

RESOLUTION NO. 2001- 3

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY TURNAROUND EASEMENT AND A TEMPORARY DRAINAGE EASEMENT FROM FLORIDA KENUTCKY TIMBERLANDS, INC. TO ST. JOHNS COUNTY FOR USE OF TURNAROUNDS FOR PUBLIC SAFETY PURPOSES AND DRAINAGE IMPROVEMENTS IN PROPOSED SUBDIVISION KNOWN AS ST. JOHNS GOLF & COUNTRY CLUB UNIT ONE.

WHEREAS, St. Joe Residential Acquisitions, Inc. ("St. Joe") has submitted to the County a proposed plat of a single family subdivision to be known as St. Johns Golf & Country Club Unit One (the "Subdivision"); and

WHEREAS, St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive are roadways shown within the Subdivision that come to a dead end but will be extended into the adjacent lands in future subdivisions along with drainage easements that extend outside of the Subdivision; and

WHEREAS, until such extensions to said roadways are completed, the County has determined that public safety considerations require the construction of a temporary turnaround at the dead end of St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive and a temporary easement be granted to the County to allow use of a turnaround by future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers, and the like, and a temporary drainage easement be granted to the County required for the construction of offsite drainage improvements serving the drainage improvements within the Subdivision; and

WHEREAS, Florida Kentucky Timberlands, Inc., owns lands adjacent to the Subdivision which they plan to sell to St. Joe to be platted into additional single family subdivisions and until such time have agreed to grant to the County a Temporary Turnaround Easement, attached hereto as Exhibit "A", and a Temporary Drainage Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, for purposes mentioned above; and

WHEREAS, the Temporary Turnaround Easement and Temporary Drainage Easement will no longer be necessary once additional land adjacent to the boundaries of the Subdivision are platted and St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive are extended and the drainage easements are depicted on the future plats.

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

Section 1. The acceptance of the Temporary Turnaround Easement and the Temporary Drainage Easement, attached hereto, is hereby approved.

Section 2. The Clerk is instructed to record the original Temporary Turnaround Easement and Temporary Drainage Easement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 9th day of January, 2001.

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

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

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk



TEMPORARY TURNAROUND EASEMENT

This Temporary Turnaround Easement is given this 8th day of December, 2000 by **FLORIDA KENTUCKY TIMBERLANDS, INC.**, a Florida corporation ("Grantor") to **ST. JOHNS COUNTY** ("Grantee").

RECITALS

A. St. Joe Residential Acquisitions, Inc. ("St. Joe") has submitted to Grantee a proposed plat of a single family subdivision to be known as St. Johns Golf & Country Club Unit One (the "Subdivision").

B. St. Joe is the developer of the Subdivision.

C. Grantor owns additional lands adjacent to the Subdivision which Grantor plans to sell to St. Joe to be platted into additional single family subdivisions in the future.

D. St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive are roadways shown within the Subdivision that will be extended into the adjacent lands owned by Grantor in future subdivisions. As shown on the plat of the Subdivision, however, St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive come to a dead end at the boundaries of the Subdivision.

E. In its review of the proposed plat of the Subdivision, Grantee has determined that public safety considerations require the construction of temporary turnarounds at the referenced dead end of St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive. Moreover, Grantee requires that a temporary easement be granted to allow use of the turnaround by the future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers, and the like.

F. The turnaround and the easement over the turnaround will no longer be necessary once additional lands adjacent to the boundaries of the Subdivision are platted and St. Johns Golf Drive, Stonehedge Trail Lane and Eagle Point Drive are extended.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does grant and declare as follows:

1. Grantor hereby grants to Grantee, its successors and assigns, a temporary turnaround easement over and across the real property described on the attached Exhibit A (the "Easement Areas"). The turnaround easement shall terminate automatically without necessity of any further documentation immediately for any portion of the Easement Areas which falls within the boundaries of a subsequently recorded plat.

2. Grantee, by its acceptance of its easement, agrees that this easement is temporary and that portions of the easement shall terminate immediately upon recordation of a plat that includes such portion of the Easement Area within its boundaries.

3. Grantor reserves to itself and its successors and assigns all rights in the Easement Area not inconsistent with its use as temporary turnaround easements.

IN WITNESS WHEREOF, Grantor has caused this temporary easement to be executed by its duly authorized officer as of the day and year first above written.

Witnesses:

**FLORIDA KENTUCKY TIMBERLANDS
INC., a Florida corporation**

Mary E. Allender
Print: MARY E ALLENDER

By: Fred N. Parker
Print: FRED N. PARKER
Its: PRESIDENT

Carroll R. Crouch
Print: CARROLL R. CROUCH

STATE OF Kentucky
COUNTY OF Florida)SS

The foregoing instrument was acknowledged before me this 8th day of December 2000, by Fred N. Parker President of **FLORIDA KENTUCKY TIMBERLANDS, INC.,** a Florida corporation on behalf of the corporation.

Darlene J. Sloan
(Print Name Darlene J. Sloan)
NOTARY PUBLIC Kentucky
State of Florida at Large
Commission # _____
My commission Expires: 10-22-01
Personally Known X
or Produced I.D. _____
Type of Identification Produced _____

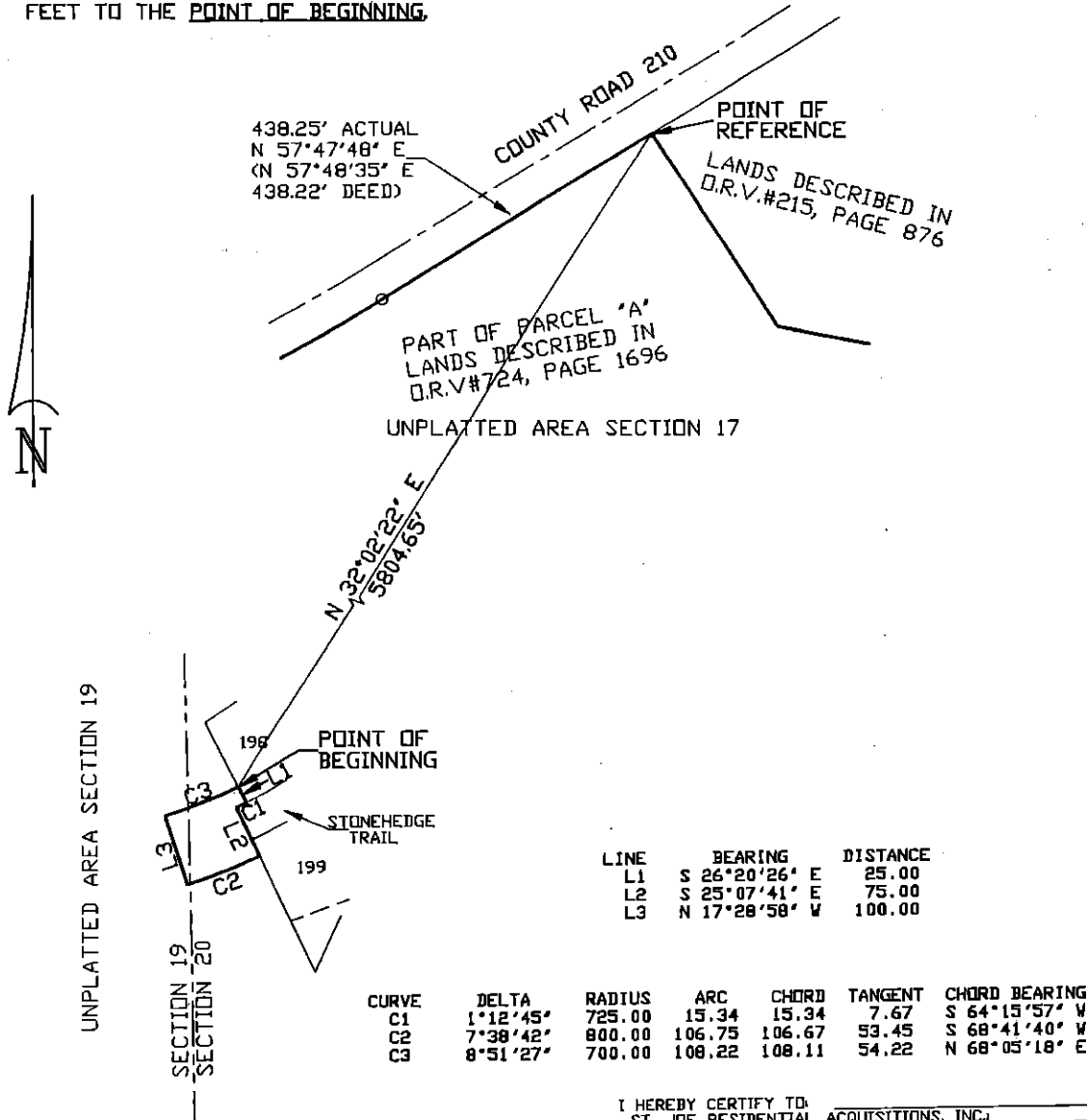
EXHIBIT A

[EASEMENT AREAS FOR TEMPORARY TURNAROUNDS]

Stonehedge Trail

MAP OF:

A PART OF SECTIONS 19 AND 20, TOWNSHIP 5 SOUTH, RAGNE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 32°02'22" W, A DISTANCE OF 5804.65 FEET TO THE POINT OF BEGINNING; THENCE S 26°20'26" E, A DISTANCE OF 25.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 725.00 FEET; THENCE SOUTHWESTERLY 15.34 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 64°15'57" W, AND A CHORD DISTANCE OF 15.34 FEET TO A POINT ON SAID CURVE; THENCE S 25°07'41" E, RADIAL TO LAST SAID CURVE, A DISTANCE OF 75.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 800.00 FEET; CONCENTRIC WITH FIRST SAID CURVE, THENCE SOUTHWESTERLY 106.75 FEET ALONG THE ARC OF LAST SAID CURVE, A CHORD BEARING S 68°41'40" W, AND A CHORD DISTANCE OF 106.67 FEET TO A POINT ON SAID CURVE; THENCE N 17°28'58" W, RADIAL TO LAST SAID CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 700.00 FEET; CONCENTRIC WITH FIRST SAID CURVE, THENCE NORTHEASTERLY 108.22 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 68°05'18" E, AND A CHORD DISTANCE OF 108.11 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	S 26°20'26" E	25.00
L2	S 25°07'41" E	75.00
L3	N 17°28'58" W	100.00

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	1°12'45"	725.00	15.34	15.34	7.67	S 64°15'57" W
C2	7°38'42"	800.00	106.75	106.67	53.45	S 68°41'40" W
C3	8°51'27"	700.00	108.22	108.11	54.22	N 68°05'18" E

I HEREBY CERTIFY TO:
ST. JOE RESIDENTIAL ACQUISITIONS, INC.
FLORIDA KENTUCKY TIMBERLANDS, INC.

- NOTES:
- THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.
 - BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 AS BEING N 57°47'48" E, AS SHOWN HEREON.

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

SIZEMORE AND ASSOCIATES INC.
SURVEYING & MAPPING
LICENSED BUSINESS #5878
5949 MACY AVENUE
JACKSONVILLE FLORIDA 32211
(904) 744-8011

Jerry Sizemore
FLORIDA REGISTERED SURVEYOR NO. 4177
JERRY M. SIZEMORE
SIGNED AUGUST 14, 2000
SCALE: 1" = 200'

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS MAP IS FOR INFORMATIONAL PURPOSES AND IS NOT VALID

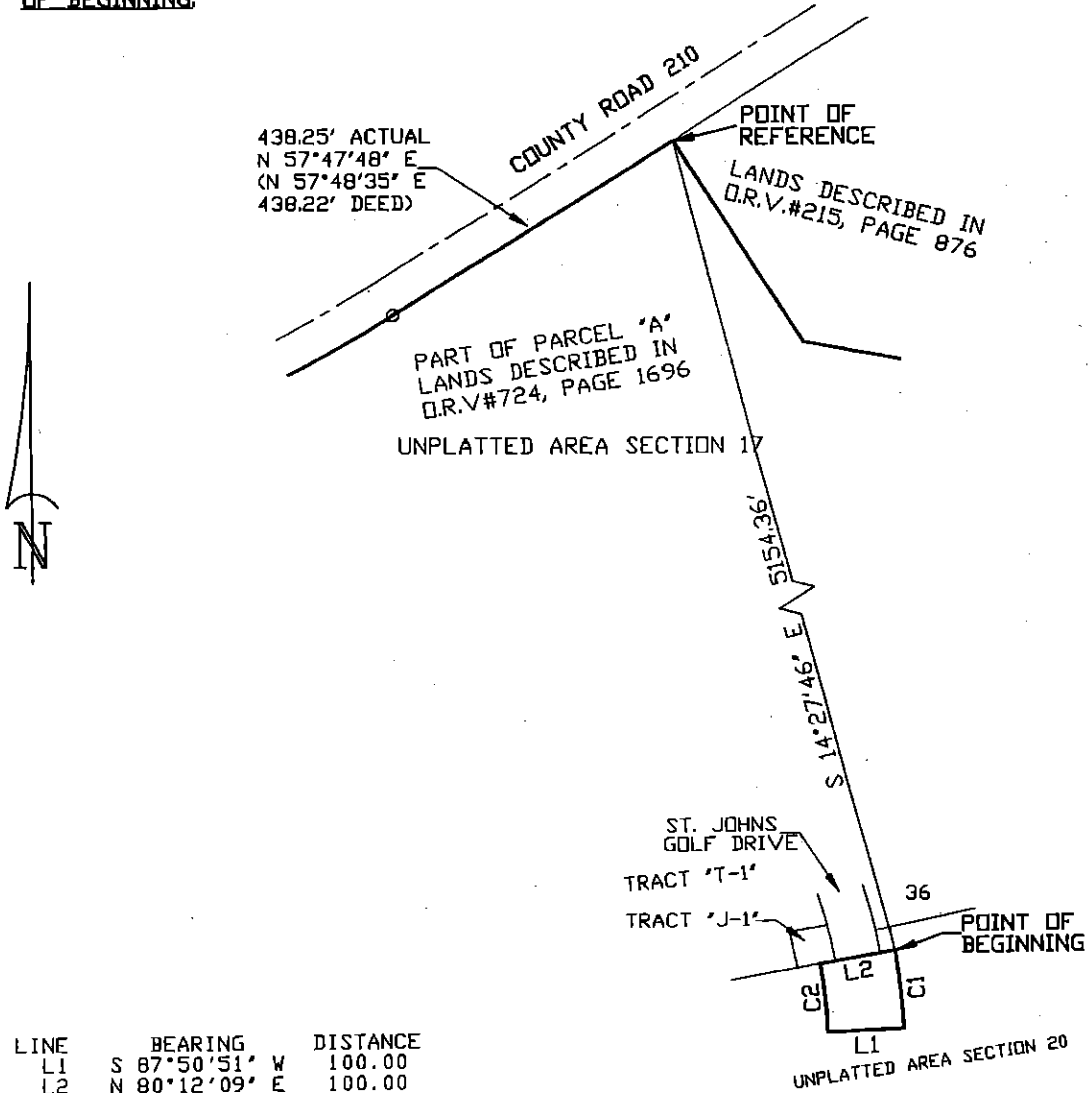
EXHIBIT A

[EASEMENT AREAS FOR TEMPORARY TURNAROUNDS]

St. Johns Golf Drive

MAP OF:

A PART OF SECTION 20, TOWNSHIP 5 SOUTH, RAGNE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 14°27'46" E, A DISTANCE OF 5154.36 FEET TO THE POINT OF BEGINNING; THENCE S 80°12'09" W, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 700.00 FEET; THENCE SOUTHEASTERLY 93.40 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 05°58'30" E, AND A CHORD DISTANCE OF 93.33 FEET TO A POINT ON SAID CURVE; THENCE N 87°50'51" E RADIAL TO LAST SAID CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 800.00 FEET; THENCE NORTHWESTERLY 106.75 FEET ALONG THE ARC OF SAID CURVE, CONCENTRIC WITH FIRST SAID CURVE, A CHORD BEARING N 05°58'30" W, AND A CHORD DISTANCE OF 106.67 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	S 87°50'51" W	100.00
L2	N 80°12'09" E	100.00

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	7°38'42"	800.00	106.75	106.67	53.45	N 05°58'30" W
C2	7°38'42"	700.00	93.40	93.33	46.77	N 05°58'30" W

I HEREBY CERTIFY TO:
 ST. JOE RESIDENTIAL ACQUISITIONS, INC.
 FLORIDA KENTUCKY TIMBERLANDS, INC.

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

Jerry Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY M. SIZEMORE
 SIGNED AUGUST 14, 2000
 SCALE: 1" = 200'

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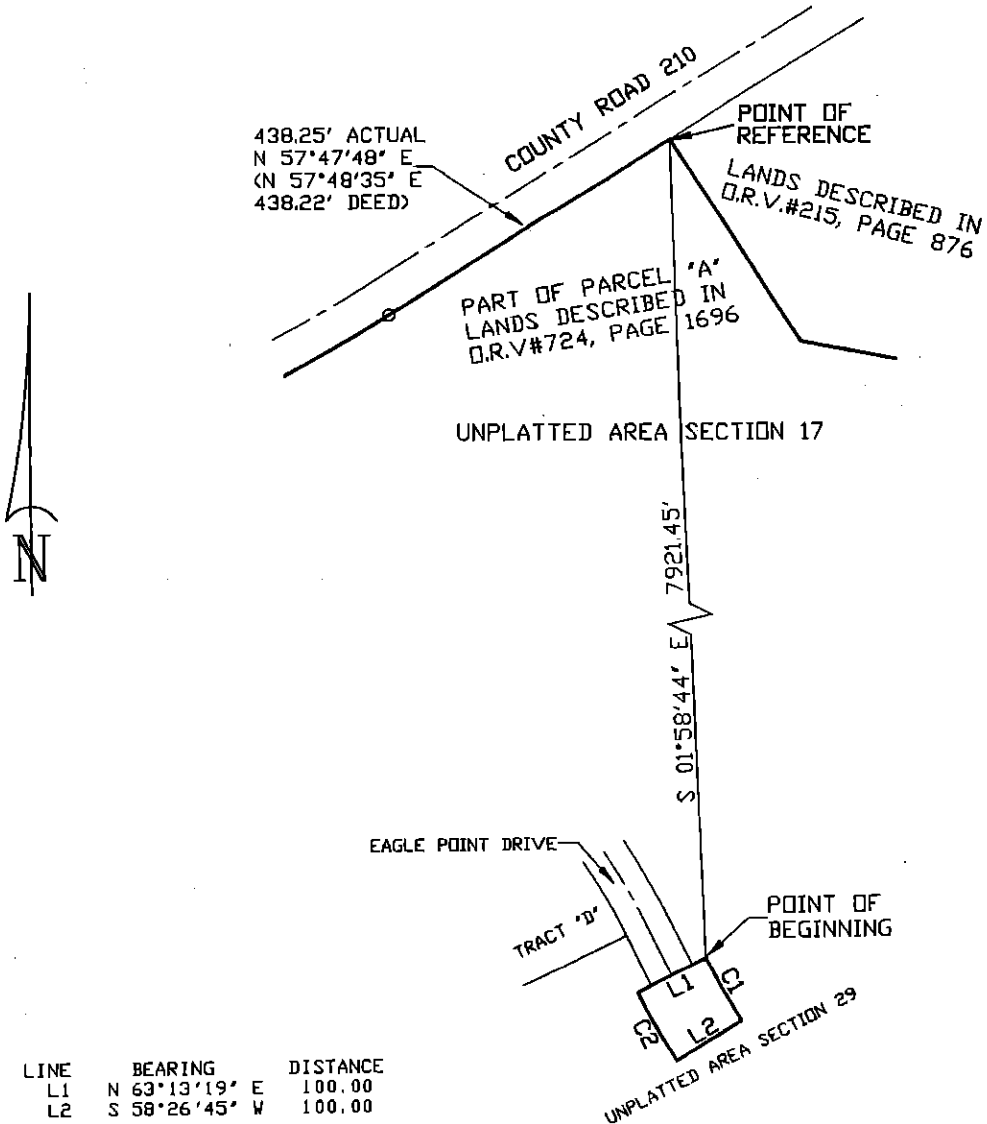
EXHIBIT A

[EASEMENT AREAS FOR TEMPORARY TURNAROUNDS]

Eagle Point Drive

MAP OF:

A PART OF SECTION 29, TOWNSHIP 5 SOUTH, RAGNE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 01°58'44" E, A DISTANCE OF 7921.45 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY 95.86 FEET ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1150.00, A CHORD BEARING S 29°09'58" E, AND A CHORD DISTANCE OF 95.83 FEET TO A POINT ON SAID CURVE; THENCE S 58°26'45" W, RADIAL TO SAID CURVE, A DISTANCE OF 100.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1250.00 FEET, CONCENTRIC TO FIRST SAID CURVE; THENCE NORTHWESTERLY 104.20 FEET, A CHORD BEARING N 29°09'58" W, AND A CHORD DISTANCE OF 104.17 FEET TO A POINT ON SAID CURVE; THENCE N 63°13'19" E, RADIAL TO LAST SAID CURVE, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	N 63°13'19" E	100.00
L2	S 58°26'45" W	100.00

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	4°46'34"	1150.00	95.86	95.83	47.96	S 29°09'58" E
C2	4°46'34"	1250.00	104.20	104.17	52.13	N 29°09'58" W

I HEREBY CERTIFY TO:
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FLORIDA KENTUCKY TIMBERLANDS, INC.

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Jerry Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY M. SIZEMORE
 SIGNED AUGUST 14, 2000.
 SCALE: 1" = 200'

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TEMPORARY DRAINAGE EASEMENT

This Temporary Drainage Easement is given this 8th day of December, 2000 by **FLORIDA KENTUCKY TIMBERLANDS, INC.**, a Florida corporation ("Grantor") to **ST. JOHNS COUNTY** ("Grantee").

RECITALS

A. St. Joe Residential Acquisitions, Inc. ("St. Joe") has submitted to Grantee a proposed plat of a single family subdivision to be known as St. Johns Golf & Country Club Unit One (the "Subdivision").

B. St. Joe is the developer of the Subdivision.

C. Grantor owns additional lands adjacent to the Subdivision which Grantor plans to sell to St. Joe to be platted into additional single family subdivisions in the future.

D. Several drainage easements are shown within the Subdivision that are being constructed to extend into the adjacent lands owned by Grantor which shall be a part of future subdivisions. As shown on the plat of the Subdivision, however, these drainage easements can only be depicted to extend to the southerly boundary of the Subdivision.

E. In its review of the proposed plat of the Subdivision, Grantee has determined that drainage easements are required for the construction of offsite drainage improvements serving the drainage improvements with the plat. Moreover, Grantee requires that a temporary drainage easement be granted to allow use of the drainage improvements by the future lot owners within the Subdivision.

F. The drainage easement over the unplatted areas will no longer be necessary once the additional lands adjacent to the boundaries of the Subdivision are platted and the drainage easements are depicted on such future plats.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does grant and declare as follows:

1. Grantor hereby grants to Grantee, its successors and assigns, a temporary drainage easement over and across the real property described on the attached Exhibit A (the "Easement Area"). The drainage easement shall terminate automatically without necessity of any further documentation immediately for any portion of the Easement Area which falls within the boundaries of a subsequently recorded plat.

EXHIBIT A

[EASEMENT AREA]

(6 Pages with Maps)

MAP OF:

A PART OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 24°13'29" W, A DISTANCE OF 5198.16 FEET TO THE POINT OF BEGINNING; THENCE S 35°39'01" E, A DISTANCE OF 41.89 FEET; THENCE S 07°00'24" E, A DISTANCE OF 77.38 FEET; THENCE S 12°55'01" W, A DISTANCE OF 33.18 FEET; THENCE S 69°57'07" W, A DISTANCE OF 194.48 FEET; THENCE N 58°19'05" W, A DISTANCE OF 31.23 FEET; THENCE N 44°01'42" W, A DISTANCE OF 95.60 FEET; THENCE N 14°23'25" W, A DISTANCE OF 45.02 FEET; THENCE S 66°50'38" E, A DISTANCE OF 108.19 FEET; THENCE N 74°09'34" E, A DISTANCE OF 113.54 FEET; THENCE N 29°11'44" E, A DISTANCE OF 106.14 FEET TO THE POINT OF BEGINNING.

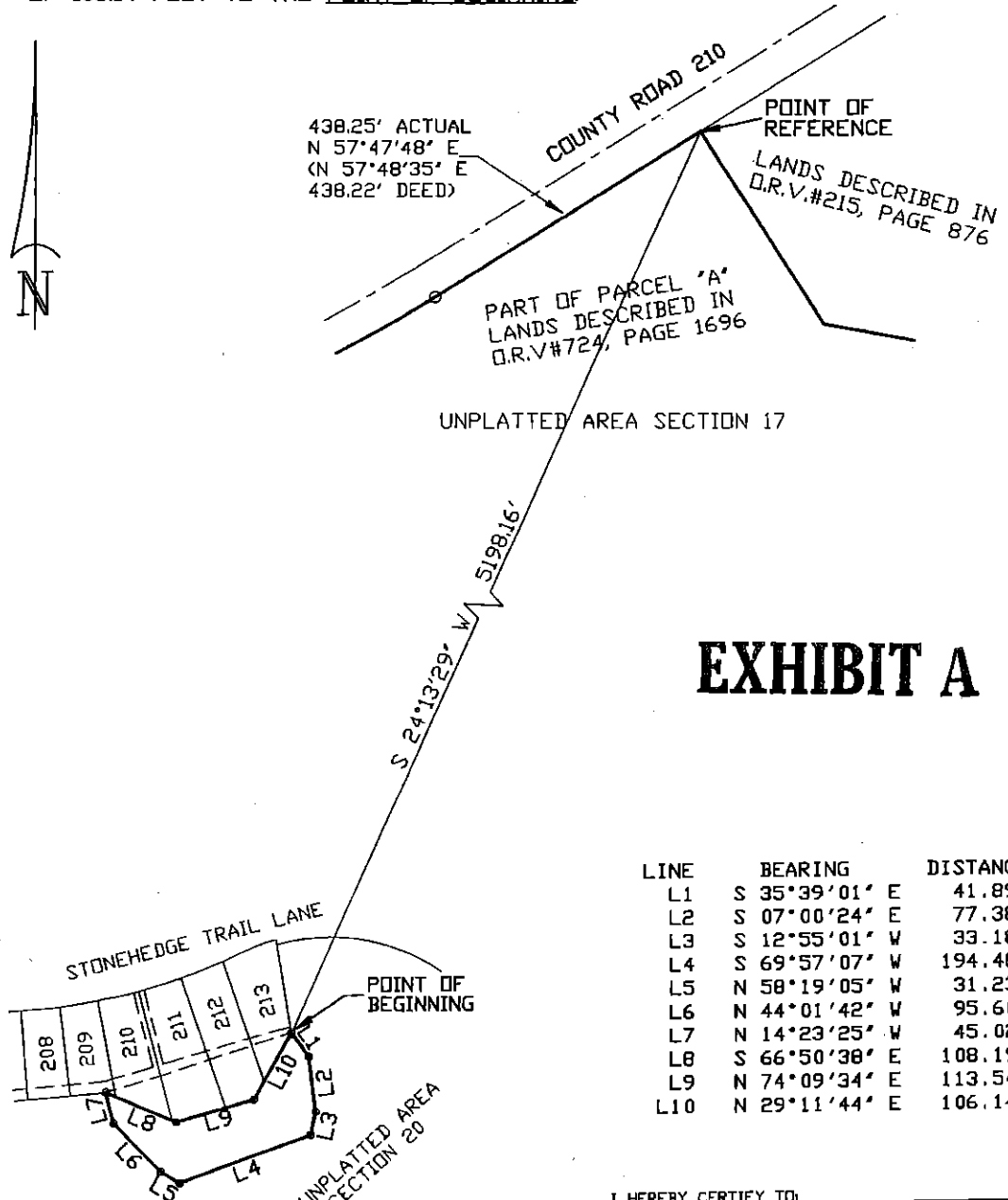


EXHIBIT A

LINE	BEARING	DISTANCE
L1	S 35°39'01" E	41.89
L2	S 07°00'24" E	77.38
L3	S 12°55'01" W	33.18
L4	S 69°57'07" W	194.48
L5	N 58°19'05" W	31.23
L6	N 44°01'42" W	95.60
L7	N 14°23'25" W	45.02
L8	S 66°50'38" E	108.19
L9	N 74°09'34" E	113.54
L10	N 29°11'44" E	106.14

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FLORIDA KENTUCKY TIMBERLANDS, INC.

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 JERRY M. SIZEMORE
 SIGNED AUGUST 14, 2000
 SCALE: 1" = 200'

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MAP OF:

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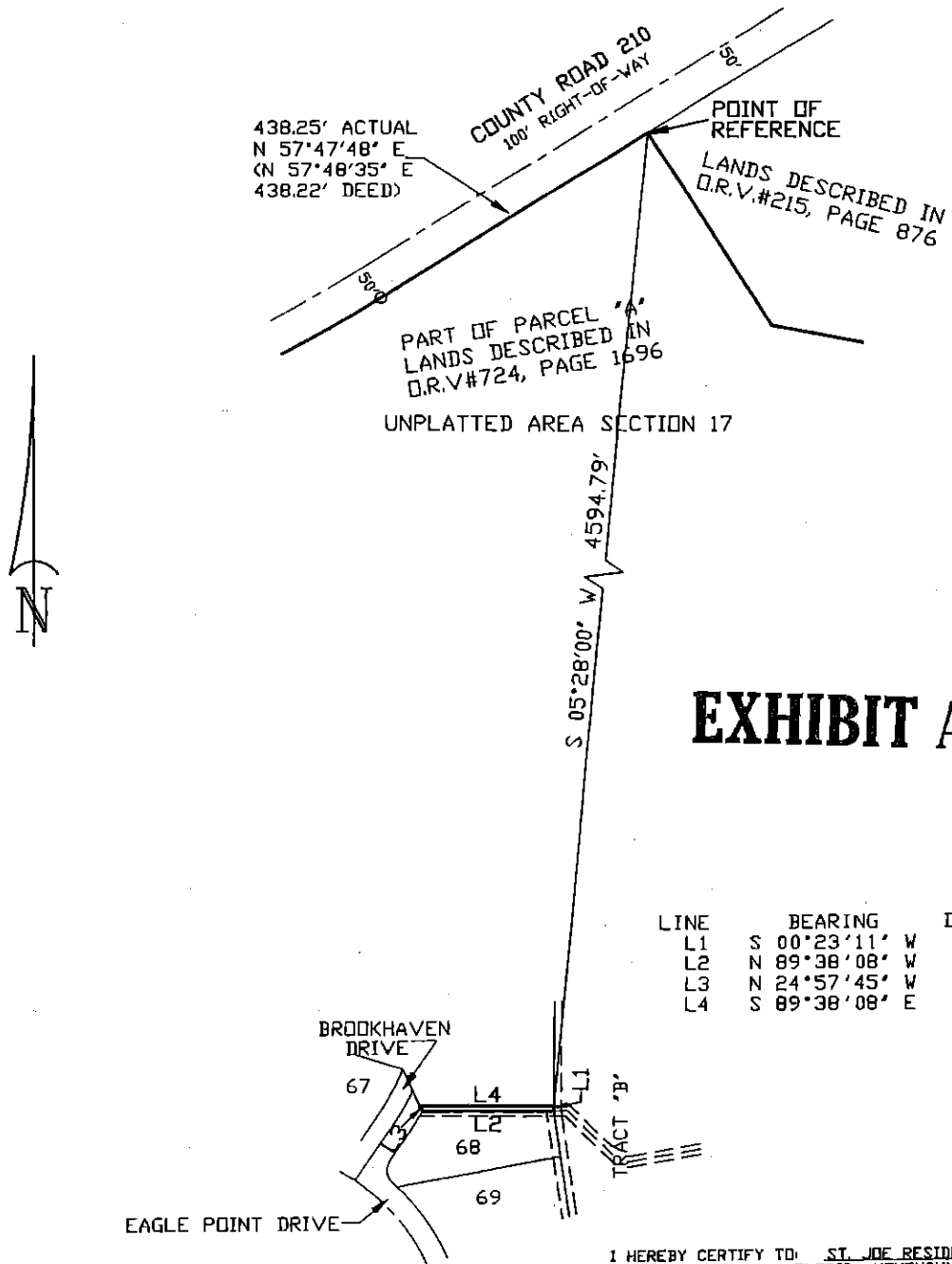


EXHIBIT A

NOTES:

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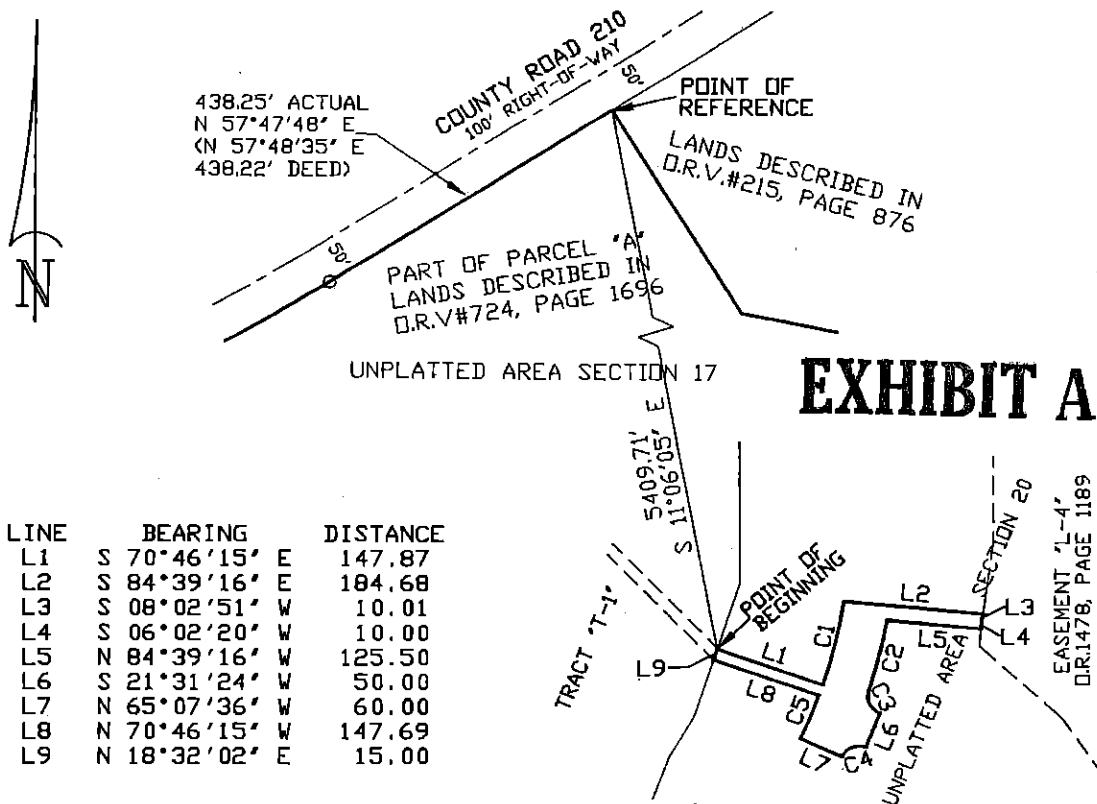
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MAP OF

A PART OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 11°06'05" E, A DISTANCE OF 5409.71 FEET TO THE POINT OF BEGINNING; THENCE S 70°46'15" E, A DISTANCE OF 147.87 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 720.00 FEET; THENCE NORTHEASTERLY 116.71 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING N 13°59'20" E, AND A CHORD DISTANCE OF 116.58 FEET TO A POINT ON SAID CURVE; THENCE S 84°39'16" E, A DISTANCE OF 184.68 FEET; THENCE S 08°02'51" W, A DISTANCE OF 10.01 FEET; THENCE S 06°02'20" W, A DISTANCE OF 10.00 FEET; THENCE N 84°39'16" W, A DISTANCE OF 125.50 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 780.00 FEET, CONCENTRIC WITH FIRST SAID CURVE; THENCE SOUTHWESTERLY 98.57 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 14°07'51" W, AND A CHORD DISTANCE OF 98.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY 37.81 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 25°34'26" E, AND A CHORD DISTANCE OF 34.31 FEET TO A POINT ON SAID CURVE; THENCE S 21°31'24" W, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY 37.62 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 67°59'14" W, AND A CHORD DISTANCE OF 34.17 FEET TO A POINT ON SAID CURVE; THENCE N 65°07'36" W, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 720.00 FEET, CONCENTRIC WITH FIRST SAID CURVE; THENCE NORTHEASTERLY 63.43 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 22°20'59" E, AND A CHORD DISTANCE OF 63.41 FEET TO A POINT ON SAID CURVE; THENCE N 70°46'15" W, A DISTANCE OF 147.69 FEET; THENCE N 18°32'02" E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.



LINE	BEARING	DISTANCE
L1	S 70°46'15" E	147.87
L2	S 84°39'16" E	184.68
L3	S 08°02'51" W	10.01
L4	S 06°02'20" W	10.00
L5	N 84°39'16" W	125.50
L6	S 21°31'24" W	50.00
L7	N 65°07'36" W	60.00
L8	N 70°46'15" W	147.69
L9	N 18°32'02" E	15.00

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	9°17'14"	720.00	116.71	116.58	58.48	N 13°59'20" E
C2	7°14'26"	780.00	98.57	98.50	49.35	S 14°07'51" W
C3	86°39'00"	25.00	37.81	34.31	23.58	S 25°34'26" E
C4	86°13'40"	25.00	37.62	34.17	23.41	S 67°59'14" W
C5	5°02'50"	720.00	63.43	63.41	31.73	N 22°20'59" E

I HEREBY CERTIFY TO:
ST. JOE RESIDENTIAL ACQUISITIONS, INC.
FLORIDA KENTUCKY TIMBERLANDS, INC.

NOTES:
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 2) BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 AS BEING N 57°47'48" E, AS SHOWN HEREON.

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

S IZEMORE AND ASSOCIATES INC.
 SURVEYING & MAPPING
 LICENSED BUSINESS #5878
 5949 MACY AVENUE
 JACKSONVILLE, FLORIDA 32211
 (904) 744-8011

Jerry Sizemore
 FLORIDA REGISTERED SURVEYOR NO. 4177
 JERRY M. SIZEMORE
 SIGNED: AUGUST 14, 2000
 SCALE: 1" = 200'

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MAP OF:

A PART OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 03°49'10" E, A DISTANCE OF 6893.12 FEET TO THE POINT OF BEGINNING; THENCE N 89°58'21" E, A DISTANCE OF 182.10 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY 28.33 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 02°58'24" W, AND A CHORD DISTANCE OF 28.32 FEET TO A POINT ON SAID CURVE; THENCE N 85°18'00" E, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET, CONCENTRIC WITH FIRST SAID CURVE; THENCE SOUTHERLY 15.00 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING S 03°53'21" E, AND A CHORD DISTANCE OF 15.00 FEET TO A POINT ON SAID CURVE; THENCE N 88°00'10" E, A DISTANCE OF 124.31 FEET; THENCE S 00°43'00" W, A DISTANCE OF 10.01 FEET; THENCE S 02°01'28" W, A DISTANCE OF 10.02 FEET; THENCE S 88°00'10" W, A DISTANCE OF 123.13 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET, CONCENTRIC WITH FIRST SAID CURVE; THENCE SOUTHERLY 36.41 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 01°03'07" W, AND A CHORD DISTANCE OF 36.41 FEET TO A POINT ON SAID CURVE; THENCE N 86°58'47" W, RADIAL TO SAID CURVE, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY 15.00 FEET ALONG THE ARC OF SAID CURVE A BEARING BEARING N 02°06'21" E, AND A CHORD DISTANCE OF 15.00 FEET TO A POINT ON SAID CURVE; THENCE S 89°58'21" W, A DISTANCE OF 179.71 FEET; THENCE N 06°50'15" W, A DISTANCE OF 20.14 FEET TO THE POINT OF BEGINNING.

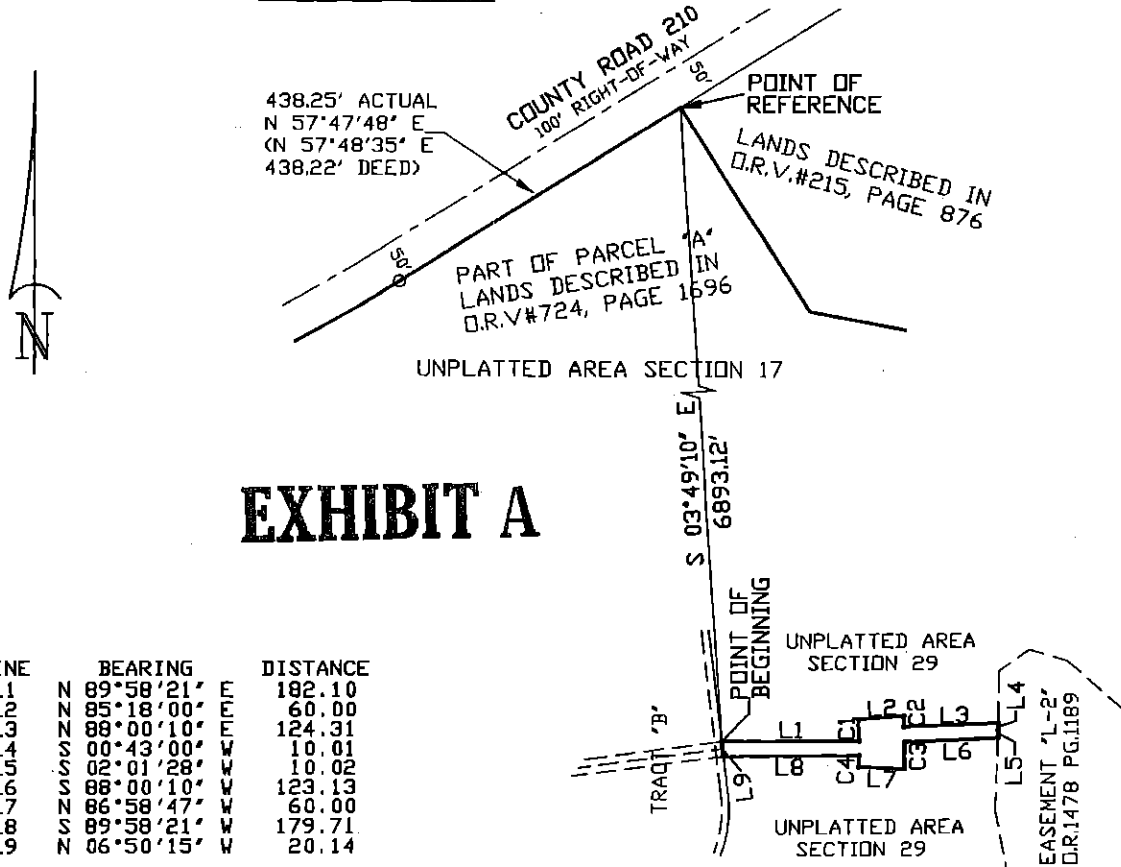


EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 89°58'21" E	182.10
L2	N 85°18'00" E	60.00
L3	N 88°00'10" E	124.31
L4	S 00°43'00" W	10.01
L5	S 02°01'28" W	10.02
L6	S 88°00'10" W	123.13
L7	N 86°58'47" W	60.00
L8	S 89°58'21" W	179.71
L9	N 06°50'15" W	20.14

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	3°27'12"	470.00	28.33	28.32	14.17	N 02°58'24" W
C2	1°37'18"	530.00	15.00	15.00	7.50	S 03°53'21" E
C3	3°56'11"	530.00	36.41	36.41	18.21	S 01°03'07" W
C4	1°49'43"	470.00	15.00	15.00	7.50	N 02°06'21" E

- NOTES:
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 - BEARINGS ARE BASED ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 AS BEING N 57°47'48" E, AS SHOWN HEREON.

I HEREBY CERTIFY TO:
 ST. JOE RESIDENTIAL ACQUISITIONS, INC.
 FLORIDA KENTUCKY TIMBERLANDS, INC.

THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS, PURSUANT TO SECTION 472.072 FLORIDA STATUTES AND CHAPTER 61G17-6 FLORIDA ADMINISTRATION CODE.

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MAP OF:

A PART OF SECTIONS 20 AND 29, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE MOST WESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 215, PAGE 876 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, ON A RAYONIER MONUMENT LYING ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE S 01°09'40" E, A DISTANCE OF 5916.42 FEET TO THE POINT OF BEGINNING; THENCE N 74°44'03" E, A DISTANCE OF 143.98 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 345.00 FEET; THENCE NORTHERLY 25.93 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 11°27'06" W, AND A CHORD DISTANCE OF 25.93 FEET TO A POINT ON SAID CURVE; THENCE N 80°42'06" E, A DISTANCE OF 50.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTHERLY 5.59 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 09°50'30" E, AND A CHORD DISTANCE OF 5.59 FEET TO A POINT ON SAID CURVE; THENCE N 60°33'49" E, A DISTANCE OF 152.08 FEET; THENCE S 16°51'17" E, A DISTANCE OF 20.49 FEET; THENCE S 60°33'49" W, A DISTANCE OF 153.74 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 295.00 FEET, CONCENTRIC WITH FIRST SAID CURVE; THENCE SOUTHERLY 22.49 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING S 16°37'54" E, AND A CHORD DISTANCE OF 22.48 FEET TO A POINT ON SAID CURVE; THENCE S 71°11'04" W, RADIAL TO SAID CURVE, A DISTANCE OF 50.00 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 345.00 FEET; THENCE NORTHWESTERLY 11.37 FEET ALONG THE ARC OF SAID CURVE A CHORD BEARING N 17°52'16" W, AND A CHORD DISTANCE OF 11.37 FEET TO A POINT ON SAID CURVE; THENCE S 74°44'03" W, A DISTANCE OF 143.34 FEET; THENCE N 17°05'11" W, A DISTANCE OF 20.01 FEET TO THE POINT OF BEGINNING.

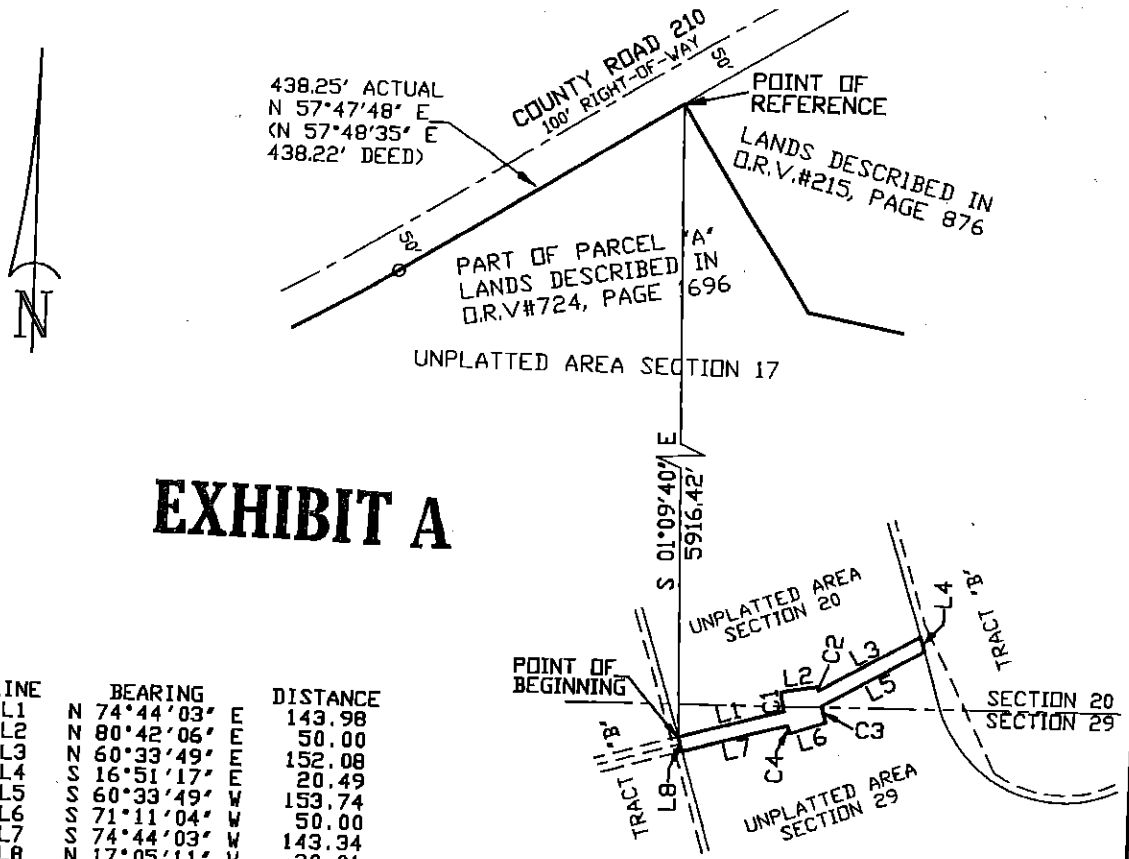


EXHIBIT A

LINE	BEARING	DISTANCE
L1	N 74°44'03" E	143.98
L2	N 80°42'06" E	50.00
L3	N 60°33'49" E	152.08
L4	S 16°51'17" E	20.49
L5	S 60°33'49" W	153.74
L6	S 71°11'04" W	50.00
L7	S 74°44'03" W	143.34
L8	N 17°05'11" W	20.01

CURVE	DELTA	RADIUS	ARC	CHORD	TANGENT	CHORD BEARING
C1	4°18'23"	345.00	25.93	25.93	12.97	S 11°27'06" E
C2	1°05'11"	295.00	5.59	5.59	2.80	S 09°50'30" E
C3	4°22'03"	295.00	22.49	22.48	11.25	S 16°37'54" E
C4	1°53'19"	345.00	11.37	11.37	5.69	S 17°52'16" E

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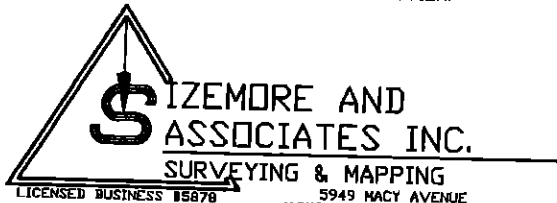
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LICENSED BUSINESS 15878

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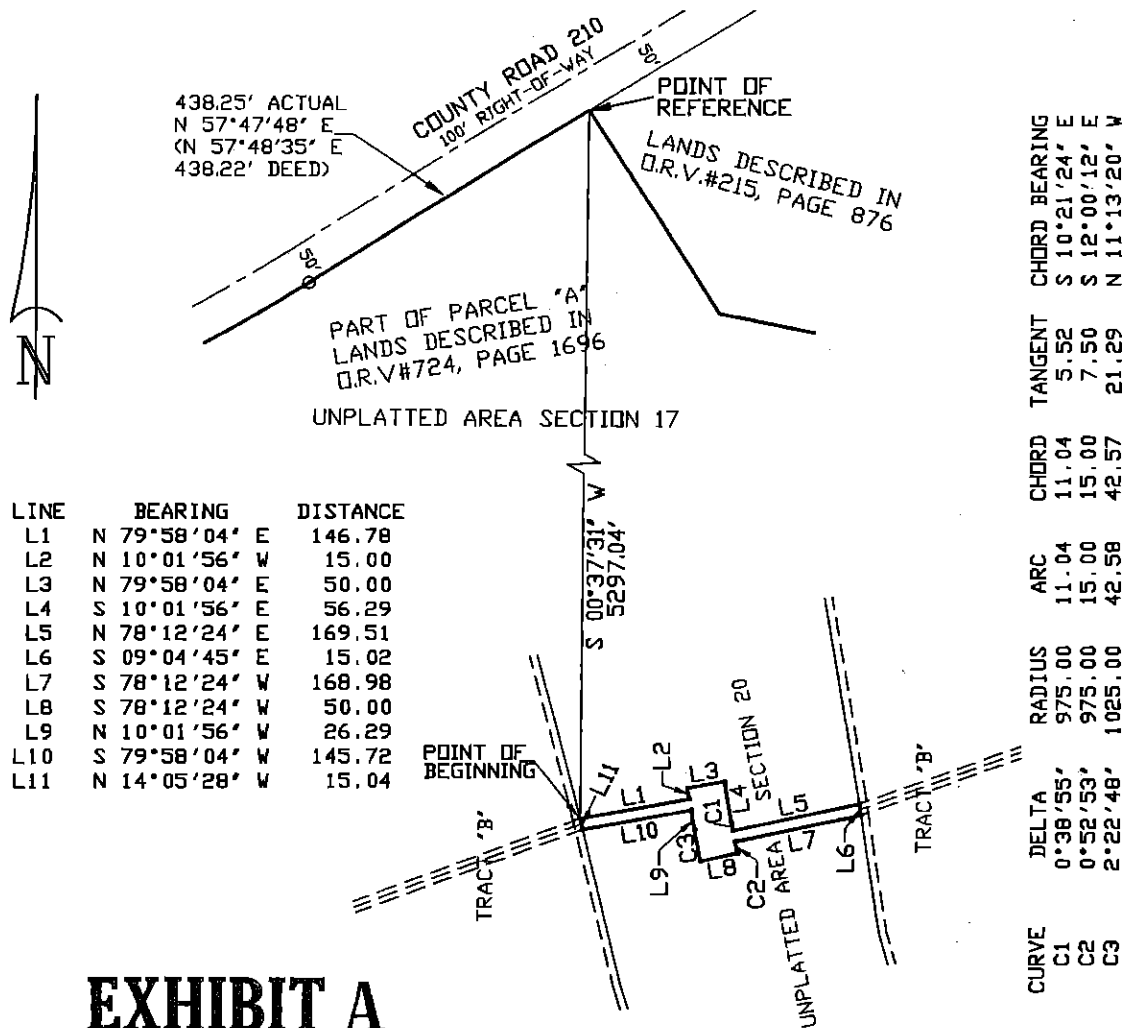


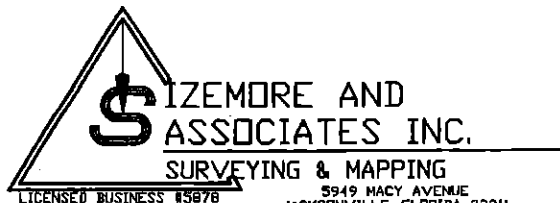
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