAID SECTION 16; THENCE NORTH 01°20'21" WEST, ALONG THE EASTERLY LINE OF SAID WESTERLY ONE HALF OF SECTION 16, A DISTANCE OF 78.08 FEET; THENCE NORTHEASTERLY, NORTHERLY AND NORTHWESTERLY, ALONG THE EASTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 1426, PAGE 1494 OF THE PUBLIC

RECORDS OF SAID COUNTY, THE FOLLOWING 10 COURSES: (1) NORTH 16°31'04" EAST, 139.85 FEET; (2) NORTH 22°12'41" EAST, 78.96 FEET; (3) NORTH 18°23'42" EAST, 34.37 FEET; (4) NORTH 11°18'35" EAST, 38.29 FEET; (5) NORTH 00°59'25" EAST, 105.63 FEET; (6) NORTH 00°45'11" WEST, 58.16 FEET; (7) NORTH 10°08'15" WEST, 94.08 FEET; (8) NORTH 17°47'44" WEST, 64.66 FEET; (9) NORTH 25°52'14" WEST, 70.54 FEET AND (10) NORTH 36°54'37" WEST, 64.18 FEET; THENCE NORTH 01°20'21" WEST, ALONG THE AFOREMENTIONED EASTERLY LINE OF THE WESTERLY ONE HALF OF SECTION 16, A DISTANCE OF 982.95 FEET TO THE SOUTHERLY LINE OF A 10.00 FOOT WIDE PROPOSED FLORIDA POWER AND LIGHT EASEMENT; THENCE NORTH 88°39'33" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 2.54 FEET; THENCE NORTH 60°07'06" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 233.11 FEET; THENCE SOUTH 10°30'09" EAST A DISTANCE OF 564.96 FEET; THENCE NORTH 83°19'55" EAST A DISTANCE OF 27.32 FEET; THENCE SOUTH 11°09'41" EAST A DISTANCE OF 1134.41 FEET; THENCE SOUTH 22°17'48" EAST A DISTANCE OF 21.85 FEET; THENCE SOUTH 03°23'37" EAST, ALONG THE EASTERLY LINE OF PARCEL G AS DESCRIBED IN OFFICIAL RECORDS 756, PAGE 1104 OF SAID PUBLIC RECORDS, A DISTANCE OF 187.21 FEET; THENCE SOUTH 88°25'30" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 16, A DISTANCE OF 532.54 FEET TO THE POINT OF BEGINNING. CONTAINING 15.21 ACRES, MORE OR LESS.

#### PARCEL 11

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THE WESTERLY ONE HALF OF SAID SECTION 16; THENCE NORTH 01°20'21" WEST, ALONG THE EASTERLY LINE OF SAID WESTERLY ONE HALF OF SECTION 16, A DISTANCE OF 1781.29 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°20'21" WEST, CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 1215.88 FEET; THENCE SOUTH 22°24'27" EAST A DISTANCE OF 131.78 FEET; THENCE SOUTH 10°30'09" EAST A DISTANCE OF 993.75 FEET TO THE NORTHERLY LINE OF A 10.00 FOOT WIDE PROPOSED FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 60°07'06" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 234.08 FEET TO THE POINT OF BEGINNING. CONTAINING 3.18 ACRES, MORE OR LESS.

1. THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE STATE ENGINEERING ACT.  
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TITLE: **ST. JOHNS COUNTY FUTURE WATER SUPPLY**  
 PROJECT NO.: **1766**  
 SHEET NO.: **1766-1**  
 DATE: **1988**

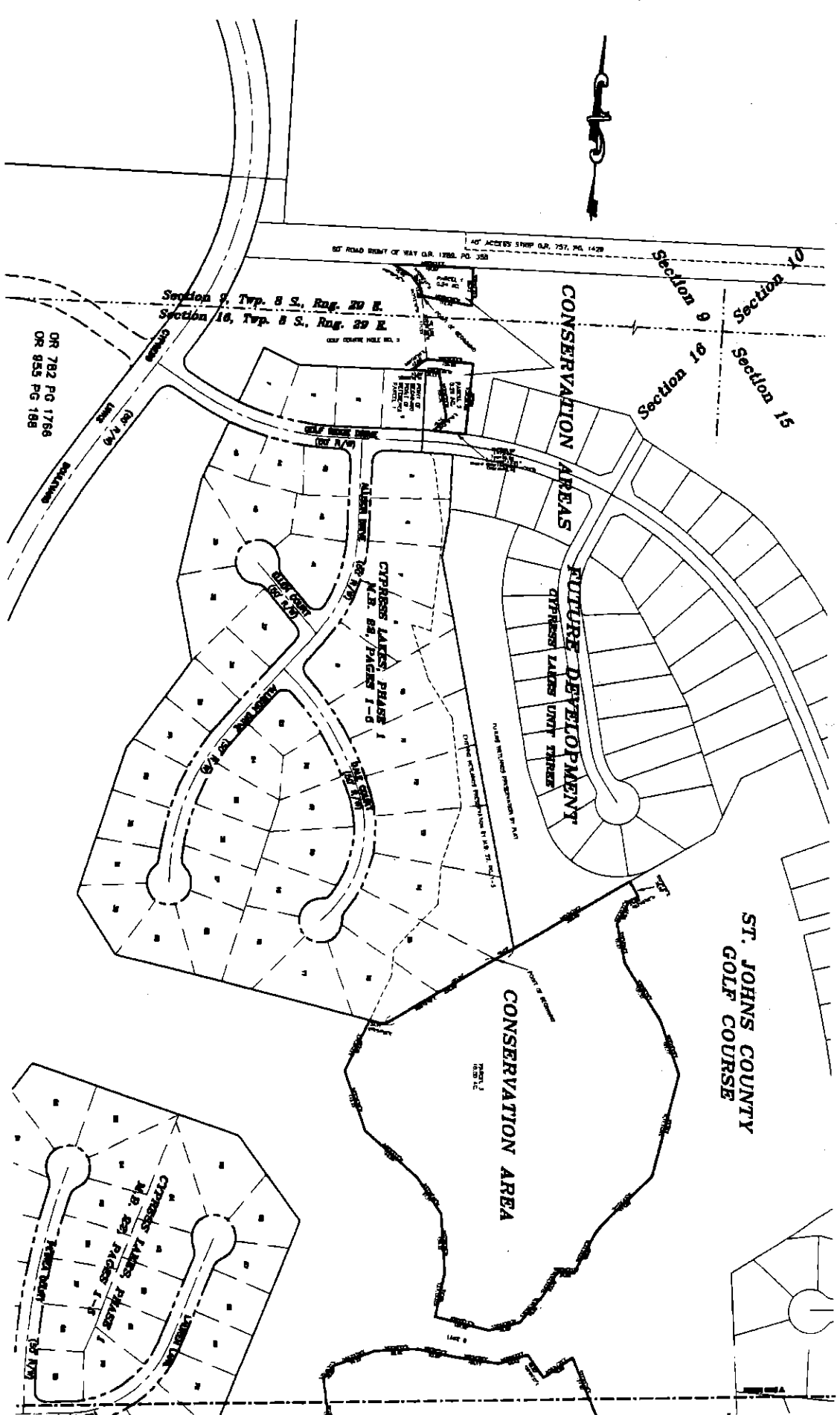
DRAWN BY: **W. J. BROWN**  
 CHECKED BY: **W. J. BROWN**  
 PROJECT NO.: **1766**  
 SHEET NO.: **1766-1**  
 DATE: **1988**

THE CITY ENGINEER HAS REVIEWED THE PLANS AND SPECIFICATIONS AND HAS FOUND THEM TO BE IN ACCORDANCE WITH THE CITY ORDINANCES AND THE STATE ENGINEERING ACT.  
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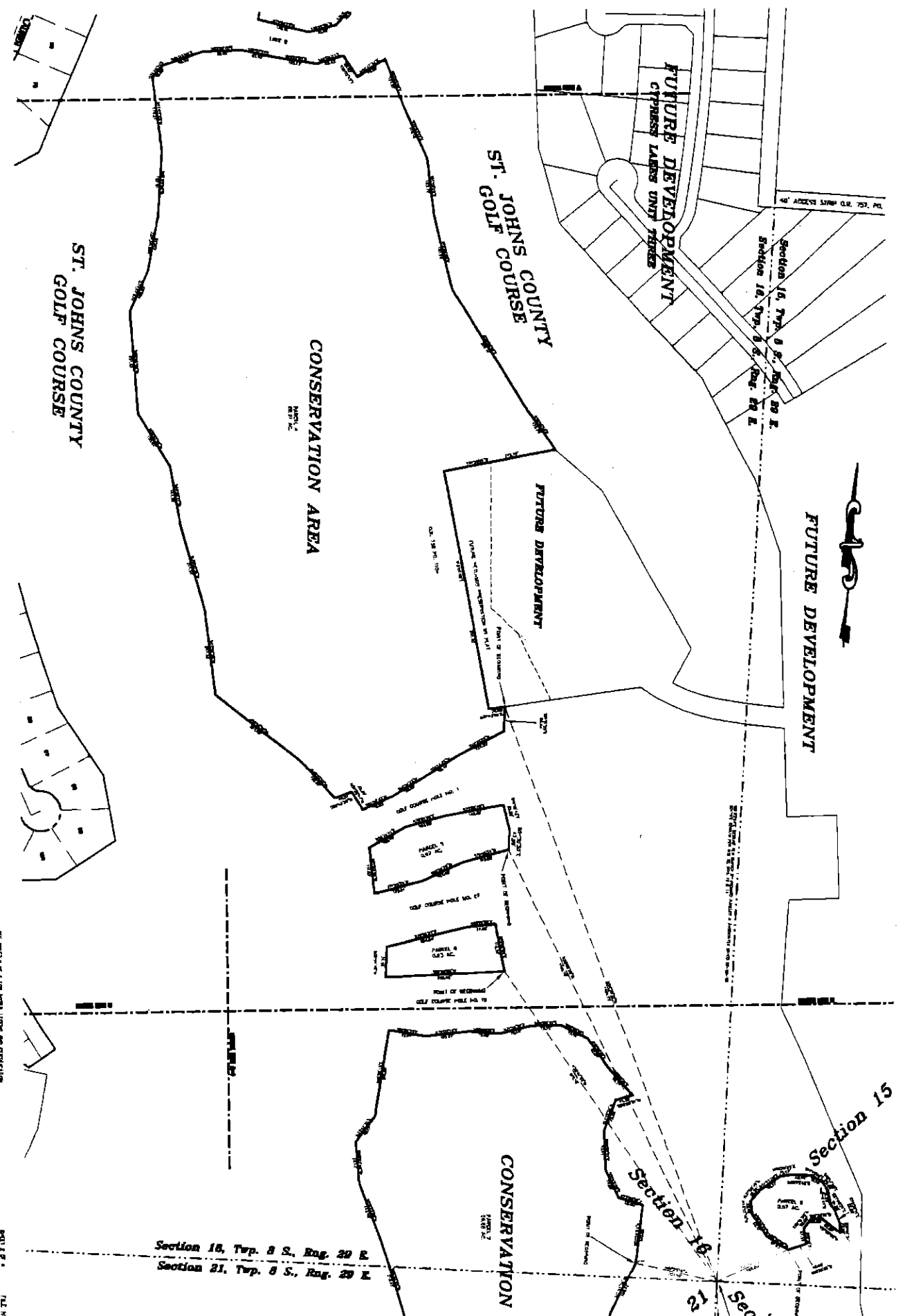
ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT  
 SUBMITTING AND MATING/GRD DIVISION  
 400 LAKE STREET - 2nd FLOOR  
 JACKSONVILLE, FLORIDA 32204  
 PHONE (904) 251-8400



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ST. JOHNS COUNTY  
ST. JOHNS GOLF COURSE

CONSERVATION AREA

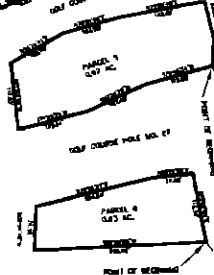
ST. JOHNS COUNTY  
ST. JOHNS GOLF COURSE

FUTURE DEVELOPMENT  
CYPRESS LAKES UNIT 780000

FUTURE DEVELOPMENT

Section 16, Twp. 8 S., Rng. 20 E.  
Section 21, Twp. 8 S., Rng. 20 E.

FUTURE DEVELOPMENT



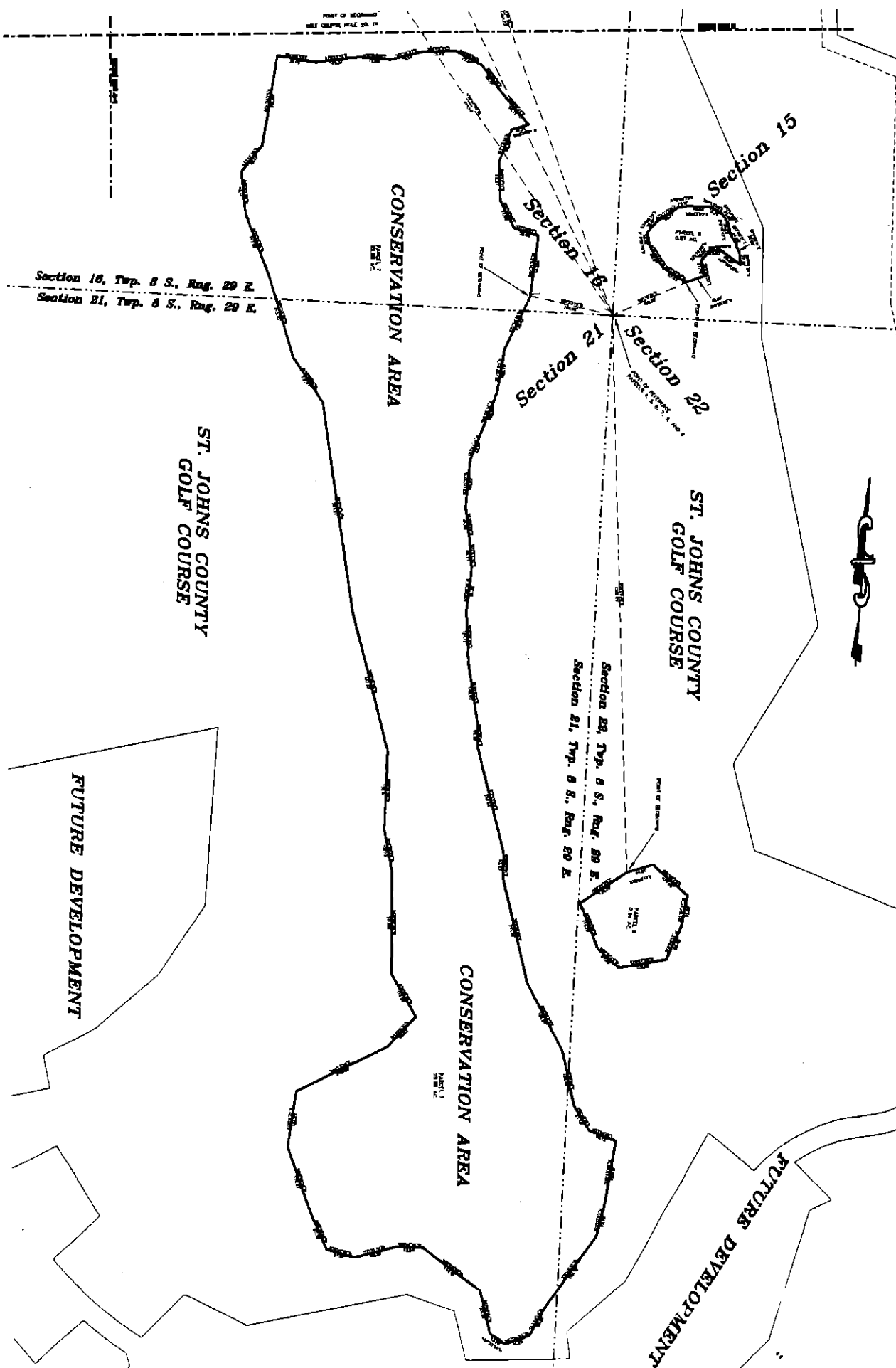
Section 16, Twp. 8 S., Rng. 20 E.  
Section 21, Twp. 8 S., Rng. 20 E.

Section 15

Section 16

Section 21

SCALE 1" = 100' (SEE NOTE ON SHEET FOR MORE INFORMATION)  
DATE 11-1-88  
T.M. NUMBER 1-2-88



Section 16, Twp. 8 S., Rng. 20 E.  
 Section 21, Twp. 8 S., Rng. 20 E.

ST. JOHNS COUNTY  
 GOLF COURSE

ST. JOHNS COUNTY  
 GOLF COURSE

FUTURE DEVELOPMENT

CONSERVATION AREA

FUTURE DEVELOPMENT

AS SHOWN ON 1:25,000 SCALE MAPS AND CORRECTIONS.

SECTION 1

1:25,000 SCALE

