

RESOLUTION NO. 2002- 105

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING EASEMENTS FOR UTILITIES AND ACCESS EASEMENT FOR WATER AND SEWER SERVICE TO GOLFWAY CENTRE.**

**WHEREAS**, The St. Joe Company has executed and presented to the County Easement for Utilities, attached hereto as Exhibits "A" and "B" and Access Easement attached hereto as Exhibit "C", incorporated by reference and made a part hereof, for water and sewer service to Golfway Centre; and

**WHEREAS**, Bills of Sale conveying all personal property associated with the water and sewer system have also been executed and are attached hereto as Exhibits "D" and "E", attached hereto incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above as stated in letter attached hereto as Exhibit "F", incorporated by reference and made a part hereof; and

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

Section 1. The above described Easements for Utilities, Access Easement and Bills of Sale, attached hereto, are hereby accepted.

Section 2. The Clerk is instructed to record the original Easements for Utilities and Access Easement and file the Bills of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 11<sup>th</sup> day of June, 2002.

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

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

ATTEST: Cheryl Strickland, Clerk

Patricia DeGrande  
Deputy Clerk

RENDITION DATE 6-14-02

Exhibit "A" to Resolution

THIS DOCUMENT PREPARED BY:

Douglas A. Booher, Esquire  
The St. Joe Company  
1650 Prudential Drive, Suite 400  
Jacksonville, Florida 32207

**EASEMENT FOR UTILITIES**

(Golfway Center)

**THIS EASEMENT FOR UTILITIES** (this "Utility Easement") is executed and given effective as of the 20th day of December, 2001, by **THE ST. JOE COMPANY**, a Florida corporation, with an address of 1650 Prudential Drive, Jacksonville, Florida 32207 ("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 ("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 and, by its acceptance hereof Grantee, do hereby agree as follows:

1. Grantor grants unto Grantee a non-exclusive permanent easement 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 those lands owned by Grantor situated in St. Johns County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (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 (the "Easement"). The Easement is for water and sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

The Easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, and ad valorem taxes and assessments required to be paid subsequent to December 31, 2001.

(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) the 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, cable, fiber optic, electric, gas and drainage lines, facilities and foundations, footings 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 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 Utility Lines and Associated Equipment that are 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. Within 60 days after completion of initial installation of the Utility Lines and Associated Equipment, Grantee shall furnish to Grantor an as-built survey prepared by a licensed Florida land surveyor, showing the location of the Utility Lines and Associated Equipment within the Easement Areas.

(c) The Easement Areas may be relocated to locations acceptable to 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 Areas. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form evidencing the relocation of the Easement hereby granted to the new Easement Areas designated by and in the title of 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 Areas. Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals. 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. 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 Utility 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 Utility Easement, "Grantor" means the owner from time to time of the Easement Areas or any part thereof.

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

Signed, sealed and delivered  
in the presence of:

*Lynne Lewis*  
(Print Name) **Lynne Lewis**

*Eleanor Zerulik*  
(Print Name) **Eleanor Zerulik**

**THE ST. JOE COMPANY,**  
a Florida corporation

By: *Michael N. Regan*  
Michael N. Regan, Senior Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 2002, by Michael N. Regan as Senior Vice President of THE ST. JOE COMPANY, a Florida corporation, on behalf of said corporation. He is personally known to me.

*Lynne Lewis*  
Notary Public, State of Florida at Large



**EXHIBIT A**  
**The Easement Areas**

See attached 11 pages:

Lift Station Easement  
Utility Easement A  
Utility Easement B  
Access Road A  
Access Road B



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Lift Station Easement

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said lands, also being the Point of Beginning.

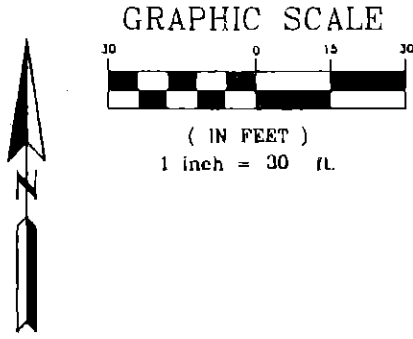
From said Point of Beginning, thence continue North  $00^{\circ} 23' 04''$  East, along said Westerly line of Government Lot 1, a distance of 30.00 feet; thence South  $89^{\circ} 36' 56''$  East, departing said Westerly line, 35.00 feet; thence South  $00^{\circ} 23' 04''$  West, 45.80 feet to a point on a curve concave Northerly, having a radius of 625.00 feet, said point also lying on the Northerly line of said lands recorded in Official Records Book 819, page 1538, thence Northwesterly along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc length of 38.40 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $65^{\circ} 19' 05''$  West, 38.40 feet.

Containing 1334 square feet, more or less.

Exhibit "A "

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

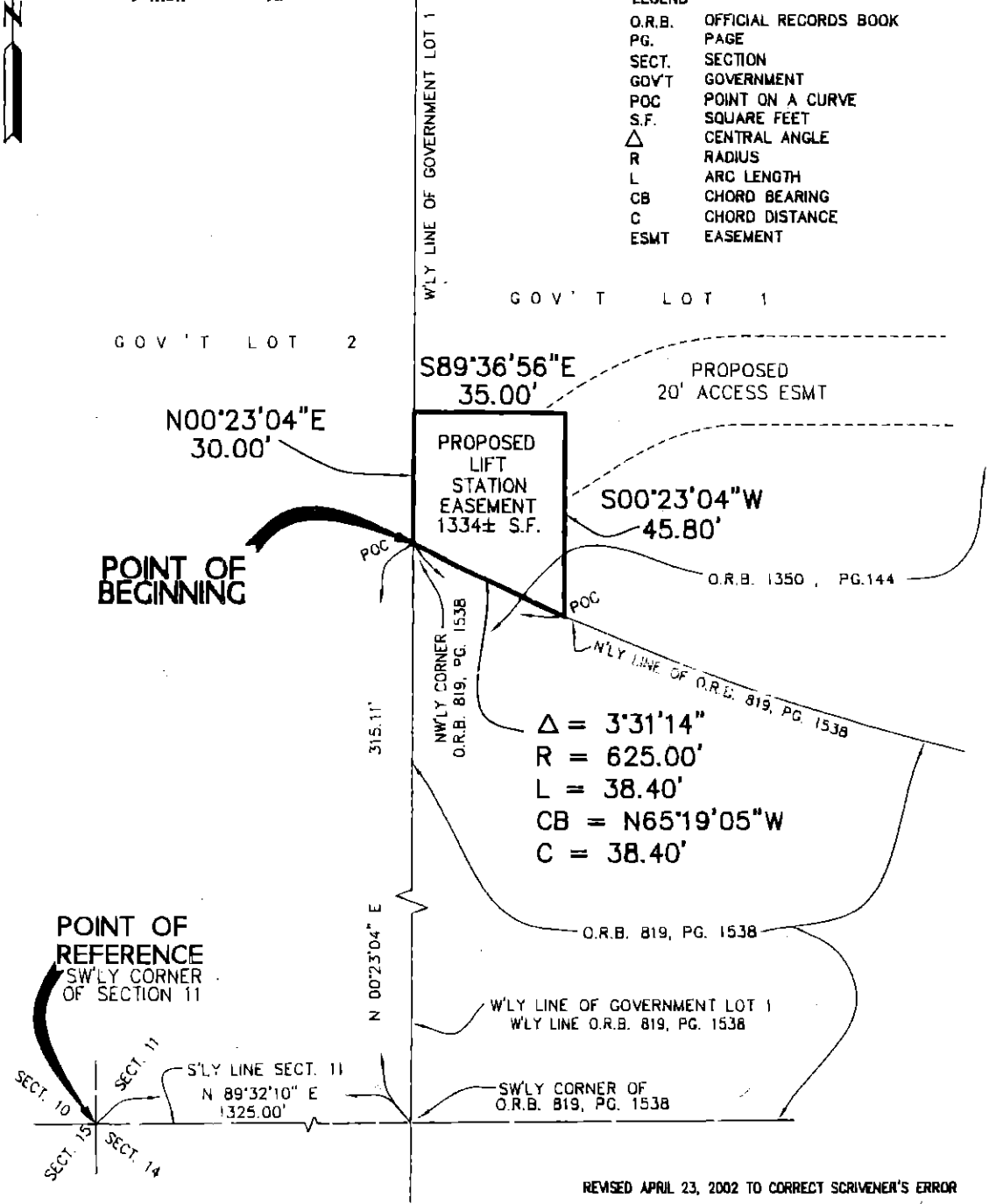


**NOTES**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11,  
AS BEING NORTH 89°32'10" EAST.

**LEGEND**

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
SECT.	SECTION
GOV'T	GOVERNMENT
POC	POINT ON A CURVE
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD DISTANCE
ESMT	EASEMENT



REVISED APRIL 23, 2002 TO CORRECT SCRIVENER'S ERROR

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



**Robert M. Angas Associates, inc.**

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

SCALE: 1" = 30'

DATE: DECEMBER 6, 2001

*Joseph Leslie Reynolds, III*  
**JOSEPH LESLIE REYNOLDS, III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5517



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Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Utility Easement "A"

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said Official Records Book 819, page 1538, said corner also being a point on a curve concave Northerly, having a radius of 625.00 feet; thence Southeasterly, along the Northerly line of said lands and departing said Westerly line of Government Lot 1, and along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc distance of 38.40 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 19' 05''$  East, 38.40 feet.

From said Point of Beginning, thence North  $00^{\circ} 23' 04''$  East, departing said Northerly line, 34.94 feet; thence South  $82^{\circ} 43' 25''$  East, 203.43 feet; thence South, 8.31 feet to the Point of Curvature of a curve concave Westerly, having a radius of 233.50 feet; thence Southwesterly along the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 10.19 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ} 15' 00''$  West, 10.19 feet; thence South  $02^{\circ} 30' 00''$  West, 38.56 feet to a point lying on said Northerly line of Official Records Book 819, page 1538, said point also being a point on a curve concave Northerly, having a radius of 625.00 feet; thence Northwesterly along said Northerly line and along the arc of said curve through a central angle of  $18^{\circ} 56' 56''$ , an arc length of 206.70 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $76^{\circ} 33' 10''$  West, 205.76 feet.

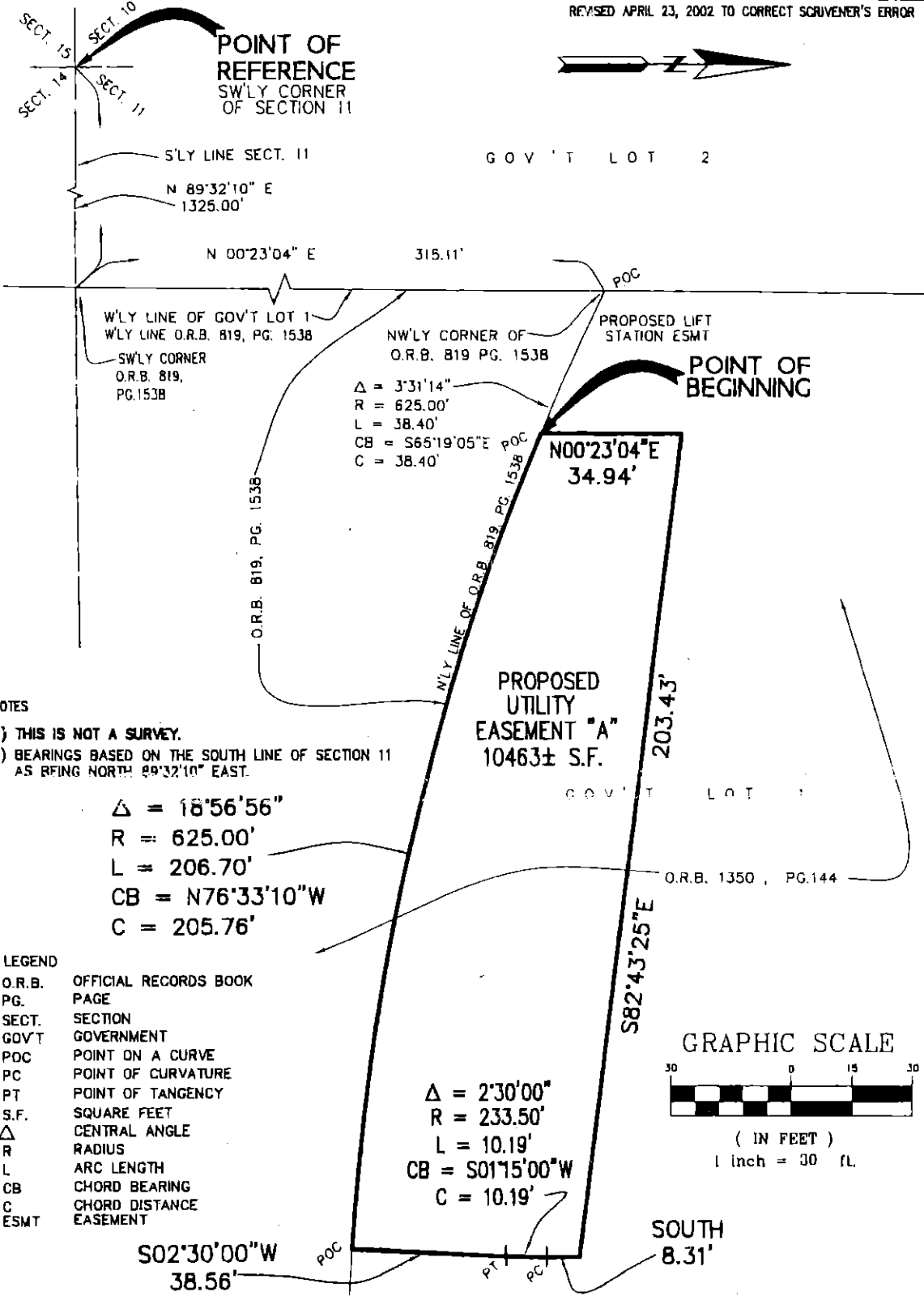
Containing 10463 square feet, more or less.

Exhibit "A"

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

REVISED APRIL 23, 2002 TO CORRECT SCRUVENER'S ERROR



**NOTES**

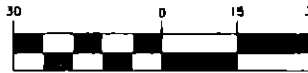
- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11 AS BEING NORTH 89°32'10" EAST.

$\Delta = 18^{\circ}56'56''$   
 $R = 625.00'$   
 $L = 206.70'$   
 $CB = N76^{\circ}33'10''W$   
 $C = 205.76'$

**LEGEND**

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- SECT. SECTION
- GOV'T GOVERNMENT
- POC POINT ON A CURVE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- S.F. SQUARE FEET
- $\Delta$  CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- CB CHORD BEARING
- C CHORD DISTANCE
- ESMT EASEMENT

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 30 ft.

$\Delta = 2^{\circ}30'00''$   
 $R = 233.50'$   
 $L = 10.19'$   
 $CB = S01^{\circ}15'00''W$   
 $C = 10.19'$

$S02^{\circ}30'00''W$   
 $38.56'$

SOUTH  
 $8.31'$

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



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SCALE: 1" = 30'

DATE: DECEMBER 6, 2001



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Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Utility Easement "B"

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, Page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along said Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South, 451.72 feet; thence West, 21.78 feet; thence South, 100.00 feet; thence East, 50.00 feet; thence North, 5.00 feet to the Point of Curvature of a curve concave Southeasterly, having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 23.56 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ} 00' 00''$  East, 21.21 feet; thence East, 393.06 feet to the Point of Curvature of a curve concave Southwesterly, having a radius of 195.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $50^{\circ} 00' 00''$ , an arc length of 170.17 feet to the Point of Tangency of said curve, said point also being the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 00' 00''$  East, 164.82 feet.

From said Point of Beginning, thence South  $40^{\circ} 00' 00''$  East, 55.49 feet to the Point of Curvature of a curve concave Southwesterly, having a radius of 264.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 71.42 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ} 15' 00''$  East, 71.20 feet; thence South  $24^{\circ} 30' 00''$  East, 23.79 feet; thence South  $65^{\circ} 30' 00''$  West, 20.00 feet; thence North  $30^{\circ} 02' 08''$  West, 145.82 feet; thence North  $50^{\circ} 00' 00''$  East, 10.00 feet to the Point of Beginning.

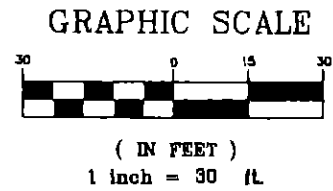
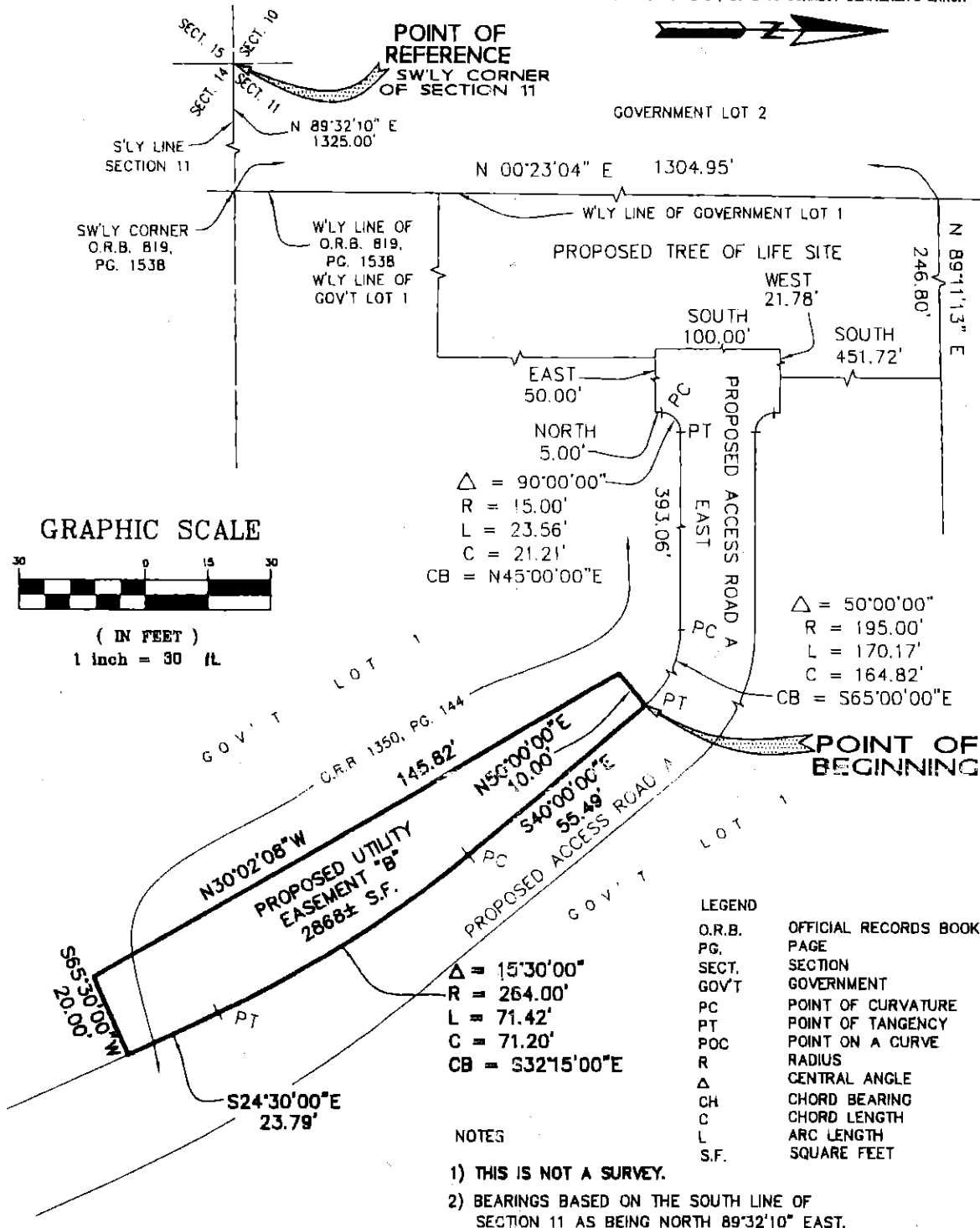
Containing 2868 square feet, more or less.

Exhibit "A "

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
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REVISED APRIL 23, 2002 TO CORRECT SCRIVENER'S ERROR



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



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SCALE: 1" = 30'

DATE: DECEMBER 6, 2001



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Revised: April 23, 2002  
October 18, 2001  
Page 1 of 2

Work Order No. S01-028.00  
Tree of Life/World Golf Village

### Access Road A

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said section, 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the public records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along the Westerly line of said Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South  $00^{\circ} 00' 00''$  West, 451.72 feet to the Point of Beginning.

From said Point of Beginning, thence South  $90^{\circ} 00' 00''$  East, 28.22 feet; thence South  $00^{\circ} 00' 00''$  West, 5.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 15.00 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ} 00' 00''$  East, 21.21 feet; thence North  $90^{\circ} 00' 00''$  East, 393.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 255.00 feet; thence Southeasterly, along and around the arc of said curve through a central angle of  $50^{\circ} 00' 00''$ , an arc length of 222.53 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 00' 00''$  East, 215.54 feet; thence South  $40^{\circ} 00' 00''$  East, 77.12 feet to the point of curvature of a curve concave Southwesterly having a radius of 330.00 feet; thence Southeasterly, along and around the arc of said curve through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 89.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ} 15' 00''$  East, 89.00 feet; thence South  $24^{\circ} 30' 00''$  East, 54.35 feet to a point on a curve concave Southeasterly having a radius of 375.00 feet, said point also lying on the Northerly line of said lands described and recorded in Official Records Book 819, page 1538; thence Southwesterly, along and around the arc of said curve and along said Northerly line through a central angle of  $09^{\circ} 37' 46''$ , an arc length of 63.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 16' 55''$  West, 62.95 feet; thence South  $60^{\circ} 28' 02''$  West, continuing along said Northerly line, 3.06 feet; thence North  $24^{\circ} 30' 00''$  West, departing said Northerly line, 77.31 feet to the point of curvature of a curve concave Southwesterly having a radius of 264.00 feet; thence Northeasterly, along and around the arc of said curve through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 71.42 feet to the point of tangency of said

Revised: April 23, 2002  
October 18, 2001  
Page 2 of 2

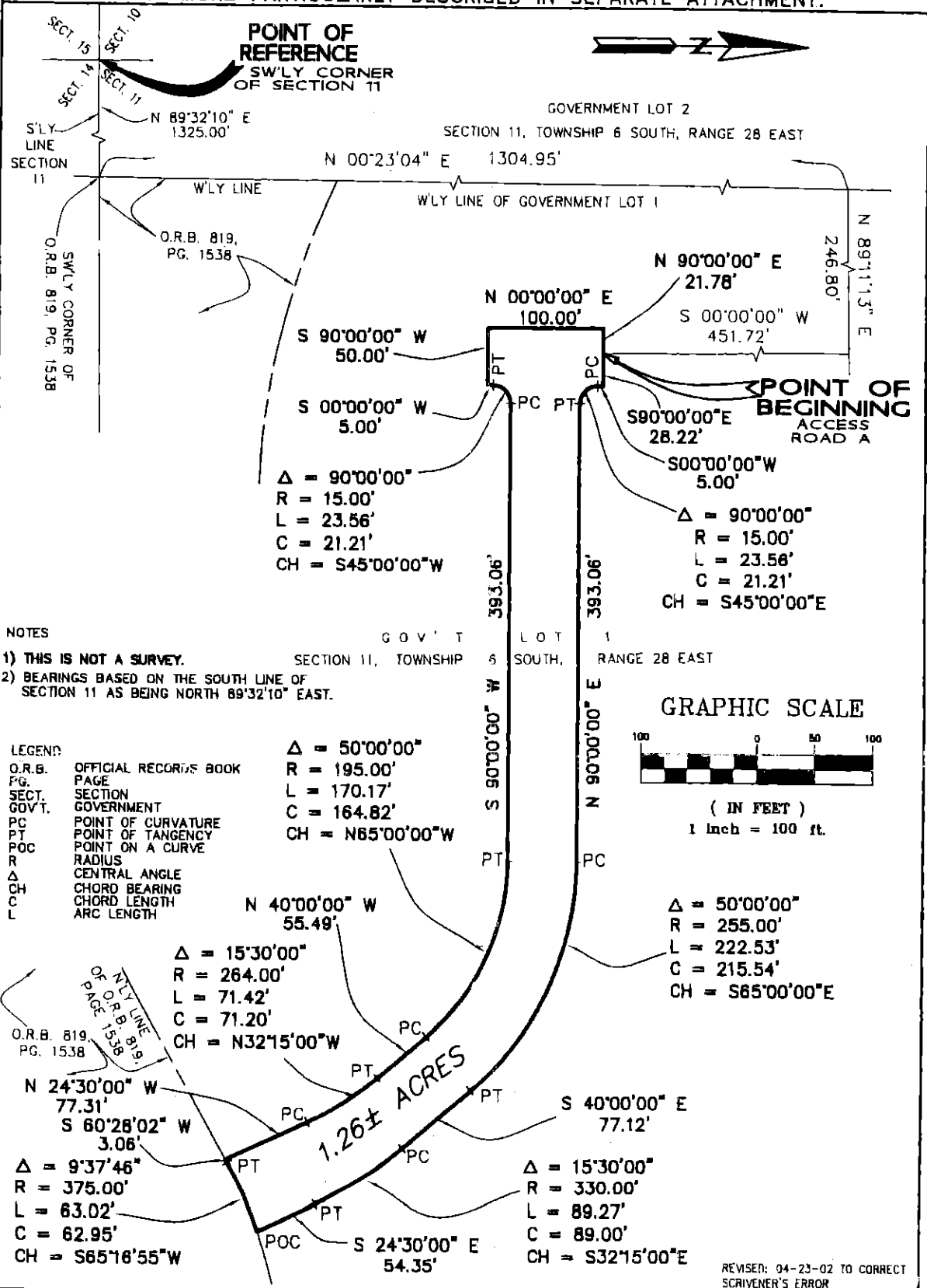
Work Order No. S01-028.00  
Tree of Life/World Golf Village

curve, said arc being subtended by a chord bearing and distance of North 32° 15' 00" West, 71.20 feet; thence North 40° 00' 00" West, 55.49 feet to the point of curvature of a curve concave Southwesterly having a radius of 195.00 feet, thence Northwesterly, along and around the arc of said curve through a central angle of 50° 00' 00", an arc length of 170.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65° 00' 00" West, 164.82 feet; thence South 90° 00' 00" West, 393.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet, thence Southwesterly, along and around the arc of said curve through a central angle of 90° 00' 00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45° 00' 00" West, 21.21 feet; thence South 00° 00' 00" West, 5.00 feet; thence South 90° 00' 00" West, 50.00 feet; thence North 00° 00' 00" East, 100.00 feet; thence North 90° 00' 00" East, 21.78 feet to the Point of Beginning.

Containing 1.26 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**Robert M. Angas Associates, Inc.**

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SCALE: 1" = 100'

DATE: OCTOBER 18, 2001

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

*Joseph Leslie Reynolds, III*  
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### Access Road B

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11, thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section, 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the public records of said county; thence North  $00^{\circ} 23' 04''$  East, along said Westerly line of Official Records Book 819, page 1538 and Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South  $00^{\circ} 00' 00''$  West, 451.72 feet; thence South  $90^{\circ} 00' 00''$  West, 21.78 feet; thence South  $00^{\circ} 00' 00''$  West, 100.00 feet; thence South  $90^{\circ} 00' 00''$  East, 5.28 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $90^{\circ} 00' 00''$  East, 40.50 feet; thence South  $00^{\circ} 00' 00''$  West, 456.77 feet to the point of curvature of a curve concave Westerly having a radius of 274.00 feet; thence Southwesterly, along and around the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 11.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ} 15' 00''$  West, 11.95 feet; thence South  $02^{\circ} 30' 00''$  West, 38.29 feet to a point on a curve concave Northerly having a radius of 625.00 feet, said point also lying on the Northerly line of said lands described and recorded in Official Records Book 819, page 1538; thence Northwesterly, along and around the arc of said curve through a central angle of  $03^{\circ} 42' 49''$ , an arc length of 40.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $87^{\circ} 53' 02''$  West, 40.50 feet; thence North  $02^{\circ} 30' 00''$  East, departing said Northerly line, 38.56 feet to the point of curvature of a curve concave Westerly having a radius of 233.50 feet; thence Northeasterly, along and around the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 10.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $01^{\circ} 15' 00''$  East, 10.19 feet; thence North  $00^{\circ} 00' 00''$  West, 456.77 feet to the Point of Beginning.

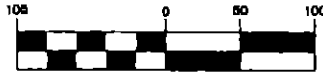
Containing 0.47 acres, more or less (20,513 square feet, more or less).

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

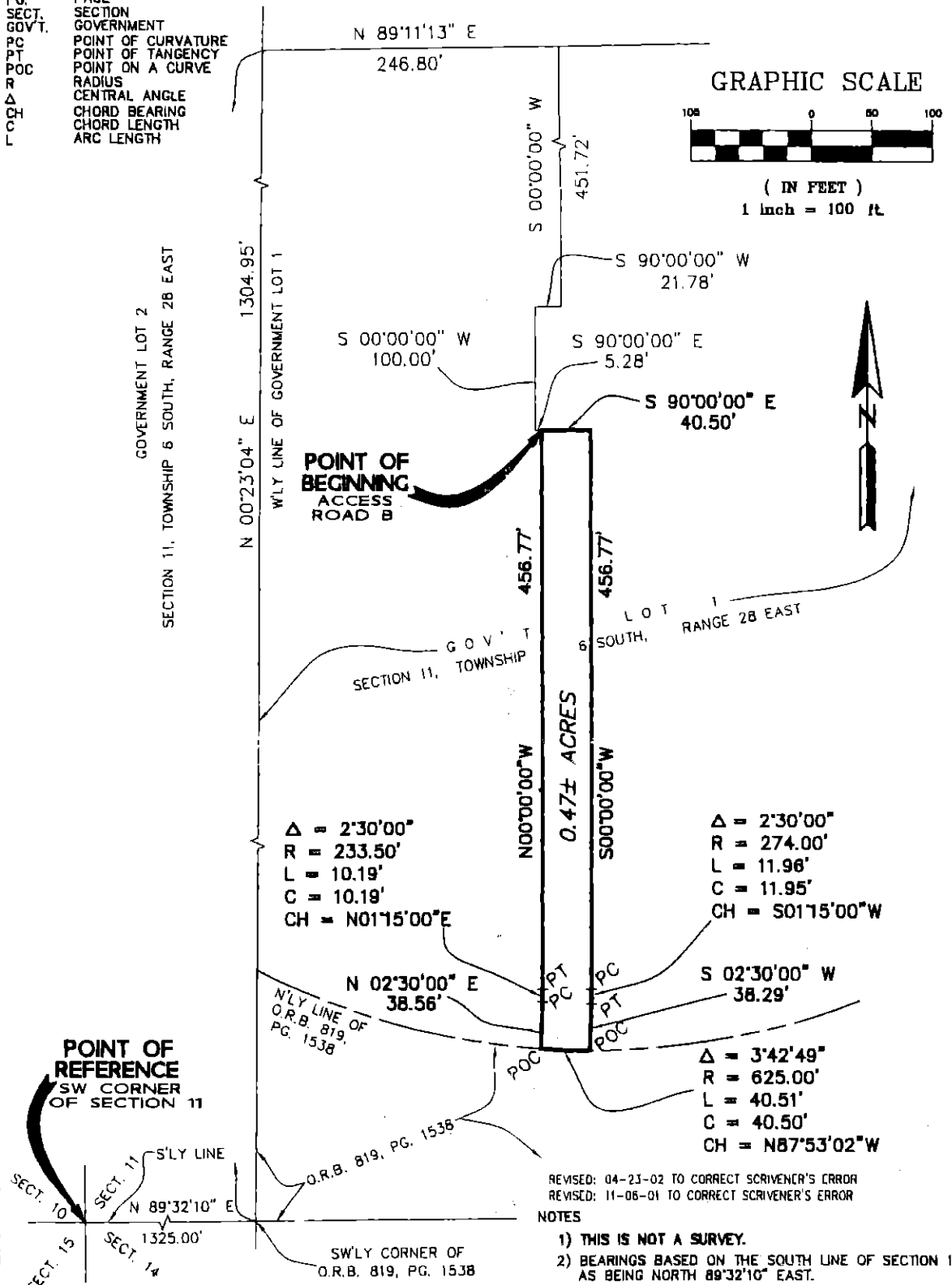
**LEGEND**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 SECT. SECTION  
 GOV'T. GOVERNMENT  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON A CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 CH CHORD BEARING  
 L CHORD LENGTH  
 ARC LENGTH

GRAPHIC SCALE



( IN FEET )

1 inch = 100 ft.



**Robert M. Angas Associates, inc.**  
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
 SINCE 1924  
 14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 842-8550  
 Certificate of Authorization No.: LB 3624  
 SCALE: 1" = 100'  
 DATE: OCTOBER 18, 2001

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

*Joseph Leslie Reynolds, III*  
 JOSEPH LESLIE REYNOLDS, III  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA L.S. No. 5517

Exhibit "B" to Resolution

THIS DOCUMENT PREPARED BY:

Douglas A. Booher, Esquire  
The St. Joe Company  
1650 Prudential Drive, Suite 400  
Jacksonville, Florida 32207

**EASEMENT FOR UTILITIES**  
(Golfway Center)

**THIS EASEMENT FOR UTILITIES** (this "Utility Easement") is executed and given effective as of the 20th day of December, 2001, by **THE ST. JOE COMPANY**, a Florida corporation, with an address of 1650 Prudential Drive, Jacksonville, Florida 32207 ("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 ("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 and, by its acceptance hereof Grantee, do hereby agree as follows:

1. Grantor grants unto Grantee a non-exclusive permanent easement 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 those lands owned by Grantor situated in St. Johns County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (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 (the "Easement"). The Easement is for water and sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

The Easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, and ad valorem taxes and assessments required to be paid subsequent to December 31, 2001.

(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) the 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, cable, fiber optic, electric, gas and drainage lines, facilities and foundations, footings 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 Utility Lines and Associated Equipment that are 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. Within 60 days after completion of initial installation of the Utility Lines and Associated Equipment, Grantee shall furnish to Grantor an as-built survey prepared by a licensed Florida land surveyor, showing the location of the Utility Lines and Associated Equipment within the Easement Area.

(c) The Easement Area may be relocated to a location acceptable to 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 relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form evidencing the relocation of the Easement hereby granted to the new Easement Area designated by and in the title of 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. Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals. 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. 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.

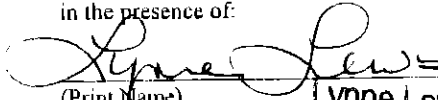
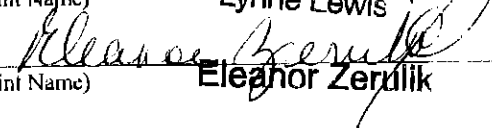
3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, 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 Utility Easement shall inure to the benefit of and be binding upon Grantee and its successors and assigns.

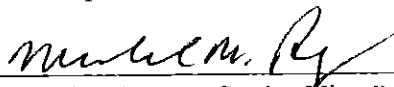
5. For the purposes of the terms and conditions of this Utility Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

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

Signed, sealed and delivered  
in the presence of:

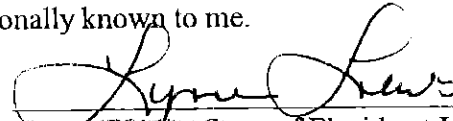
  
(Print Name) Lynne Lewis  
  
(Print Name) Eleonor Zerulik

**THE ST. JOE COMPANY,**  
a Florida corporation

By:   
Michael N. Regan, Senior Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of May, 2002, by Michael N. Regan as Senior Vice President of THE ST. JOE COMPANY, a Florida corporation, on behalf of said corporation. He is personally known to me.

  
Notary Public, State of Florida at Large  
LYNNE LEWIS  
MY COMMISSION # CC 793357  
EXPIRES: November 29, 2002  
Bonded Thru Notary Public Underwriters

**EXHIBIT A**  
**The Easement Area**

See attached 2 pages  
30' x 50' Utility Easement



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

**30' x 50'  
Utility Easement**

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, Page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along said Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South, 451.72 feet; thence West, 21.78 feet; thence South, 100.00 feet; thence East, 5.28 feet; thence South, 66.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue South, 50.00 feet; thence West, 30.00 feet; thence North, 50.00 feet; thence East, 30.00 feet to the Point of Beginning.

Containing 1500 square feet, more or less.

**CONSENT AND JOINDER OF MORTGAGEE**

Bank of America, N.A., as Administrative Agent ("Lender"), which has an interest in and to that certain Easement Area defined in the foregoing easement in favor of St. Johns County, Florida, to which this Consent and Joinder is attached (the "Easement"), by virtue of and pursuant to a certain mortgage instrument executed by SPI Golfway Centre LLC, a Delaware limited liability company, and The St. Joe Company, a Florida corporation, to Lender, and recorded in Official Records Book 1595, page 1350, of the public records of St. Johns County, Florida (the "Mortgage"), hereby joins in the execution and consents to the delivery and recording of the Easement, such that in the event of a foreclosure of the Mortgage, a deed in lieu of such foreclosure or any other such conveyance, the Easement shall continue to be and remain in full force and effect as to the Easement Area.

IN WITNESS WHEREOF, Lender has caused this Consent and Joinder to be executed by its duly executed officer on the 19<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

**BANK OF AMERICA, N.A.,**  
as Administrative Agent

Patricia K. Richcreek  
(Print Name) Patricia K. Richcreek  
Allice  
(Print Name) Rosel R. Pine

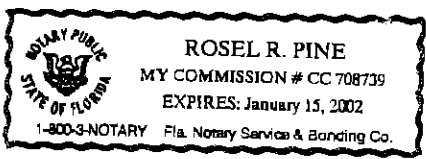
By: J. Tony Lott  
(Print Name)  
Its: Senior Vice President  
Date: 12/19/01

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of December, 2001, by J. Tony Lott as Senior Vice President of BANK OF AMERICA, N.A., on behalf of said corporation, as Administrative Agent. He/She

is personally known to me.  
 produced \_\_\_\_\_ as identification.

Allice  
Notary Public, State of Florida at Large



**CONSENT AND JOINDER OF TENANT**

SPI Golfway Centre LLC, a Delaware limited liability company ("Tenant"), is the tenant under that certain ground lease with The St. Joe Company as landlord dated April 26, 2001 (the "Ground Lease"). The foregoing easement in favor of St. Johns County, Florida to which this Consent and Joinder is attached (the "Easement") encumbers a portion of premises leased by Tenant under the Ground Lease. Tenant hereby joins in the execution and consents to the delivery and recording of the Easement and agrees that all of Tenant's right, title and interest under the Ground Lease shall be subject and subordinate to the terms and conditions of the Easement.

**IN WITNESS WHEREOF**, Tenant has caused this Consent and Joinder to be executed by its duly authorized officer on the \_\_\_ day of December, 2001.

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
(Print Name) Wenette Weaver  
*[Signature]*  
(Print Name) Machelle Cherry

**SPI GOLFWAYCENTER LLC**

By: Strategic Property Investments, Inc.,  
its Manager

By: *[Signature]*  
(Print Name) Karin A. Church  
Its: Vice President

STATE OF ARIZONA  
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 19 day of December, 2001, by Karin A. Church as Vice President of Strategic Property Investments, Inc., a Delaware corporation, as Manager of and on behalf of SPI GOLFWAYCENTER LLC, a Delaware limited liability company. He/She

is personally known to me.  
 produced \_\_\_\_\_ as identification.

*[Signature]*  
Notary Public, State of Arizona



CONSENT AND JOINDER OF TENANT

TOL Golf Way Center, L.L.C., a Florida limited liability company ("Tenant"), is the tenant under that certain lease with SPI Golfway Centre LLC as landlord dated April 26, 2001 (the "Lease"). The foregoing easement in favor of St. Johns County, Florida to which this Consent and Joinder is attached (the "Easement") encumbers a portion of premises leased by Tenant under the Lease. Tenant hereby joins in the execution and consents to the delivery and recording of the Easement and agrees that all of Tenant's right, title and interest under the Lease shall be subject and subordinate to the terms and conditions of the Easement.

IN WITNESS WHEREOF, Tenant has caused this Consent and Joinder to be executed by its duly authorized officer on the 20<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

TOL GOLF WAY CENTER, L.L.C.,  
a Florida limited liability company

Sara L Guess  
(Print Name) Sara L Guess

By: Michael N Regan  
(Print Name)

Eleanor Zerulik  
(Print Name) Eleanor Zerulik

Title: Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2001, by Michael N. Regan as Manager of TOL GOLF WAY CENTER, L.L.C., a Florida limited liability company. He is personally known to me.

Sara L Guess  
Notary Public, State of Florida at Large

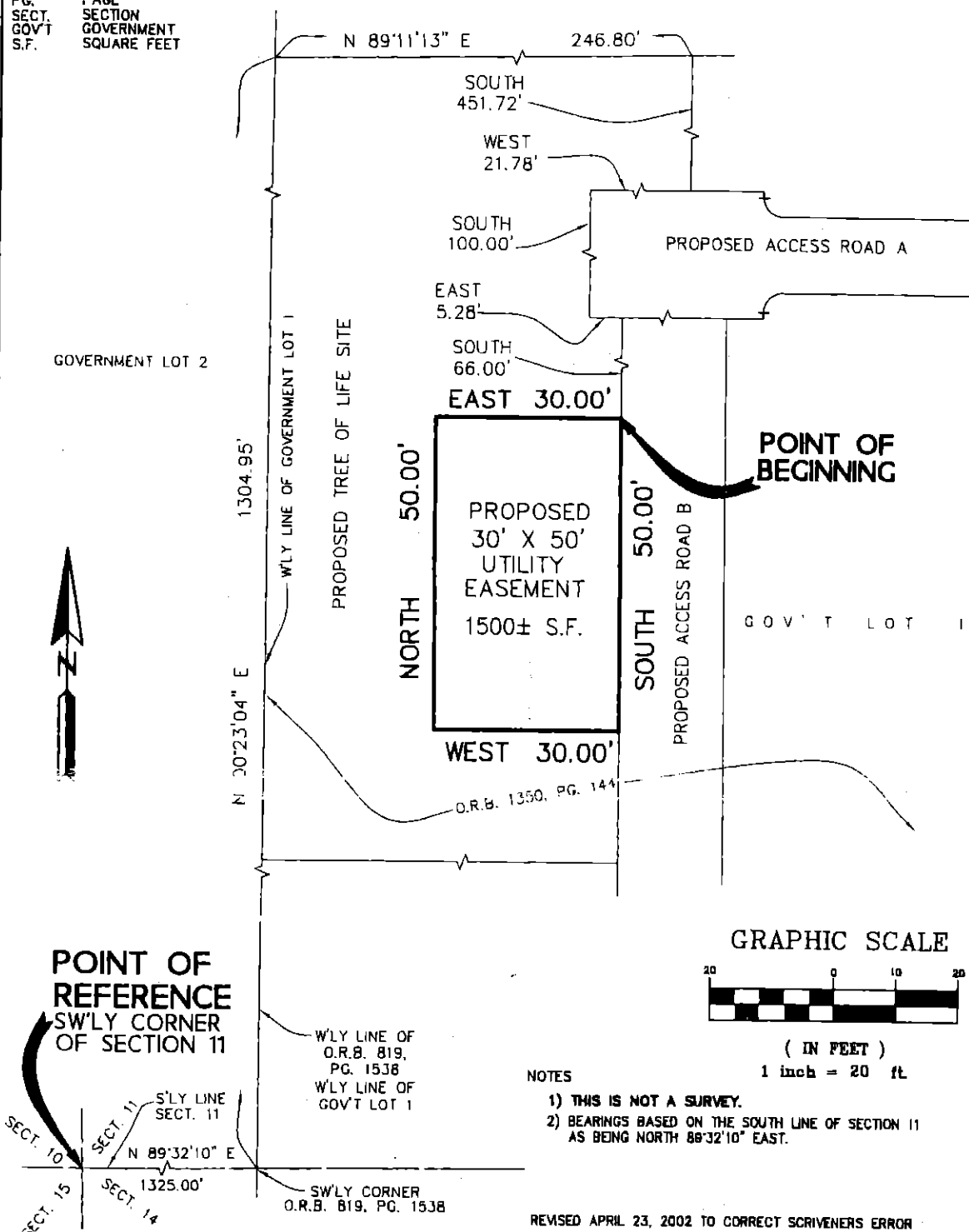


Sara L. Guess  
MY COMMISSION # CC875334 EXPIRES  
October 19, 2003  
BONDED THRU TROY FAIN INSURANCE, INC

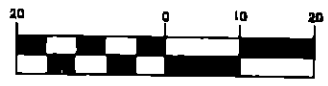
# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

**LEGEND**  
O.R.B. OFFICIAL RECORDS BOOK  
P.G. PAGE  
SECT. SECTION  
GOV'T GOVERNMENT  
S.F. SQUARE FEET



GRAPHIC SCALE



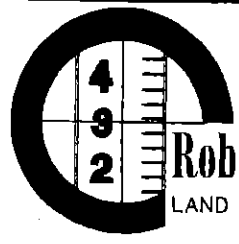
( IN FEET )  
1 inch = 20 ft

**NOTES**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11 AS BEING NORTH 89°32'10" EAST.

REVISED APRIL 23, 2002 TO CORRECT SCRIVENERS ERROR

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



**Robert M. Angas Associates, inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

*Joseph Leslie Reynolds, III*  
JOSEPH LESLIE REYNOLDS, III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 5517

SCALE: 1" = 20'

DATE: DECEMBER 8, 2001

Exhibit "C" to Resolution

THIS DOCUMENT PREPARED BY:

Douglas A. Booher, Esquire  
The St. Joe Company  
1650 Prudential Drive, Suite 400  
Jacksonville, Florida 32207

**ACCESS EASEMENT**  
(Golfway Center)

**THIS ACCESS EASEMENT** (this "Access Easement") is executed and given effective as of the 20th day of December, 2001, by **THE ST. JOE COMPANY**, a Florida corporation, with an address of 1650 Prudential Drive, Jacksonville, Florida 32207 ("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 ("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 and, by its acceptance hereof Grantee, do hereby agree as follows:

1. Grantor grants unto Grantee a non-exclusive permanent easement for pedestrian and vehicular ingress and egress (the "Easement"), over and upon those lands owned by Grantor situated in St. Johns County, Florida, more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "Easement Area").

2. The Easement shall be used for the sole purpose of providing access to and from that certain parcel of real property situated in St. Johns County, Florida, more particularly described on **Exhibit "B"** attached hereto and by this reference incorporated herein, over which parcel Grantor has granted to Grantee an easement that is recorded or to be recorded in the public records of St. Johns County, Florida (the "Lift Station"). The Easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, and ad valorem taxes and assessments required to be paid subsequent to December 31, 2001.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy the subsurface, surface and air space over the Easement Area for any purpose which does not interfere with the rights herein granted to Grantee.

(b) The Easement Area may be relocated at any time upon Grantor's request, provided that the location provides reasonably equivalent access to the Lift Station Parcel, is acceptable to Grantee, and Grantor bears the cost of such relocation. At Grantor's request, and upon relocation of the Easement Area at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form evidencing the relocation of the Easement hereby granted to the new Easement Area designated by and in the title of Grantor.

(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. Grantee, by acceptance of this Easement, hereby agrees to maintain the Easement Area in good repair, and acknowledges and agrees that Grantee is expressly prohibited from constructing any improvements within the Easement Area.

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

4. For the purposes of the terms and conditions of this Access 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 effective as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Lynne Lewis  
(Print Name) Lynne Lewis  
Eleanor Zerulik  
(Print Name) Eleanor Zerulik

**THE ST. JOE COMPANY,**  
a Florida corporation

By: Michael N. Regan  
Michael N. Regan, Senior Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of MAY, 2002, by Michael N. Regan as Senior Vice President of THE ST. JOE COMPANY, a Florida corporation, on behalf of said corporation. He is personally known to me.

Lynne Lewis  
Notary Public, State of Florida at Large



**EXHIBIT A**  
**The Easement Area**

See attached 2 pages:  
20' Access Easement

**EXHIBIT B**  
**The Lift Station**

See attached page



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### 20' Access Easement

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

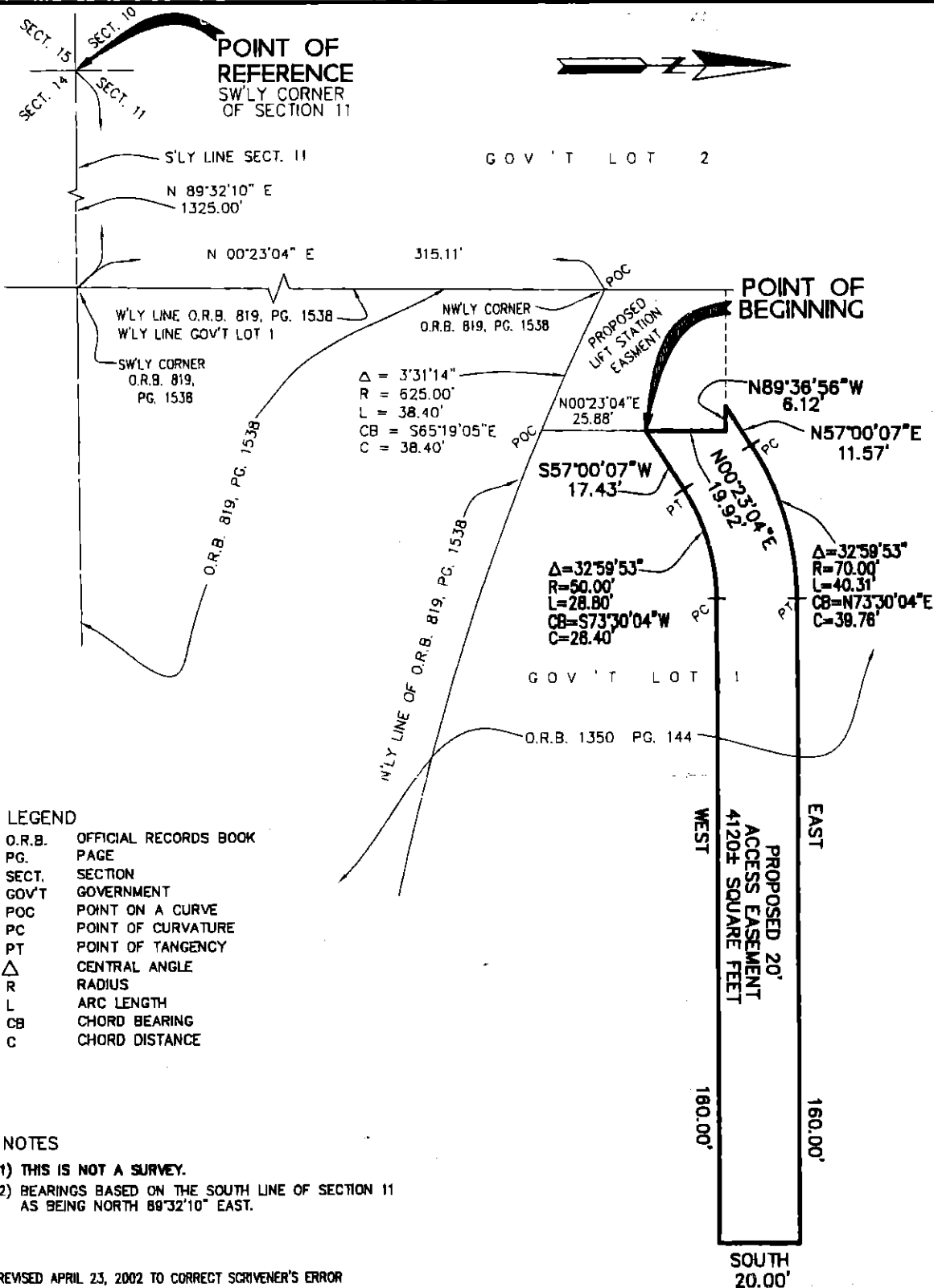
For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said Official Records Book 819, page 1538, said corner also being a point on a curve concave Northerly, having a radius of 625.00 feet; thence Southeasterly, along the Northerly line of said lands, departing said Westerly line of Government Lot 1, and along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc distance of 38.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 19' 05''$  East, 38.40 feet; thence North  $00^{\circ} 23' 04''$  East, departing said Northerly line, 25.88 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $00^{\circ} 23' 04''$  East, 19.92 feet; thence North  $89^{\circ} 36' 56''$  West, 6.12 feet; thence North  $57^{\circ} 00' 07''$  East, 11.57 feet to the Point of Curvature of a curve concave Southeasterly, having a radius of 70.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $32^{\circ} 59' 53''$ , an arc length of 40.31 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North  $73^{\circ} 30' 04''$  East, 39.76 feet; thence East, 160.00 feet; thence South, 20.00 feet; thence West, 160.00 feet to the Point of Curvature of a curve concave Southeasterly, having a radius of 50.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $32^{\circ} 59' 53''$ , an arc length of 28.80 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $73^{\circ} 30' 04''$  West, 28.40 feet; thence South  $57^{\circ} 00' 07''$  West, 17.43 feet to the Point of Beginning.

Containing 4120 square feet, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



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



**Robert M. Angas Associates, inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624.

SCALE: 1" = 30'

DATE: DECEMBER 6, 2001

*Joseph Leslie Reynolds, IV*  
JOSEPH LESLIE REYNOLDS, IV  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5517

**EXHIBIT B**  
**The Lift Station**

See attached page



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### **Lift Station Easement**

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said lands, also being the Point of Beginning.

From said Point of Beginning, thence continue North  $00^{\circ} 23' 04''$  East, along said Westerly line of Government Lot 1, a distance of 30.00 feet; thence South  $89^{\circ} 36' 56''$  East, departing said Westerly line, 35.00 feet; thence South  $00^{\circ} 23' 04''$  West, 45.80 feet to a point on a curve concave Northerly, having a radius of 625.00 feet, said point also lying on the Northerly line of said lands recorded in Official Records Book 819, page 1538; thence Northwesterly along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc length of 38.40 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $65^{\circ} 19' 05''$  West, 38.40 feet.

Containing 1334 square feet, more or less.

**BILL OF SALE**

**UTILITY IMPROVEMENTS FOR GOLFWAY CENTRE PUD**

**THE ST. JOE COMPANY**, a Florida corporation ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), the following personal property:

The personal property, fixtures and equipment comprising the sanitary sewer lift station, sanitary sewage collection system, sanitary sewer force main and potable water distribution system (the "Improvements") for the Golfway Centre PUD project, said Improvements being more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein. All of the Improvements are included on approved construction plan drawings prepared by England, Thims & Miller, titled "Golfway Centre PUD", and approved by Grantee. All of the Improvements are lying within those certain parcels of real property described on **Exhibit "B"** attached hereto and by this reference incorporated herein (the "Easement Areas").

Grantor does, for itself and its successors and assigns, covenant to and with Grantee and its successors and assigns, that it is the lawful owner of the Improvements; that the Improvements are free of all encumbrances; that Grantor has good right to sell the Improvements; and that it will warrant and defend the sale of the Improvements against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, Grantor has caused this instrument to be executed by its duly authorized officer this 20<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

Sara L. Guass  
(Print Name) Sara L. Guass  
Eleanor Zerulik  
(Print Name) Eleanor Zerulik

**THE ST. JOE COMPANY**,  
a Florida corporation

By: Michael N. Regan  
Michael N. Regan, Senior Vice President

**EXHIBIT A**  
**The Improvements**

See attached page:

Building Materials

# VALLENCOURT CONSTRUCTION CO., INC.

P.O. Box 2015 · Orange Park, Florida 32067-2015

Telephone (904)-264-4485  
FAX (904)-264-6022

Mike Vallencourt  
President

December 18, 2001

Re: Golfway Centre PUD - Bldg Materials

## SANITARY SEWER

8" PVC SDR-35	8-10'	538	LF
8" PVC SDR-35	10-12'	575	LF
8" PVC SDR-26	10-12'	125	LF
8" PVC SDR-26	14-16'	235	LF
6" & 8" Stubouts for future use		218	LF
Type "A" Manholes	8-10' #4,5,6	3	EA
Type "B" Sanitary MH	10-12' #3	1	EA
Type "B" Sanitary MH	14-16' #2	1	EA
Type "A" Sanitary MH	14-16' #1	1	EA
As Built Drawings		1	LS

## SANITARY SEWER FORCE MAIN & Lift Station

PVC DR-25 Force Main	290	LF
Install Wet Well	1	EA
Install Mech & Elect Equip	1	EA
Furnish & Install SCADA System	1	EA

## WATER DISTRIBUTION

Fire Hydrant Assembly	1	EA
8" DR-25	220	LF
10" DR-25	1,460	LF
16" DR-25	160	LF
2" Flushing Hydrants	5	EA

Submitted by: Francis R. Vallencourt  
Francis R. Vallencourt  
Vice-President

**EXHIBIT B**  
**The Easement Areas**

See attached 11 pages:

Lift Station Easement  
Utility Easement A  
Utility Easement B  
Access Road A  
Access Road B



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Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Lift Station Easement

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said lands, also being the Point of Beginning.

From said Point of Beginning, thence continue North  $00^{\circ} 23' 04''$  East, along said Westerly line of Government Lot 1, a distance of 30.00 feet; thence South  $89^{\circ} 36' 56''$  East, departing said Westerly line, 35.00 feet; thence South  $00^{\circ} 23' 04''$  West, 45.80 feet to a point on a curve concave Northerly, having a radius of 625.00 feet, said point also lying on the Northerly line of said lands recorded in Official Records Book 819, page 1538; thence Northwesterly along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc length of 38.40 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $65^{\circ} 19' 05''$  West, 38.40 feet.

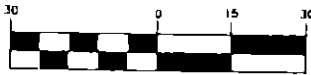
Containing 1334 square feet, more or less.

Exhibit "B "

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

## GRAPHIC SCALE



( IN FEET )  
1 Inch = 30 ft.

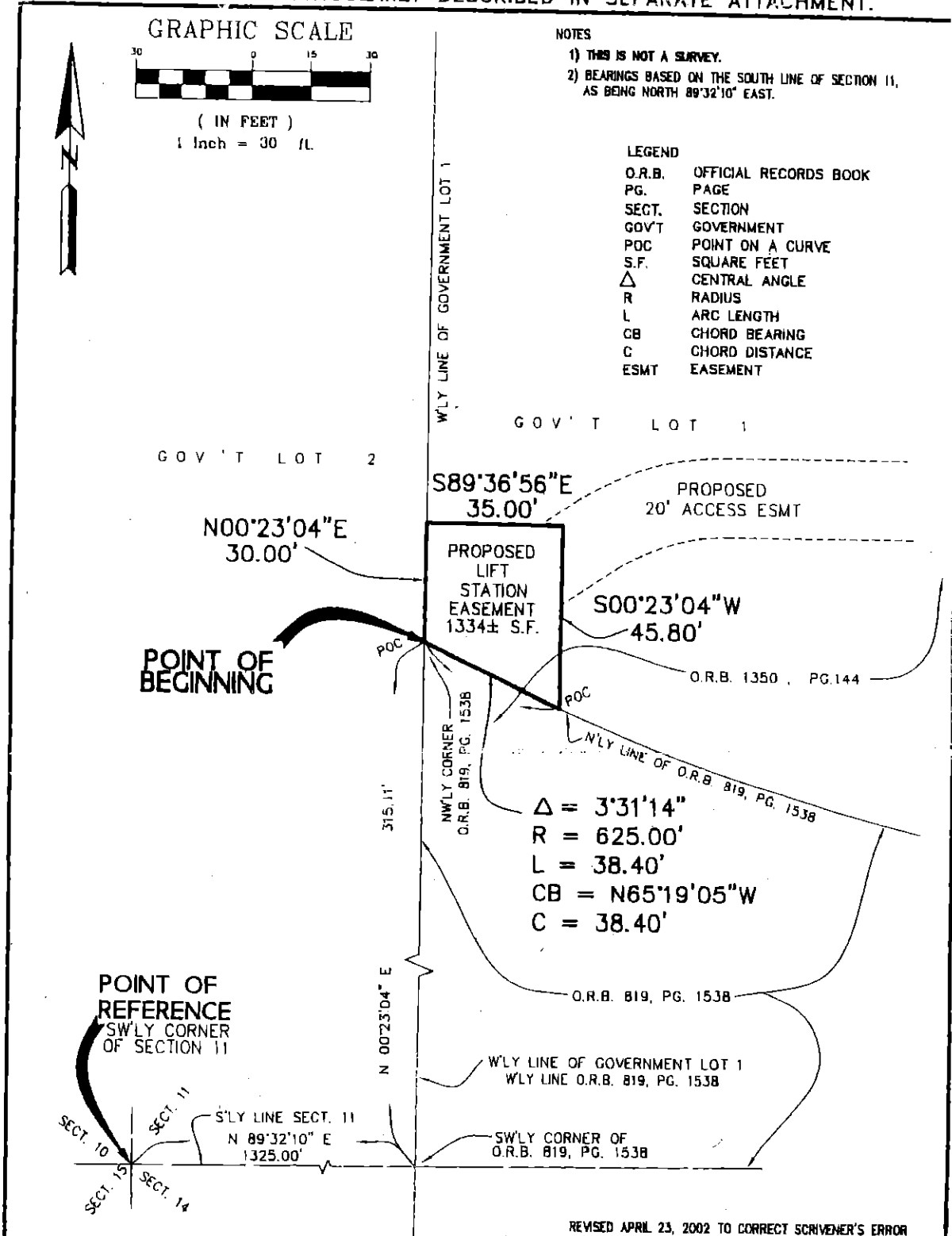


### NOTES

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11,  
AS BEING NORTH 89°32'10" EAST.

### LEGEND

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
SECT.	SECTION
GOV'T	GOVERNMENT
POC	POINT ON A CURVE
S.F.	SQUARE FEET
Δ	CENTRAL ANGLE
R	RADIUS
L	ARC LENGTH
CB	CHORD BEARING
C	CHORD DISTANCE
ESMT	EASEMENT



REVISED APRIL 23, 2002 TO CORRECT SCRIVENER'S ERROR



**Robert M. Angas Associates, inc.**

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

SCALE: 1" = 30'

DATE: DECEMBER 6, 2001

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

*Joseph Leslie Reynolds, III*  
JOSEPH LESLIE REYNOLDS, III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5517



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Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Utility Easement "A"

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 315.11 feet to the Northwesterly corner of said Official Records Book 819, page 1538, said corner also being a point on a curve concave Northerly, having a radius of 625.00 feet; thence Southeasterly, along the Northerly line of said lands and departing said Westerly line of Government Lot 1, and along the arc of said curve, through a central angle of  $03^{\circ} 31' 14''$ , an arc distance of 38.40 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 19' 05''$  East, 38.40 feet.

From said Point of Beginning, thence North  $00^{\circ} 23' 04''$  East, departing said Northerly line, 34.94 feet; thence South  $82^{\circ} 43' 25''$  East, 203.43 feet; thence South, 8.31 feet to the Point of Curvature of a curve concave Westerly, having a radius of 233.50 feet; thence Southwesterly along the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 10.19 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ} 15' 00''$  West, 10.19 feet; thence South  $02^{\circ} 30' 00''$  West, 38.56 feet to a point lying on said Northerly line of Official Records Book 819, page 1538, said point also being a point on a curve concave Northerly, having a radius of 625.00 feet; thence Northwesterly along said Northerly line and along the arc of said curve through a central angle of  $18^{\circ} 56' 56''$ , an arc length of 206.70 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $76^{\circ} 33' 10''$  West, 205.76 feet.

Containing 10463 square feet, more or less.

Exhibit " "





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Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

### Utility Easement "B"

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, Page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along said Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South, 451.72 feet; thence West, 21.78 feet; thence South, 100.00 feet; thence East, 50.00 feet; thence North, 5.00 feet to the Point of Curvature of a curve concave Southeasterly, having a radius of 15.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 23.56 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ} 00' 00''$  East, 21.21 feet; thence East, 393.06 feet to the Point of Curvature of a curve concave Southwesterly, having a radius of 195.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $50^{\circ} 00' 00''$ , an arc length of 170.17 feet to the Point of Tangency of said curve, said point also being the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 00' 00''$  East, 164.82 feet.

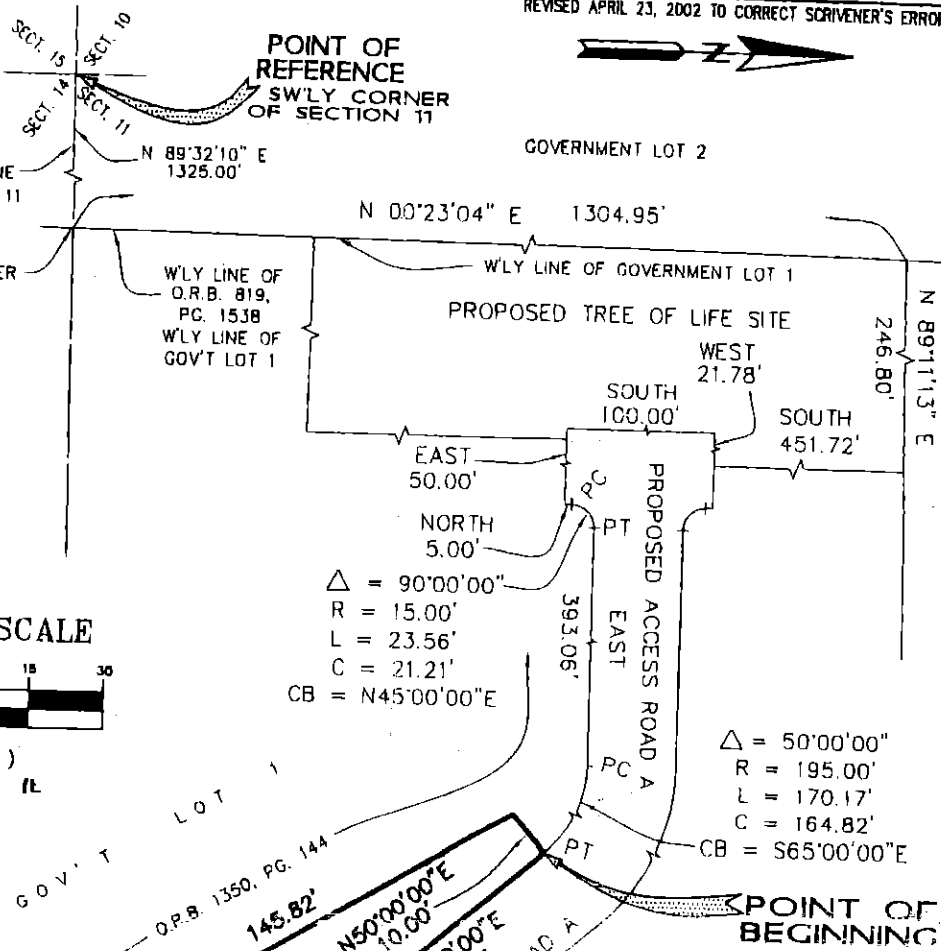
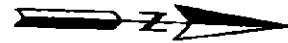
From said Point of Beginning, thence South  $40^{\circ} 00' 00''$  East, 55.49 feet to the Point of Curvature of a curve concave Southwesterly, having a radius of 264.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 71.42 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ} 15' 00''$  East, 71.20 feet; thence South  $24^{\circ} 30' 00''$  East, 23.79 feet; thence South  $65^{\circ} 30' 00''$  West, 20.00 feet; thence North  $30^{\circ} 02' 08''$  West, 145.82 feet; thence North  $50^{\circ} 00' 00''$  East, 10.00 feet to the Point of Beginning.

Containing 2868 square feet, more or less.

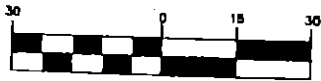
# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

REVISED APRIL 23, 2002 TO CORRECT SCRIVENER'S ERROR



## GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft

LEGEND

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
SECT.	SECTION
GOVT	GOVERNMENT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON A CURVE
R	RADIUS
Δ	CENTRAL ANGLE
CH	CHORD BEARING
C	CHORD LENGTH
L	ARC LENGTH
S.F.	SQUARE FEET

### NOTES

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11 AS BEING NORTH 89°32'10" EAST.

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



**Robert M. Angas Associates, inc.**

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

SCALE: 1" = 30'

DATE: DECEMBER 8, 2001

*Joseph Leslie Reynolds, III*  
JOSEPH LESLIE REYNOLDS, III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA



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Revised: April 23, 2002  
October 18, 2001  
Page 1 of 2

Work Order No. S01-028.00  
Tree of Life/World Golf Village

### Access Road A

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said section, 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, page 1538 of the public records of said county; thence North  $00^{\circ} 23' 04''$  East, along the Westerly line of said lands and along the Westerly line of said Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South  $00^{\circ} 00' 00''$  West, 451.72 feet to the Point of Beginning.

From said Point of Beginning, thence South  $90^{\circ} 00' 00''$  East, 28.22 feet; thence South  $00^{\circ} 00' 00''$  West, 5.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 15.00 feet; thence Southeasterly, along and around the arc of said curve, through a central angle of  $90^{\circ} 00' 00''$ , an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ} 00' 00''$  East, 21.21 feet; thence North  $90^{\circ} 00' 00''$  East, 393.06 feet to the point of curvature of a curve concave Southwesterly having a radius of 255.00 feet; thence Southeasterly, along and around the arc of said curve through a central angle of  $50^{\circ} 00' 00''$ , an arc length of 222.53 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 00' 00''$  East, 215.54 feet; thence South  $40^{\circ} 00' 00''$  East, 77.12 feet to the point of curvature of a curve concave Southwesterly having a radius of 330.00 feet; thence Southeasterly, along and around the arc of said curve through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 89.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $32^{\circ} 15' 00''$  East, 89.00 feet; thence South  $24^{\circ} 30' 00''$  East, 54.35 feet to a point on a curve concave Southeasterly having a radius of 375.00 feet, said point also lying on the Northerly line of said lands described and recorded in Official Records Book 819, page 1538; thence Southwesterly, along and around the arc of said curve and along said Northerly line through a central angle of  $09^{\circ} 37' 46''$ , an arc length of 63.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $65^{\circ} 16' 55''$  West, 62.95 feet; thence South  $60^{\circ} 28' 02''$  West, continuing along said Northerly line, 3.06 feet; thence North  $24^{\circ} 30' 00''$  West, departing said Northerly line, 77.31 feet to the point of curvature of a curve concave Southwesterly having a radius of 264.00 feet; thence Northeasterly, along and around the arc of said curve through a central angle of  $15^{\circ} 30' 00''$ , an arc length of 71.42 feet to the point of tangency of said

Revised: April 23, 2002  
October 18, 2001  
Page 2 of 2

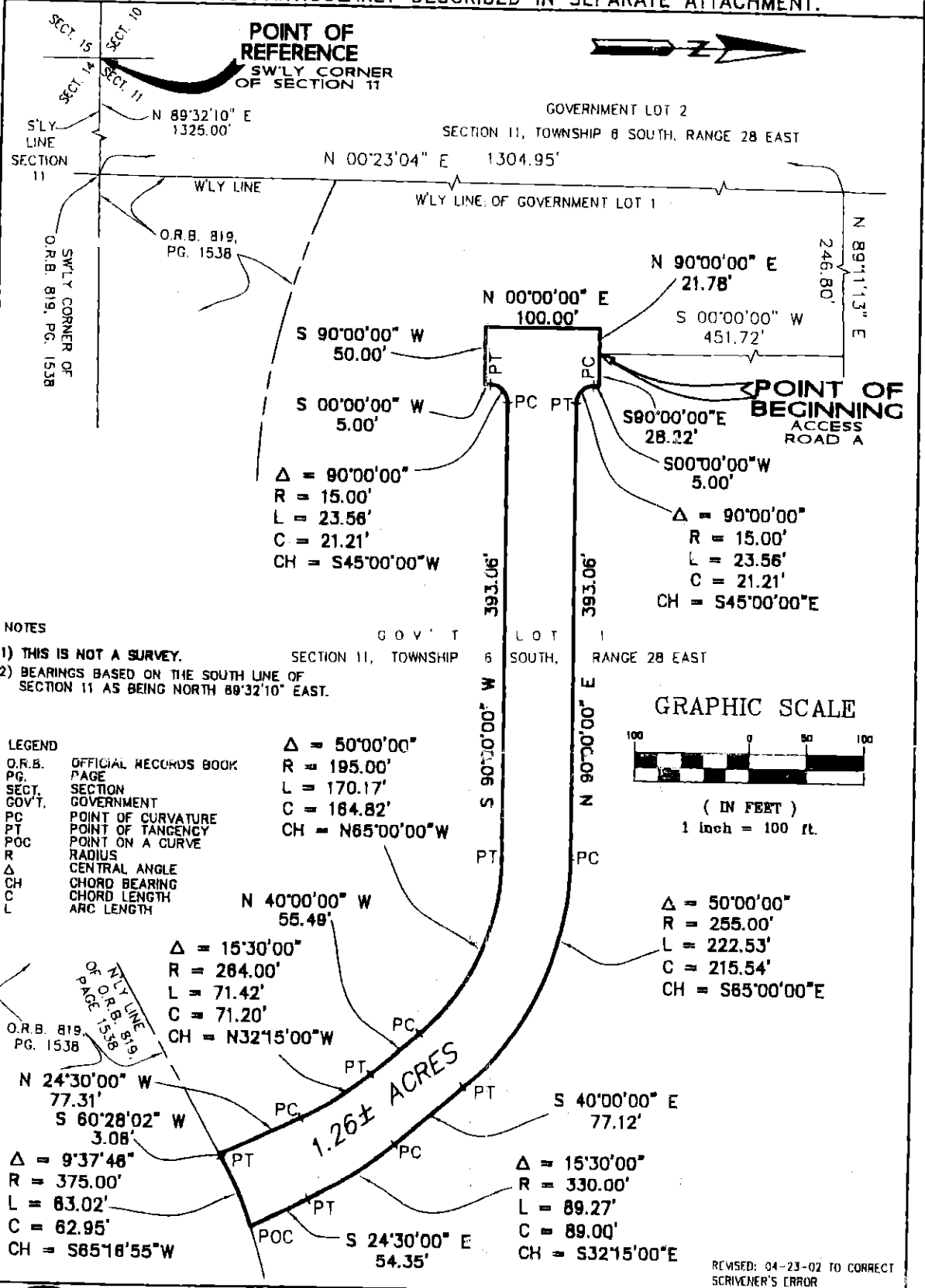
Work Order No. S01-028.00  
Tree of Life/World Golf Village

curve, said arc being subtended by a chord bearing and distance of North 32° 15' 00" West, 71.20 feet; thence North 40° 00' 00" West, 55.49 feet to the point of curvature of a curve concave Southwesterly having a radius of 195.00 feet, thence Northwesterly, along and around the arc of said curve through a central angle of 50° 00' 00", an arc length of 170.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 65° 00' 00" West, 164.82 feet; thence South 90° 00' 00" West, 393.06 feet to the point of curvature of a curve concave Southeasterly having a radius of 15.00 feet, thence Southwesterly, along and around the arc of said curve through a central angle of 90° 00' 00", an arc length of 23.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45° 00' 00" West, 21.21 feet; thence South 00° 00' 00" West, 5.00 feet; thence South 90° 00' 00" West, 50.00 feet; thence North 00° 00' 00" East, 100.00 feet; thence North 90° 00' 00" East, 21.78 feet to the Point of Beginning.

Containing 1.26 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**Robert M. Angas Associates, Inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

SCALE: 1" = 100'

DATE: OCTOBER 18, 2001

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

*Joseph Leslie Reynolds, III*  
**JOSEPH LESLIE REYNOLDS, III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5817



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Revised: April 23, 2002  
October 18, 2001

Work Order No. S01-028.00  
Tree of Life/World Golf Village

### Access Road B

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

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From said Point of Beginning, thence continue South  $90^{\circ} 00' 00''$  East, 40.50 feet; thence South  $00^{\circ} 00' 00''$  West, 456.77 feet to the point of curvature of a curve concave Westerly having a radius of 274.00 feet; thence Southwesterly, along and around the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 11.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ} 15' 00''$  West, 11.95 feet; thence South  $02^{\circ} 30' 00''$  West, 38.29 feet to a point on a curve concave Northerly having a radius of 625.00 feet, said point also lying on the Northerly line of said lands described and recorded in Official Records Book 819, page 1538; thence Northwesterly, along and around the arc of said curve through a central angle of  $03^{\circ} 42' 49''$ , an arc length of 40.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $87^{\circ} 53' 02''$  West, 40.50 feet; thence North  $02^{\circ} 30' 00''$  East, departing said Northerly line, 38.56 feet to the point of curvature of a curve concave Westerly having a radius of 233.50 feet; thence Northeasterly, along and around the arc of said curve through a central angle of  $02^{\circ} 30' 00''$ , an arc length of 10.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $01^{\circ} 15' 00''$  East, 10.19 feet; thence North  $00^{\circ} 00' 00''$  West, 456.77 feet to the Point of Beginning.

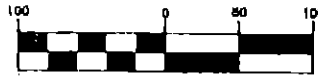
Containing 0.47 acres, more or less (20,513 square feet, more or less).

# SKETCH TO ACCOMPANY DESCRIPTION

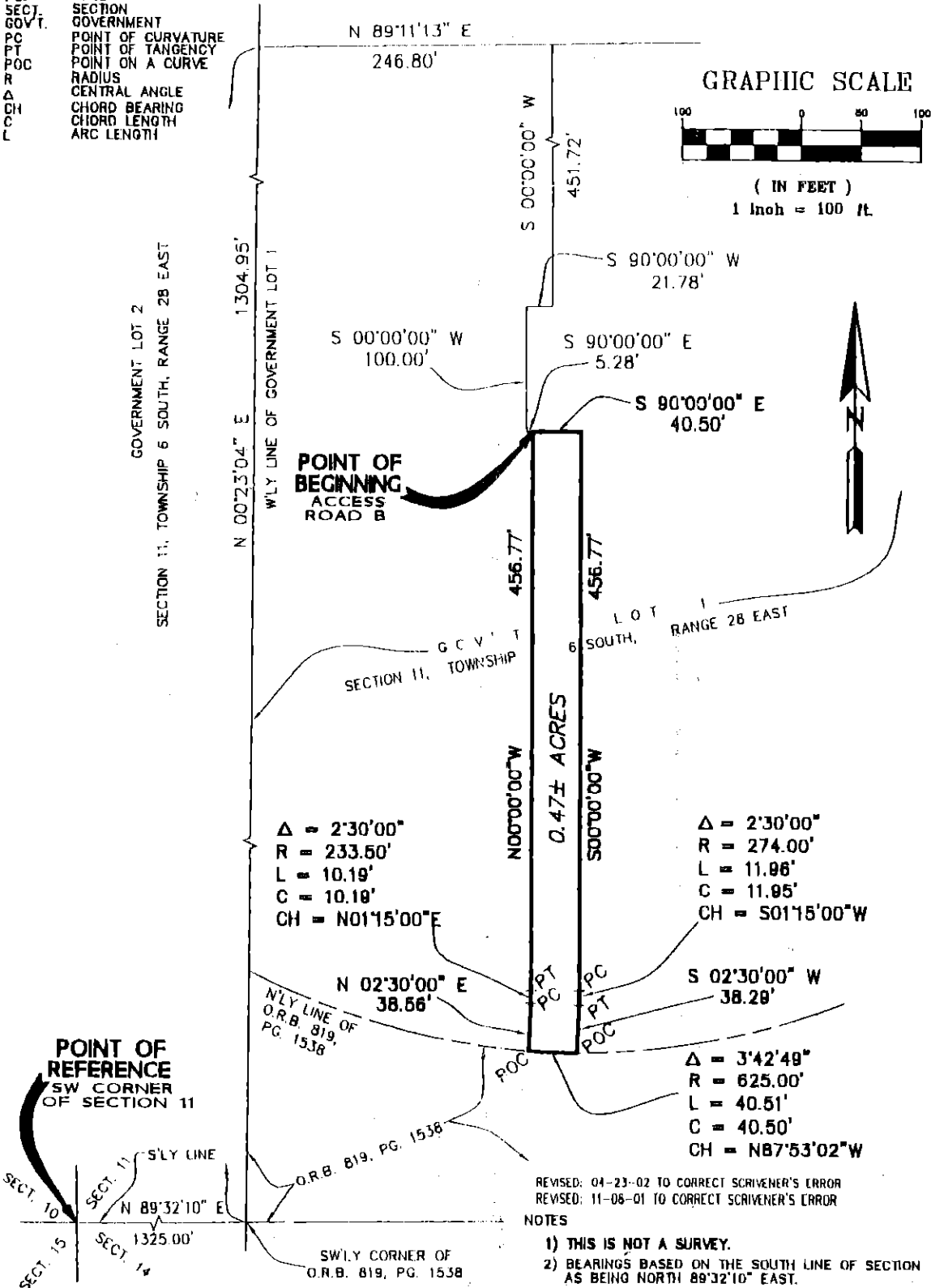
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- LEGEND**
- O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - SECT. SECTION
  - GOV.T. GOVERNMENT
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON A CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - CH CHORD BEARING
  - C CHORD LENGTH
  - L ARC LENGTH

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 100 ft.



**Robert M. Angas Associates, Inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No: LB 3624

SCALE: 1" = 100'

DATE: OCTOBER 18, 2001

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

*Joseph Leslie Reynolds, III*  
**JOSEPH LESLIE REYNOLDS, III**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5517

**BILL OF SALE**

**UTILITY IMPROVEMENTS FOR GOLFWAY CENTRE PUD**

SPI GOLFWAY CENTRE LLC, a Delaware limited liability company ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida ("Grantee"), the following personal property:

The personal property, fixtures and equipment comprising the sanitary sewer lift station, sanitary sewage collection system, sanitary sewer force main and potable water distribution system (the "Improvements") for the Golfway Centre PUD project, said Improvements being more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein. All of the Improvements are included on approved construction plan drawings prepared by England, Thims & Miller, titled "Golfway Centre PUD", and approved by Grantee. All of the Improvements are lying within that certain parcel of real property described on **Exhibit "B"** attached hereto and by this reference incorporated herein (the "Easement Area").

Grantor does, for itself and its successors and assigns, covenant to and with Grantee and its successors and assigns, that it is the lawful owner of the Improvements; that the Improvements are free of all encumbrances; that Grantor has good right to sell the Improvements; and that it will warrant and defend the sale of the Improvements against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer this 19<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

Jeanette Weaver  
(Print Name) Jeanette Weaver  
Machelle Cherry  
(Print Name) Machelle Cherry

**SPI GOLFWAYCENTER LLC**

By: Strategic Property Investments, Inc.,  
its Manager

By: Karin A. Church  
(Print Name) Karin A. Church  
Its: Vice President

**EXHIBIT A**  
**The Improvements**

See attached page  
Building Materials

EXHIBIT A

# VALLENCOURT CONSTRUCTION CO., INC.

P.O. Box 2015 - Orange Park, Florida 32067-2015

Telephone (904)-264-4485  
FAX (904)-264-6022

Mike Vallencourt  
President

December 18, 2001

Re: Tree of Life - Bldg Materials

### SANITARY SEWER

6" PVC SDR-35	8-8'	95	LF
---------------	------	----	----

### WATER DISTRIBUTION

3" PVC SDR-26		135	LF
6" PVC SDR-26		145	LF
3" RPBFP		1	EA
6" RPBFP		1	EA
Fire Hydrant Assembly		1	EA

Submitted by: Francis R. Vallencourt  
Francis R. Vallencourt  
Vice-President

**EXHIBIT B**  
**The Easement Area**

See attached 2 pages  
30' x 50' Utility Easement



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised: April 23, 2002  
December 6, 2001

Work Order No. 01-028.01  
Tree of Life/World Golf Village

**30' x 50'  
Utility Easement**

A portion of Government Lot 1, Section 11, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 11; thence North  $89^{\circ} 32' 10''$  East, along the Southerly line of said Section 11, a distance of 1325.00 feet to its intersection with the Westerly line of said Government Lot 1, said point also being the Southwesterly corner of those lands described and recorded in Official Records Book 819, Page 1538 of the Public Records of said county; thence North  $00^{\circ} 23' 04''$  East, along said Westerly line of said lands and along said Westerly line of Government Lot 1, a distance of 1304.95 feet; thence North  $89^{\circ} 11' 13''$  East, departing said Westerly line, 246.80 feet; thence South, 451.72 feet; thence West, 21.78 feet; thence South, 100.00 feet; thence East, 5.28 feet; thence South, 66.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue South, 50.00 feet; thence West, 30.00 feet; thence North, 50.00 feet; thence East, 30.00 feet to the Point of Beginning.

Containing 1500 square feet, more or less.

**CONSENT AND JOINDER OF MORTGAGEE**

**Bank of America, N.A.**, as Administrative Agent ("Lender"), which has an interest in and to that certain Easement Area and the Improvements, as defined in the foregoing bill of sale in favor of St. Johns County, Florida to which this Consent and Joinder is attached (the "Bill of Sale"), by virtue of and pursuant to a certain mortgage instrument executed by SPI Golfway Centre LLC, a Delaware limited liability company, and The St. Joe Company, a Florida corporation, to Lender, and recorded in Official Records Book 1595, page 1350, of the public records of St. Johns County, Florida (the "Mortgage"), hereby joins in the execution and consents to the delivery of the Bill of Sale, and releases the lien of the Mortgage as to the Improvements.

**IN WITNESS WHEREOF**, Lender has caused this Consent and Joinder to be executed by its duly executed officer on the 17<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

Patricia K. Richcresk  
Patricia K. Richcresk  
(Print Name)  
Rose R. Pine  
(Print Name)

**BANK OF AMERICA, N.A.**,  
as Administrative Agent

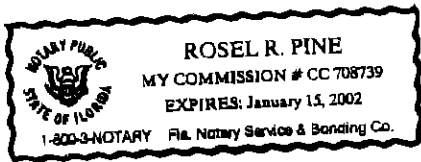
By: J. Tony Lott  
(Print Name)  
Its: Senior Vice President  
Date: 12/19/01

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December, 2001, by J. Tony Lott as Senior Vice President of BANK OF AMERICA, N.A., on behalf of said corporation, as Administrative Agent. He/She

is personally known to me.  
 produced \_\_\_\_\_ as identification.

Rose R. Pine  
Notary Public, State of Florida at Large



**CONSENT AND JOINDER OF TENANT**

TOL Golf Way Center, L.L.C., a Florida limited liability company ("Tenant"), is the tenant under that certain lease with SPI Golfway Centre LLC as landlord dated April 26, 2001. Tenant hereby joins in the execution and consents to the delivery of the foregoing bill of sale in favor of St. Johns County, Florida to which this Consent and Joinder is attached, and releases any interest it may have in and to the Improvements as defined therein.

IN WITNESS WHEREOF, Tenant has caused this Consent and Joinder to be executed by its duly authorized officer on the 20<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

Sara L. Guess  
(Print Name) Sara L. Guess

Eleanor Zerulik  
(Print Name) Eleanor Zerulik

TOL GOLF WAY CENTER, L.L.C.,  
a Florida limited liability company

By: Michael M. Ryan  
(Print Name)  
Title: Manager

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2001, by Michael N. Ryan as Manager of TOL GOLF WAY CENTER, L.L.C., a Florida limited liability company. He is personally known to me.

Sara L. Guess  
Notary Public, State of Florida at Large



Sara L. Guess  
MY COMMISSION # CC875334 EXPIRES  
October 19, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

**CONSENT OF FEE SIMPLE OWNER**

The St. Joe Company, a Florida corporation ("Owner"), the fee simple owner of the Easement Area, as defined in the foregoing bill of sale in favor of St. Johns County, Florida to which this Consent is attached (the "Bill of Sale"), hereby consents to the execution and delivery of the Bill of Sale.

IN WITNESS WHEREOF, Owner has caused this Consent to be executed by its duly authorized officer on the 20<sup>th</sup> day of December, 2001.

Signed, sealed and delivered  
in the presence of:

Sara L. Guess  
(Print Name) Sara L. Guess  
Eleanor Zerulik  
(Print Name) Eleanor Zerulik

THE ST. JOE COMPANY,  
a Florida corporation

By: Michael N. Regan  
Michael N. Regan, Senior Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of September, 2001, by Michael N. Regan as Senior Vice President of THE ST. JOE COMPANY, a Florida corporation, on behalf of said corporation. He is personally known to me.

Sara L. Guess  
Notary Public, State of Florida at Large



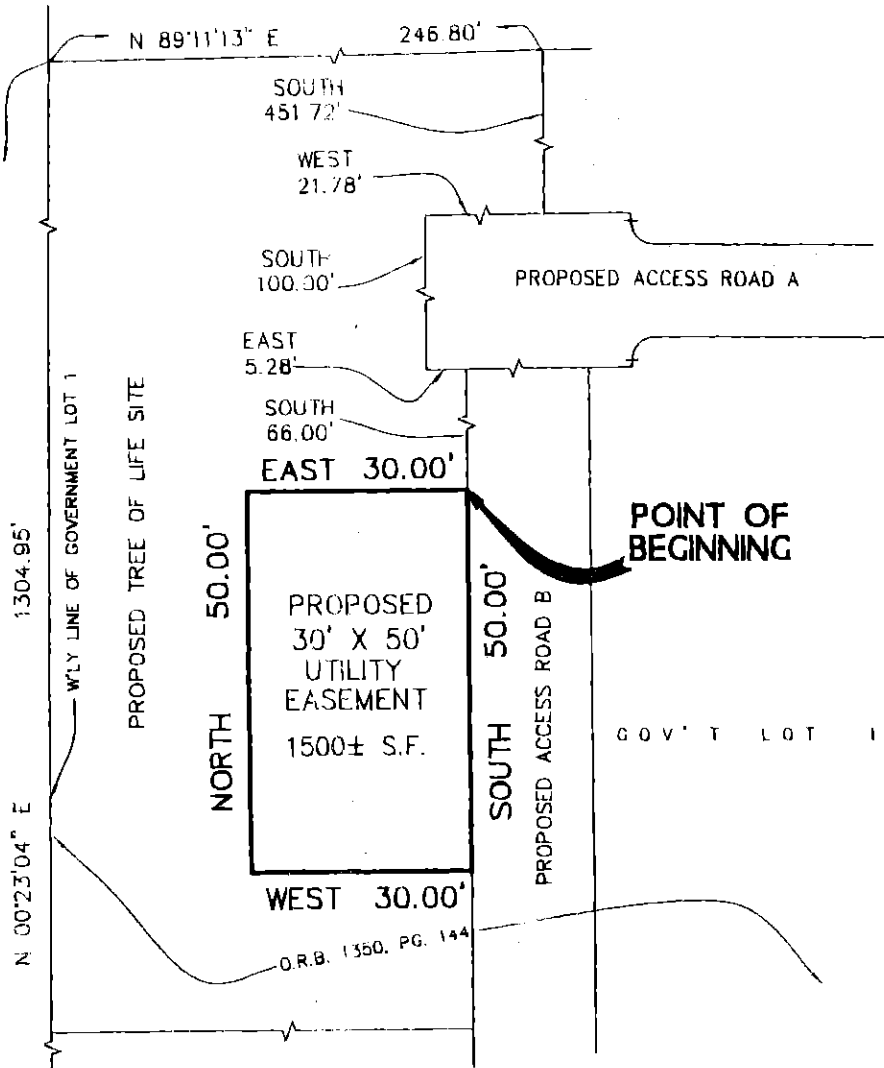
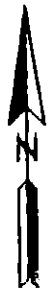
Sara L. Guess  
MY COMMISSION # CC075334 EXPIRES  
October 19, 2003  
BONDED THRU TROY FAIR INSURANCE, INC.

# SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF GOVERNMENT LOT 1, SECTION 11,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
SECT. SECTION  
GOVT GOVERNMENT  
S.F. SQUARE FEET

GOVERNMENT LOT 2



POINT OF BEGINNING

GOV'T LOT 1

PROPOSED  
30' X 50'  
UTILITY  
EASEMENT  
1500± S.F.

GRAPHIC SCALE

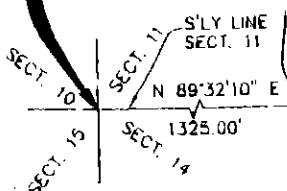


( IN FEET )  
1 inch = 20 ft.

NOTES

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTH LINE OF SECTION 11 AS BEING NORTH 89°32'10" EAST.

POINT OF REFERENCE  
SW'LY CORNER  
OF SECTION 11

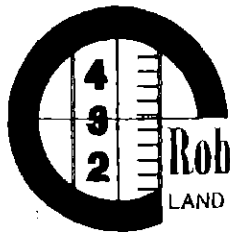


W'LY LINE OF  
O.R.B. 819,  
PG. 1538  
W'LY LINE OF  
GOV'T LOT 1

SW'LY CORNER  
O.R.B. 819, PG. 1538

REVISED APRIL 23, 2002 TO CORRECT SCRIVENERS ERROR

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



**Robert M. Angas Associates, inc.**

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

*Joseph Leslie Reynolds*  
JOSEPH LESLIE REYNOLDS, III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA L.S. No. 5517

SCALE: 1" = 20'

DATE: DECEMBER 8, 2001



**ST. JOHNS COUNTY**  
UTILITY DEPARTMENT  
2175 Mizell Road  
P.O. Drawer 3006  
St. Augustine, Florida 32085-3006

---

**I N T E R O F F I C E M E M O R A N D U M**

---

**TO:** Mary Ann Blount, Real Estate Manager  
Laurie Braddock, Real Estate Officer

**FROM:** Herbert A. Van Der Mark  
Construction Manager of Utilities *HAV*

**SUBJECT:** Golfway Centre - Easement for Utilities, Access Easement and Bill of Sale.

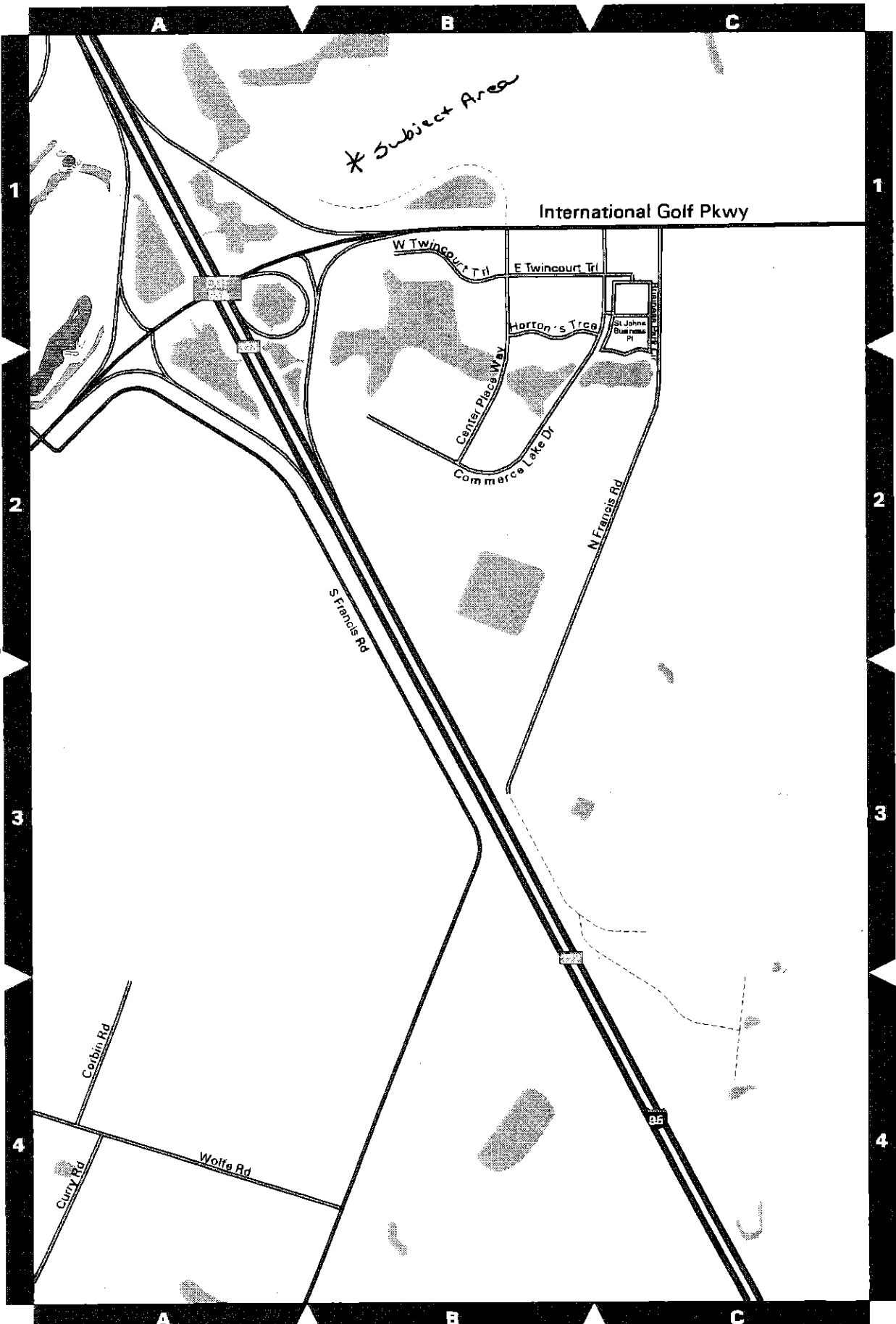
**DATE:** January 2, 2002

Please be informed that the water and sewer infrastructure for the Golfway Centre PUD has been completed in accordance with the St. Johns County Manual of Water and Wastewater Design Standards and Specifications.

The attached documents, "Easement for Utilities", "Access Easement" and "Bill of Sale" have been reviewed by the St. Johns County Utility Department and the SJCUD is in concurrence with the subject easements.

The Florida Department of Environmental Protection-Certification of Construction Completion Forms have been filed with the Florida Department of Environmental Protection and the acceptance letters for placing the systems in service have been received for both water and sewer.

See Page 1062



See Page 1073

Page 1063

