

RESOLUTION NO. 2003- 146

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE CONVEYANCE AND EXECUTION OF A CERTAIN CONSERVATION EASEMENT FROM ST. JOHNS COUNTY TO ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FOR MITIGATION OF ADVERSE WETLAND IMPACTS CREATED AS A RESULT OF THE CONSTRUCTION OF DAVIS PARK.

RECITALS

WHEREAS, St. Johns County is the owner of certain real property, more particularly described in the Conservation Easement, attached hereto as Exhibit "A", incorporated herein by reference and made a part hereof; and

WHEREAS, the property possesses environmental value of great importance to the people of St. Johns County, Florida; and

WHEREAS, this Conservation Easement will convey to St. Johns River Water Management District the right to preserve and protect the environmental value of the property in perpetuity for the benefit of this generation and generations to come; and

WHEREAS, St. Johns County grants this Conservation Easement in consideration and as a condition of a Permit issued by St. Johns River Water Management District, to offset adverse wetland impacts as a result of the construction of Davis Park.

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

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Clerk is instructed to record the original Conservation Easement in the Official Records of St. Johns County, Florida and send the original recorded Conservation Easement to the St. Johns River Water Management District.

Section 3. The real property described is required for such conservation purpose and the County has no alternative purpose for said real property.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12th day of August, 2003.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland, Clerk
By: Patricia A. Grande
Deputy Clerk

RENDITION DATE 8-19-03

EXHIBIT "A" TO RESOLUTION

Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
P.O. Box 1429
Palatka, Florida 32178-1429

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this _____ day of 2003 by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida having an address at 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Grantor") in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at P.O. Box 1429, Palatka, Florida 32178-1429 ("Grantee").

WITNESSETH:

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

WHEREAS, Grantor grants this conservation easement as a condition of permit # ~~40-109-51928-2~~, issued by Grantee, solely to off-set adverse impacts to natural resources, fish and wildlife, and wetland functions; and

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

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

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

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

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

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

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

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

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

f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil

conservation, or fish and wildlife habitat preservation.

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

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

3. Reserved Rights Grantor reserves unto itself, and its successors and assigns all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered in our presence
As Witnesses:

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

Signature: _____
Printed Name: _____

By: _____
**JAMES E. BRYANT
Chairman of the Board of County Comm.**

Signature: _____
Printed name: _____

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

The foregoing instrument was acknowledged before me this _____ day of _____ 2003, by **JAMES E. BRYANT**, Chairman of the Board of County Commissioners, who is personally known and who did not take an oath.

Notary Public, State of Florida

My Commission Expires:

ATTEST: _____
Deputy Clerk of Circuit Court

DAVIS PARK CONSERVATION EASEMENT DESCRIPTIONS

Amended May 13, 2003

PARCEL A

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence N 76-34-53 E a distance of 1301.39 feet to the point of beginning of Parcel A; thence run the following courses:

Course: S 75-52-33 E	Distance: 387.51
Course: S 00-17-42 W	Distance: 14.51
Course: S 16-31-26 E	Distance: 120.08
Course: N 80-09-23 W	Distance: 59.51
Course: S 17-18-23 E	Distance: 27.10
Course: S 23-34-52 W	Distance: 51.51
Course: S 54-29-36 W	Distance: 29.72
Course: S 14-34-25 E	Distance: 30.06
Course: S 15-11-25 W	Distance: 36.26

To a point on a curve, said curve being concave northerly, having a radius of 262.00 feet; thence westerly, along and with the arc of said curve, a chord bearing of S 82-37-43 W and chord distance of 83.00 feet to the point on said curve; thence

Course: N 88-15-29 W	Distance: 76.31
Course: N 40-21-19 W	Distance: 17.26
Course: N 60-18-45 W	Distance: 25.75
Course: S 85-43-17 E	Distance: 23.58
Course: N 11-41-27 E	Distance: 14.12
Course: N 03-45-01 E	Distance: 27.40
Course: N 25-13-10 W	Distance: 44.64
Course: N 17-51-26 W	Distance: 31.85
Course: N 30-57-48 W	Distance: 48.11
Course: N 30-56-49 W	Distance: 46.37
Course: N 10-08-02 W	Distance: 40.67
Course: N 27-46-18 W	Distance: 56.30
Course: N 28-25-39 W	Distance: 79.46

To the point of beginning containing 1.97 acres, more or less.

PARCEL B

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence N 84-03-30 E a distance of 1125.59 feet to the point of beginning of Parcel B; thence run the following courses:

Course: N 62-54-42 E	Distance: 52.52
Course: S 68-35-40 E	Distance: 55.63
Course: S 89-12-06 E	Distance: 25.99
Course: S 45-39-46 E	Distance: 50.01
Course: S 00-05-44 W	Distance: 61.23
Course: S 29-50-04 E	Distance: 39.03
Course: S 19-25-24 E	Distance: 17.44
Course: S 16-25-02 E	Distance: 51.96
Course: S 55-36-54 W	Distance: 143.31
Course: N 76-11-50 W	Distance: 18.77
Course: N 71-04-14 W	Distance: 19.88
Course: S 89-20-43 W	Distance: 50.74
Course: N 33-50-25 W	Distance: 64.28
Course: N 44-54-48 W	Distance: 42.13
Course: N 17-05-05 W	Distance: 59.16
Course: N 30-11-45 E	Distance: 36.68
Course: N 29-00-23 E	Distance: 23.06
Course: N 44-07-56 E	Distance: 52.96
Course: N 33-19-39 E	Distance: 40.69

To the point of beginning containing 1.33 acres, more or less.

PARCEL C

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 14-07-52 E a distance of 178.83 feet to the point of beginning of Parcel C; thence run the following courses:

Course: N 69-35-02 E	Distance: 422.49
Course: N 09-30-47 E	Distance: 44.49
Course: N 02-36-53 W	Distance: 39.02
Course: N 02-36-44 W	Distance: 104.48
Course: N 19-27-32 E	Distance: 47.83
Course: N 03-19-43 W	Distance: 46.87
Course: N 48-57-59 E	Distance: 131.60
Course: N 58-28-14 E	Distance: 33.54
Course: N 53-06-59 E	Distance: 45.37
Course: N 03-25-55 E	Distance: 30.42
Course: N 29-14-07 E	Distance: 25.76
Course: N 55-20-26 E	Distance: 31.43
Course: S 75-52-33 E	Distance: 11.57
Course: N 29-14-07 E	Distance: 51.27
Course: N 03-25-55 E	Distance: 36.26
Course: N 53-06-59 E	Distance: 58.12
Course: N 58-28-14 E	Distance: 32.63
Course: N 48-57-59 E	Distance: 117.25
Course: N 03-19-43 W	Distance: 39.64
Course: N 19-27-32 E	Distance: 48.00
Course: N 02-36-44 W	Distance: 99.60
Course: N 02-36-53 W	Distance: 41.68
Course: N 09-30-47 E	Distance: 74.17
Course: N 33-17-08 E	Distance: 47.60
Course: N 50-16-06 E	Distance: 34.85
Course: N 45-15-51 E	Distance: 32.46
Course: N 64-33-09 E	Distance: 24.73
Course: N 00-43-13 E	Distance: 20.54
Course: N 01-24-00 W	Distance: 58.10
Course: N 31-59-36 E	Distance: 46.02
Course: N 24-29-03 W	Distance: 31.52
Course: N 55-07-49 W	Distance: 54.68
Course: N 57-19-30 E	Distance: 67.76
Course: N 25-52-06 W	Distance: 77.36

Course: N 30-41-03 E	Distance: 12.72
Course: N 63-04-50 W	Distance: 28.22
Course: N 75-00-19 W	Distance: 32.20
Course: S 76-52-28 W	Distance: 46.06
Course: N 52-09-52 W	Distance: 76.75
Course: N 43-13-37 W	Distance: 65.50
Course: N 02-33-05 W	Distance: 15.78
Course: N 58-09-05 W	Distance: 75.36
Course: N 18-14-46 E	Distance: 33.94
Course: N 39-51-17 W	Distance: 43.76
Course: N 27-19-19 E	Distance: 47.92
Course: N 81-24-13 E	Distance: 441.12
Course: S 14-07-52 E	Distance: 628.00

To the point of beginning containing 5.71 acres, more or less.

PARCEL D

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 75-45-24 E a distance of 1252.20 feet to the point of beginning of Parcel D; thence run the following courses:

Course: S 70-48-45 E	Distance: 12.43
Course: N 85-51-21 E	Distance: 58.64
Course: S 22-19-30 E	Distance: 20.11
Course: N 59-53-49 E	Distance: 29.83
Course: S 68-22-48 E	Distance: 53.12
Course: S 21-49-40 E	Distance: 52.56
Course: S 09-26-48 E	Distance: 75.17
Course: S 29-04-42 W	Distance: 41.34
Course: S 13-29-12 W	Distance: 27.95
Course: S 70-57-36 E	Distance: 32.27
Course: S 55-33-37 E	Distance: 48.34
Course: S 78-44-31 W	Distance: 169.75
Course: N 33-14-45 W	Distance: 12.93
Course: S 79-50-19 W	Distance: 47.45
Course: S 73-07-48 W	Distance: 31.12
Course: S 84-49-06 W	Distance: 22.96
Course: N 51-08-27 W	Distance: 28.98
Course: N 70-44-37 W	Distance: 16.82
Course: N 37-42-47 W	Distance: 51.20
Course: N 12-48-23 W	Distance: 50.83
Course: N 26-45-22 E	Distance: 77.64
Course: N 23-16-43 E	Distance: 55.79
Course: N 51-20-25 E	Distance: 87.41

To the point of beginning containing 1.63 acres, more or less.

PARCEL E

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 84-20-38 E a distance of 1458.57 feet to the point of beginning of Parcel E; thence run the following courses:

Course: S 88-15-29 E Distance: 42.55

To a point of curve, said curve being concave northerly, having a radius of 330.00 feet; thence easterly, along and with the arc of said curve, a chord bearing of N 70-40-50 E and chord distance of 237.28 feet to the point on said curve; thence

Course: S 30-06-06 W	Distance: 32.09
Course: S 14-53-54 E	Distance: 55.42
Course: N 70-28-01 W	Distance: 49.05
Course: S 55-09-06 W	Distance: 70.03
Course: S 00-37-16 W	Distance: 47.18
Course: S 10-18-15 E	Distance: 88.45
Course: S 28-26-39 E	Distance: 83.97
Course: S 45-10-29 E	Distance: 75.23
Course: S 11-53-29 E	Distance: 65.97
Course: S 78-44-31 W	Distance: 233.69
Course: N 11-40-38 W	Distance: 74.22
Course: N 15-38-01 W	Distance: 53.32
Course: N 36-20-08 E	Distance: 54.86
Course: N 05-57-23 E	Distance: 20.81
Course: N 37-02-09 W	Distance: 45.86
Course: N 03-10-33 E	Distance: 28.38
Course: N 12-22-42 E	Distance: 30.70
Course: N 31-42-16 W	Distance: 20.46
Course: N 41-25-52 W	Distance: 35.90
Course: N 45-06-56 W	Distance: 45.60
Course: N 35-00-47 E	Distance: 47.15

To the point of beginning containing 1.66 acres, more or less.

PARCEL F

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 69-09-23 E a distance of 1667.56 feet to the point of beginning of Parcel F; thence run the following courses:

Course: N 78-44-31 E	Distance: 251.97
Course: S 76-42-36 E	Distance: 43.82
Course: S 41-13-17 E	Distance: 95.56
Course: S 20-30-11 E	Distance: 36.58
Course: S 62-03-30 W	Distance: 223.79
Course: S 12-24-56 E	Distance: 2308.87
Course: S 80-12-24 W	Distance: 151.12
Course: N 26-55-39 E	Distance: 54.23
Course: N 28-33-49 W	Distance: 15.63
Course: N 17-03-49 W	Distance: 48.19
Course: N 40-08-07 W	Distance: 56.41
Course: N 45-19-18 E	Distance: 46.92
Course: N 20-36-40 W	Distance: 39.64
Course: N 14-28-00 W	Distance: 32.60
Course: N 21-07-23 W	Distance: 47.91
Course: N 16-14-08 W	Distance: 49.36
Course: N 29-31-19 W	Distance: 59.78
Course: N 26-14-48 E	Distance: 47.42
Course: N 02-47-54 W	Distance: 27.61
Course: N 76-23-38 W	Distance: 15.06
Course: S 37-08-40 W	Distance: 29.65
Course: S 76-26-55 W	Distance: 38.70
Course: N 83-49-03 W	Distance: 44.41
Course: N 87-45-50 W	Distance: 39.17
Course: S 88-32-44 W	Distance: 24.40
Course: N 23-05-49 W	Distance: 4.26
Course: S 73-54-33 W	Distance: 70.02
Course: N 66-08-00 W	Distance: 91.56
Course: N 24-32-07 E	Distance: 72.96
Course: N 22-31-07 E	Distance: 52.38
Course: N 42-30-41 E	Distance: 18.04
Course: N 75-02-49 E	Distance: 121.82
Course: S 71-47-11 E	Distance: 31.19
Course: S 65-15-26 E	Distance: 41.26

Course: N 89-12-18 E	Distance: 14.40
Course: N 18-43-47 E	Distance: 23.71
Course: N 49-34-05 E	Distance: 23.17
Course: N 02-43-19 W	Distance: 63.40
Course: N 20-02-33 W	Distance: 39.06
Course: N 11-50-11 E	Distance: 68.92
Course: N 08-20-15 E	Distance: 44.36
Course: N 21-25-43 W	Distance: 50.06
Course: N 80-10-45 W	Distance: 27.28
Course: S 56-48-30 W	Distance: 49.67
Course: N 43-29-51 W	Distance: 239.16
Course: S 89-37-14 E	Distance: 168.49
Course: N 34-44-50 W	Distance: 30.64
Course: N 09-49-11 E	Distance: 52.08
Course: N 12-53-51 E	Distance: 16.50
Course: N 59-45-33 W	Distance: 17.23
Course: N 03-36-24 W	Distance: 144.99
Course: N 55-33-20 E	Distance: 19.91
Course: N 09-19-00 W	Distance: 27.00
Course: N 75-16-48 W	Distance: 16.31
Course: N 03-57-55 W	Distance: 69.23
Course: N 07-23-36 W	Distance: 69.78
Course: N 06-35-40 E	Distance: 26.66
Course: N 76-09-50 E	Distance: 18.26
Course: N 16-03-30 E	Distance: 23.00
Course: N 12-58-34 E	Distance: 20.56
Course: N 25-59-19 W	Distance: 33.90
Course: N 13-25-16 W	Distance: 32.44
Course: N 26-42-07 W	Distance: 12.85
Course: N 35-45-45 W	Distance: 128.07
Course: N 16-24-04 W	Distance: 14.02
Course: N 07-15-00 E	Distance: 45.59
Course: N 76-25-40 W	Distance: 25.58
Course: N 33-49-16 W	Distance: 30.39
Course: S 88-41-00 W	Distance: 24.09
Course: N 37-48-49 W	Distance: 6.98
Course: S 87-43-17 W	Distance: 115.69
Course: N 00-46-35 W	Distance: 113.25
Course: N 88-18-19 E	Distance: 81.21
Course: N 22-48-46 E	Distance: 21.17
Course: N 64-11-19 E	Distance: 12.45
Course: N 29-02-27 E	Distance: 22.43
Course: N 00-16-54 W	Distance: 21.93
Course: N 23-49-02 E	Distance: 118.21
Course: N 09-07-14 E	Distance: 32.76
Course: N 00-22-35 W	Distance: 42.84
Course: N 18-34-54 W	Distance: 52.28
Course: N 25-37-30 W	Distance: 74.45

Course: N 03-48-55 W	Distance: 17.39
Course: N 56-54-39 W	Distance: 15.72
Course: N 31-10-28 W	Distance: 32.87
Course: N 44-43-15 W	Distance: 29.55
Course: N 55-12-15 W	Distance: 23.59
Course: N 36-20-50 W	Distance: 16.99
Course: N 54-48-12 W	Distance: 23.24
Course: S 30-55-48 W	Distance: 14.54
Course: N 80-51-49 W	Distance: 9.48
Course: S 85-19-31 W	Distance: 15.78
Course: N 53-45-46 W	Distance: 8.17
Course: N 02-37-48 W	Distance: 52.08

To the point of beginning containing 7.54 acres, more or less

PARCEL G

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 62-24-40 E a distance of 1412.82 feet to the point of beginning of Parcel G; thence run the following courses:

Course: N 78-44-31 E	Distance: 235.69
Course: S 01-11-08 W	Distance: 54.11
Course: S 44-41-33 W	Distance: 47.19
Course: S 55-11-52 W	Distance: 55.52
Course: S 41-00-57 W	Distance: 16.02
Course: S 75-50-16 W	Distance: 19.66
Course: S 40-09-11 W	Distance: 24.41
Course: S 86-32-33 W	Distance: 67.87
Course: N 14-44-30 W	Distance: 41.22
Course: N 32-25-29 W	Distance: 45.24
Course: N 01-07-10 E	Distance: 21.23
Course: N 15-49-03 W	Distance: 14.22

To the point of beginning containing 0.52 acres, more or less.

PARCEL H

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 14-07-52 E a distance of 867.11 feet to the point of beginning of Parcel H; thence run the following courses:

Course: N 81-24-00 E	Distance: 409.48
Course: S 15-30-20 W	Distance: 79.74
Course: S 01-54-57 E	Distance: 84.67
Course: S 13-03-19 E	Distance: 91.79
Course: S 31-01-34 E	Distance: 94.48
Course: S 05-16-35 E	Distance: 27.09
Course: S 12-46-22 E	Distance: 39.87
Course: S 09-27-03 W	Distance: 66.65
Course: S 16-47-58 W	Distance: 43.25
Course: S 17-16-55 E	Distance: 17.11
Course: S 73-30-03 E	Distance: 29.41
Course: S 27-19-10 E	Distance: 86.35
Course: S 50-20-32 E	Distance: 94.29
Course: S 07-29-37 E	Distance: 71.32
Course: S 73-10-46 E	Distance: 9.18
Course: N 51-08-03 E	Distance: 45.40
Course: N 62-22-30 E	Distance: 26.92
Course: N 30-10-13 E	Distance: 42.72
Course: N 78-22-41 E	Distance: 56.16
Course: S 87-53-43 E	Distance: 40.66
Course: N 46-05-46 E	Distance: 71.62
Course: N 64-03-47 E	Distance: 58.44
Course: N 32-15-40 E	Distance: 11.66
Course: N 30-46-49 W	Distance: 61.10
Course: N 07-37-13 E	Distance: 79.25
Course: N 61-33-30 E	Distance: 90.98
Course: N 43-11-37 E	Distance: 61.95
Course: N 77-48-44 E	Distance: 16.90
Course: S 56-41-31 E	Distance: 85.21
Course: S 55-36-25 E	Distance: 19.88
Course: N 33-40-54 E	Distance: 43.78
Course: N 57-46-32 E	Distance: 42.38
Course: N 89-57-22 E	Distance: 158.10

Course: S 01-26-47 E	Distance: 95.29
Course: S 70-25-17 W	Distance: 25.66
Course: N 69-57-19 W	Distance: 29.31
Course: S 56-53-42 W	Distance: 25.27
Course: S 83-00-42 W	Distance: 92.95
Course: S 35-32-58 W	Distance: 66.94
Course: S 40-15-46 W	Distance: 61.50
Course: S 58-41-55 W	Distance: 35.45
Course: S 31-44-15 W	Distance: 13.90
Course: S 03-20-33 W	Distance: 59.86
Course: S 26-49-01 E	Distance: 61.86
Course: S 57-43-07 W	Distance: 94.34
Course: S 85-16-00 W	Distance: 61.28
Course: N 86-01-16 W	Distance: 38.93
Course: S 36-55-21 W	Distance: 59.21
Course: S 75-50-19 W	Distance: 71.31
Course: S 63-40-37 W	Distance: 32.35
Course: S 20-53-08 W	Distance: 29.64
Course: S 41-01-13 W	Distance: 47.55
Course: S 88-01-32 W	Distance: 34.87
Course: S 12-32-47 W	Distance: 36.06
Course: S 23-34-11 E	Distance: 37.50
Course: S 18-13-24 W	Distance: 50.20
Course: S 26-29-09 W	Distance: 42.16
Course: S 09-08-27 W	Distance: 37.90
Course: S 23-30-38 E	Distance: 28.73
Course: S 21-42-31 E	Distance: 61.37
Course: S 19-13-40 E	Distance: 80.00
Course: S 36-50-36 E	Distance: 56.13
Course: N 67-16-06 E	Distance: 34.17
Course: N 61-59-15 E	Distance: 99.19
Course: N 71-29-42 E	Distance: 85.72
Course: N 88-41-20 E	Distance: 32.46
Course: N 87-40-52 E	Distance: 35.42
Course: N 78-08-57 E	Distance: 87.64
Course: N 56-07-53 E	Distance: 41.41
Course: N 86-04-26 E	Distance: 80.90
Course: S 42-46-35 E	Distance: 51.99
Course: S 67-31-59 E	Distance: 67.36
Course: S 59-17-49 E	Distance: 46.93
Course: S 58-20-18 E	Distance: 39.37
Course: N 74-51-54 E	Distance: 15.34
Course: N 70-05-34 E	Distance: 68.46
Course: S 43-29-51 E	Distance: 197.54
Course: S 18-47-35 W	Distance: 21.37
Course: S 74-58-28 W	Distance: 125.61
Course: S 67-45-46 W	Distance: 13.02
Course: S 55-22-12 W	Distance: 6.42

Course: S 83-25-34 W	Distance: 27.44
Course: S 56-59-52 W	Distance: 36.19
Course: S 84-32-59 W	Distance: 62.69
Course: N 76-03-03 W	Distance: 74.11
Course: N 14-44-34 W	Distance: 43.82
Course: N 15-29-22 E	Distance: 38.38
Course: N 01-10-51 W	Distance: 10.28
Course: N 81-06-16 W	Distance: 78.52
Course: N 65-39-41 W	Distance: 35.95
Course: S 82-13-06 W	Distance: 51.24
Course: S 08-46-56 W	Distance: 33.70
Course: N 50-59-55 W	Distance: 59.30
Course: N 82-06-05 W	Distance: 44.44
Course: S 41-03-15 W	Distance: 17.81
Course: S 18-21-44 W	Distance: 22.75
Course: S 06-43-06 E	Distance: 45.19
Course: S 05-50-38 E	Distance: 72.70
Course: S 19-53-25 W	Distance: 64.07
Course: S 44-37-23 W	Distance: 60.25
Course: S 16-29-12 W	Distance: 41.35
Course: S 25-35-52 W	Distance: 90.22
Course: S 17-00-39 W	Distance: 57.92
Course: S 01-03-21 E	Distance: 50.66
Course: S 07-24-40 W	Distance: 59.72
Course: S 05-47-42 E	Distance: 61.88
Course: S 42-41-46 W	Distance: 21.96
Course: S 58-15-45 E	Distance: 25.18
Course: S 44-20-23 E	Distance: 91.06
Course: S 18-56-12 E	Distance: 63.35
Course: S 02-57-16 E	Distance: 40.99
Course: S 00-26-10 E	Distance: 32.68
Course: S 22-19-41 W	Distance: 46.25
Course: S 02-49-56 E	Distance: 21.16
Course: S 20-51-53 E	Distance: 34.94
Course: S 27-30-56 E	Distance: 76.40
Course: S 16-27-13 W	Distance: 64.77
Course: S 22-09-24 W	Distance: 17.88
Course: S 53-57-04 E	Distance: 39.90
Course: S 19-45-48 E	Distance: 40.75
Course: S 42-59-56 E	Distance: 43.09
Course: S 13-34-26 E	Distance: 41.95
Course: S 33-51-17 W	Distance: 71.96
Course: S 77-07-51 W	Distance: 48.55
Course: N 65-03-31 W	Distance: 69.88
Course: N 58-46-30 W	Distance: 36.85
Course: S 34-34-02 W	Distance: 72.72
Course: N 83-50-01 W	Distance: 87.58
Course: N 72-58-04 W	Distance: 49.09

Course: N 76-24-38 W	Distance: 17.03
Course: S 05-52-22 W	Distance: 26.79
Course: S 11-55-03 E	Distance: 50.00
Course: S 08-43-01 E	Distance: 65.39
Course: S 08-44-02 W	Distance: 21.61
Course: N 14-07-52 W	Distance: 2789.58

To the point of beginning containing 31.66 acres, more or less, less and excepting upland buffer of 0.72 acres.

PARCEL I

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 32-58-58 E a distance of 3189.24 feet to the point of beginning of Parcel I; thence run the following courses:

Course: N 82-08-28 E	Distance: 73.29
Course: N 60-58-00 E	Distance: 49.28
Course: S 63-02-10 E	Distance: 93.06
Course: S 33-33-06 E	Distance: 115.19
Course: S 40-28-00 W	Distance: 78.02
Course: S 40-41-26 E	Distance: 18.41
Course: S 49-07-44 E	Distance: 37.48
Course: S 09-14-15 E	Distance: 49.64
Course: S 33-31-07 E	Distance: 73.90
Course: S 84-55-28 W	Distance: 114.23
Course: N 62-23-13 W	Distance: 86.01
Course: N 27-45-24 W	Distance: 38.61
Course: N 67-05-44 W	Distance: 38.66
Course: N 54-22-11 W	Distance: 57.34
Course: N 29-11-02 W	Distance: 35.96
Course: N 19-34-03 W	Distance: 84.87
Course: N 36-50-43 E	Distance: 41.70
Course: N 10-34-00 E	Distance: 56.55

To the point of beginning containing 1.66 acres, more or less.

PARCEL J

A part of Section 55, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: For a point of reference, commence at the northwest corner of said Section 55; thence S 00-56-45 E, along the westerly line of said Section 55, a distance of 2155.08 feet to the northerly line of those lands as described in Official Records 1097 Page 1079 of the Public Records of said County; thence N 55-20-24 E, along said northerly line, a distance of 642.72 feet to the northeast corner of said lands and the same being the northwest corner of the Davis Park Parcel; thence S 17-44-00 E a distance of 3751.59 feet to the point of beginning of Parcel J; thence run the following courses:

Course: N 54-45-12 E	Distance: 49.54
Course: N 81-08-55 E	Distance: 51.06
Course: N 53-24-19 E	Distance: 41.09
Course: N 79-58-34 E	Distance: 62.95
Course: S 73-17-46 E	Distance: 77.97
Course: S 33-17-34 E	Distance: 19.18
Course: N 53-07-46 E	Distance: 15.69
Course: S 73-45-50 E	Distance: 28.44
Course: S 63-40-09 E	Distance: 56.94
Course: S 75-17-42 E	Distance: 36.27
Course: N 65-38-07 E	Distance: 18.36

To a point on a curve, said curve being concave northwesterly, having a radius of 900.00 feet; thence southwesterly, along and with the arc of said curve, a chord bearing of S 53-15-37 W and chord distance of 328.86 feet to the point on said curve; thence

Course: N 41-43-54 W	Distance: 9.80
Course: N 84-55-03 W	Distance: 51.55
Course: N 21-43-37 W	Distance: 30.54
Course: N 72-05-53 W	Distance: 48.34
Course: N 20-10-30 W	Distance: 66.96
Course: N 09-37-10 W	Distance: 71.74

To the point of beginning containing 1.48 acres, more or less.