

RESOLUTION NO. 2005- 302

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR ACQUISITION OF AN EASEMENT REQUIRED FOR CONSTRUCTION OF PHASE II OF THE INTERSTATE 95 CORRIDOR TRANSMISSION WATER MAIN EXTENSION PROJECT AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE PURCHASE AND SALE AGREEMENT AND TAKE ALL ACTION NECESSARY IN ORDER TO CLOSE AND COMPLETE THE TRANSACTION IN ACCORDANCE WITH SECTION 125.355, FLORIDA STATUTES.**

**RECITALS**

**WHEREAS**, Parrish Properties, a Florida general partnership, etal, have agreed to the terms and conditions in the Purchase and Sale Agreement for purchase of an Easement required for the Phase II of the Interstate 95 Corridor Transmission Water Main Extension Project along the west side of Interstate 95 between State Road 207 and State Road 206, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, acquisition of this Easement is required to install the water transmission main on the property owned by the individuals to continue Phase II of the Capital Improvement Project; and

**WHEREAS**, the negotiated purchase price of \$25,000 represented in the Purchase and Sale Agreement is based on an appraisal performed by Pomeroy Appraisal Associates of Florida, Inc. and has been recommended for payment by St. Johns County Utility Department. The acquisition will be subject to a timber lease; and

**WHEREAS**, it is in the best interest of the public for the County to acquire the Easement to ensure that the project can proceed.

**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 Board of County Commissioners of St. Johns County hereby approves the terms and conditions of the Purchase and Sale Agreement and authorizes the County Administrator to execute said Purchase and Sale Agreement and take all action necessary in order to close and complete the transaction in accordance with Section 125.355, Florida Statutes.

Section 3. The Clerk of the Courts of St. Johns County is instructed to file the original Purchase and Sale Agreement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 18<sup>th</sup> day of October, 2005.

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

BY: *Bruce A. Maguire*  
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

*Patricia DeGrande*  
Deputy Clerk

RENDITION DATE 10-20-05



**PURCHASE AND SALE AGREEMENT**

**THIS PURCHASE AND SALE AGREEMENT** ("Agreement") is made and effective as of \_\_\_\_\_, 2005, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Buyer") and **MARJORIE P. O'LOUGHLIN, DOROTHY P. YOUNG, MARIE VAN SICKLE, AND VIRGINIA P. CARTER**, each conveying their separate non-homestead property (AS TO PARCEL ONE), and **DOROTHY P. YOUNG AND VIRGINIA P. CARTER**, as successor trustees for Parrish Properties, a Florida general partnership (AS TO PARCEL TWO) whose address is 1 "C" Street, St. Augustine Florida 32080, ("Sellers").

**WITNESSETH:**

**WHEREAS**, the County is desirous of purchasing an exclusive easement on a portion of the property owned by the Sellers and Sellers are desirous of selling upon the terms and conditions hereinafter expressed; and

**WHEREAS**, it is in the public interest for the Buyer to acquire easement rights to the property, shown in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property") for Phase II of the Interstate 95 Corridor Transmission Water Main Extension Project; and

**NOW THEREFORE**, it is mutually agreed as follows:

1. Purchase Price.

(a) The purchase price ("Purchase Price") is **\$25,500.00**, subject to the prorations hereinafter provided. The Purchase Price shall be paid as follows:

<u>Payment</u>	<u>Due Date</u>	<u>Amount</u>
(ii) Cash to Close	Closing Day	<b>\$25,500.00</b>
<b>TOTAL PURCHASE PRICE</b>		<b>\$25,500.00</b>

Payment of the Purchase Price shall be in cash or other immediately available funds.

2. Title Evidence.

(a) Buyer agrees, at its sole option and expense, to take all reasonable action to obtain within 45 days from the effective date, a title guarantee commitment ("Commitment") issued by a title company authorized to do business in the State of Florida ("Title Company") agreeing to

issue to Buyer, upon recording the Easement an policy of title insurance in the amount of the Purchase Price, insuring Buyer's easement rights to the property subject only to the following (the "Permitted Encumbrances"):

(i) zoning, restrictions, prohibitions, regulations, ordinances and other requirements of any applicable governmental authority;

(ii) the lien of taxes and assessments for the calendar year of the Closing and all subsequent years;

(iii) restrictions and matters appearing on the plat of the Property; and

(b) Buyer shall notify Seller in writing ("Title Notice") within 10 day after Buyer's receipt of the Commitment if the Commitment cannot be obtained or it discloses any defects in the title to the Property, other than the Permitted Encumbrances. Any such defects appearing in the Commitment not timely noted by Buyer in the Title Notice shall be deemed to have been waived by Buyer. In the event the Commitment discloses any defect and such defect is timely noted in a Title Notice, Seller, at Seller's sole option and expense, shall have 60 days from the date it receives the Title Notice within which to cure such defect (with a corresponding extension to the Closing Date as necessary). If after the expiration of such 60-day period, Seller has not cured title defects, then in such event, Buyer's remedies shall be limited solely to either (x) accepting such title to the Property as Seller shall be able to convey, without adjustment to or diminution of the Purchase Price or (y) terminating this Agreement and receiving a return of the Deposit.

### 3. Identity and Obligation of Escrow Agent.

(a) Anastasia Title Services, Inc., 670 A1A Beach Blvd., St. Augustine, FL 32080, shall be Escrow Agent, at no additional charge to Seller or Buyer but with the right to serve as underwriter for the title insurance policy.

4. Closing. Unless extended by the terms of Section 2, or other provisions hereof, the closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, Anastasia Title Services, Inc., 670 A1A Beach Blvd. St. Augustine, FL 32080, on or before ninety days (90) from the date of this contract ("Closing Date"), TIME BEING OF THE ESSENCE.

5. Seller's Representations. Seller represents to Buyer that he owns fee simple title to the Property and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

### 6. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer the following:

(i) an exclusive Perpetual Easement conveying easement rights to the Property, subject only to the Permitted Encumbrances and the matters referred to on the Commitment;

(ii) a Non-Foreign Certificate and Request for Taxpayer Identification Number "FIRPTA" affidavit to be signed by seller.

(iii) an affidavit in the form required by the Title Company to delete the standard printed exception relating to the "gap" and to remove the standard printed exceptions for mechanics' lien and parties in possession other than Occupancy Tenants (except to the extent the same constitute Permitted Encumbrances).

(b) At the Closing, Buyer shall deliver the cash to close, to Seller, in accordance with Section 1. Buyer shall execute and deliver to Seller such consents and authorizations as Seller may reasonably deem necessary to evidence the authority of Buyer to purchase the easement rights and to consummate all other actions required to be taken by Buyer under this Agreement.

(c) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(d) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

7. Closing Expenses. Buyer shall pay the cost of the title policy issued pursuant to the Commitment, the cost of recording the exclusive Perpetual Easement, all of the expenses in connection with recording fees. Each party shall bear the expense of its own legal counsel.

8. Survey and Legal Description. Between this date and Closing, Buyer shall have the Property surveyed. Buyer shall provide written notice ("Survey Notice") to Seller within 10 days after Buyer's receipt of any such new survey ("Survey") if the Survey discloses any encroachments or any other title defects affecting the Property (other than Permitted Encumbrances). All such encroachments or defects so noted in the Survey Notice are to be regarded for all purposes under this Agreement as title defects and, as such, are to be treated in the manner provided in Section 2. Any such title defects shown on the Survey and not timely noted in the Survey Notice to Seller shall be deemed to have been waived by Buyer.

9. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Property for the purpose of physically inspecting the Property and conducting surveys, studies and tests or assessments including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis to determine the Property's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Buyer agrees to provide Seller with copies of all reports conducted on the

Property. If Buyer determines that the Property is unsuitable, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. Such notice of termination must be given on or before the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

10. Default. (a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may receive an immediate refund of the Deposit, and then at its option either may terminate this Agreement and sue for damages or sue for specific performance. (b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

11. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Perpetual Easement.

12. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

13. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

14. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

15. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

16. Time. Time is of the essence of all provisions of this Agreement.

17. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

18. Notices. Any notice hereunder must be in writing and delivered personally or by

United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; Federal Express or equivalent courier service, and shall not be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Seller: Marjorie P. O'Loughlin  
Dorothy P. Young  
Virginia P. Carter  
Marie Van Sickle  
1 "C" Street  
St. Augustine, Florida 32080

Buyer: St. Johns County  
Ben W. Adams, Jr., County Administrator  
4020 Lewis Speedway  
St. Augustine, Florida 32095

Escrow Agent: Anastasia Title Services, Inc.  
670 A1A Beach Blvd.  
St. Augustine, Florida 32080

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19. Project. It is the intention hereof that the seller will convey to the County an exclusive perpetual easement as described in and to said property hereinafter described, for all purposes consistent with Phase II of the Interstate 95 Corridor Water Main Extension Project, or any changes, additions or modifications that may hereafter be made therein, and also the perpetual right to take and use materials, as well as all other right incident to the project, or any changes, additions or modifications thereof, over, upon and across said property hereinafter described.

20. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

21. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

22. Commission Dues. Buyer and Seller agree that there are no real estate commissions that may be owed as a result of this transaction.

23. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

24. Effective Date: The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

**IN WITNESS WHEREOF**, the parties hereto have duly executed this Agreement or its counterparties.

**SELLERS:**

James S. Inray  
Witness Name JAMES S. INRAY

Marjorie P. O'Loughlin  
Marjorie P. O'Loughlin

Debra B. Franczak  
Witness Name DEBRA B. FRANCAZAK

STATE OF ~~St. Johns~~ FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of MAY, 2005, by Marjorie P. O'Loughlin. Who is personally known to me or has produced a driver's license as identification.

Debra Beal Franczak  
Notary Public



Michelle Oshields  
Witness Name Michelle Oshields

Wendy Silvers  
Witness Name Wendy Silvers

Dorothy P. Young  
Dorothy P. Young

Dorothy P. Young  
Dorothy P. Young, trustee of Parish  
Property, a Florida general partnership

STATE OF North Carolina  
COUNTY OF Mitchell

The foregoing instrument was acknowledged before me this 21st day of July, 2005, by Dorothy P. Young. Who is personally known to me or has produced a driver's license as identification.

Beth Ulright  
Notary Public

Janita B. McKinney  
Witness Name Janita B. McKinney  
Alma Renee  
Witness Name Tenatrice

Virginia P. Carter  
Virginia P. Carter  
Virginia P. Carter  
Virginia P. Carter, trustee of Parrish  
Properties, a Florida general partnership

STATE OF A.C.  
COUNTY OF Spang

The foregoing instrument was acknowledged before me this 25 day of July, 2005, by Virginia P. Carter. Who is personally known to me or has produced a driver's license as identification.

Janita B. McKinney  
Notary Public


Scott L. Russell  
Witness Name Scott L. Russell

Marie P. Van Sickle  
Marie Van Sickle

Pamela Hale  
Witness Name Pamela Hale

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 1st day of Apr., 2005, by Marie Van Sickle. Who is personally known to me or has produced a driver's license as identification.

 Jan Lee Braddock  
My Commission DD180099  
Expires June 01, 2007

Jan Lee Braddock  
Notary Public

**BUYER:  
ST. JOHNS COUNTY, FLORIDA**

\_\_\_\_\_  
Date: \_\_\_\_\_

\_\_\_\_\_  
Witness Name: \_\_\_\_\_

Ben W. Adams, Jr.  
County Administrator

\_\_\_\_\_  
Witness Name \_\_\_\_\_

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2005, by **BEN W. ADAMS, JR.**, County Administrator for St. Johns County, Florida, who is personally known to me.

\_\_\_\_\_  
Notary Public

**Deputy Clerk to Attest:**

By: \_\_\_\_\_  
Deputy Clerk

EXHIBIT "A"

LEGAL DESCRIPTION – PARCEL ONE:

*20' PROPOSED UTILITY EASEMENT*

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1289, PAGE 361 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS ALSO BEING A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO 207, A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED (PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78050-2531) AND THE WESTERLY LINE OF SAID OFFICIAL RECORDS 208, PAGE 497; THENCE NORTH 36°39'07" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 711.12 FEET; THENCE SOUTH 01°48'31" WEST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 75.52 FEET; THENCE SOUTH 03°43'30" EAST, A DISTANCE OF 79.08 FEET; THENCE SOUTH 00°32'07" WEST, A DISTANCE OF 378.54 FEET; THENCE SOUTH 00°40'37" EAST, A DISTANCE OF 519.94 FEET; THENCE SOUTH 00°45'53" EAST, A DISTANCE OF 325.76 FEET; THENCE SOUTH 00°23'20" EAST, A DISTANCE OF 771.54 FEET; THENCE SOUTH 00°01'19" WEST, A DISTANCE OF 679.38 FEET; THENCE SOUTH 02°24'53" WEST, A DISTANCE OF 91.68 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS 208, PAGE 497, OF THE PUBLIC RECORDS OF SAID COUNTY AS MONUMENTED BY LOREN N. JONES (LS 894) AS SHOWN ON MAP DATED JANUARY 7, 1987 AND THE POINT OF BEGINING; THENCE SOUTH 88°55'18" WEST, ALONG SAID SOUTHERLY LINE AND ALONG THE NORTHERLY LINE OF SAID OFFICIAL RECORDS 1289, PAGE 361, A DISTANCE OF 951.70 FEET TO A POINT OF CURVATURE, SAID CURVE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°24'41" A DISTANCE OF 457.38 FEET TO A FOUND 4"X4" CONCRETE MONUMENT LS 894, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°52'21" EAST, 441.60 FEET; THENCE SOUTH 00°45'26" EAST, DEPARTING SAID NORTHERLY LINE, AND ALONG SAID EASTERLY LINE, A DISTANCE OF 32.55 FEET; THENCE NORTH 38°40'01" WEST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 25.68 FEET TO A POINT OF CURVATURE BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 480.00

**FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°24'41" AN ARC LENGTH OF 439.08 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°52'21" WEST, 423.93 FEET; THENCE SOUTH 88°55'18" WEST, A DISTANCE OF 951.70 FEET; THENCE NORTH 01°04'44" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.**

**CONTAINING 28,255 SQUARE FEET OR 0.65 ACRES, MORE OR LESS.**

**LEGAL DESCRIPTION – PARCEL TWO:**

**PROPOSED 20.00 FOOT UTILITY EASEMENT**

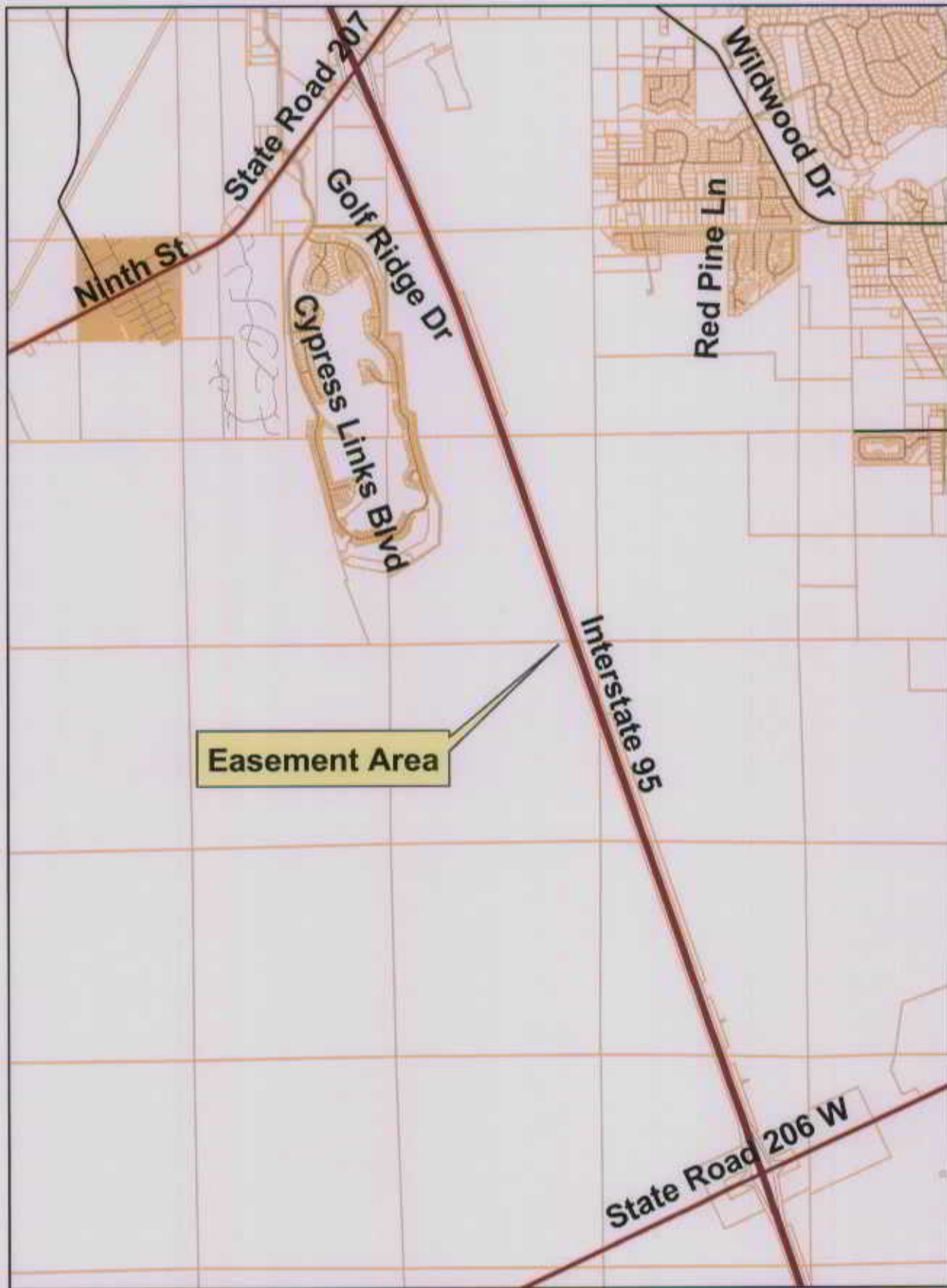
**A PARCEL OF LAND LYING IN SECTION 15, SECTION 22 AND SECTION 27 TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**FOR A POINT REFERENCE, COMMENCE AT A 4"x4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING AT THE NORTHEAST CORNER OF THOSE LANDS AS MONUMENTED BY LOREN N. JONES AND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1289, PAGE 358 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°45'26" EAST, ALONG THE EASTERLY LINE OF SAID LANDS, A DISTANCE OF 204.29 FEET TO THE POINT OF BEGINNING;**

**THENCE NORTH 89°13'15" EAST, A DISTANCE OF 838.77 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95), A 300.00 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 23°07'43" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,395.37 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 17,038.76 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'02", AN ARC DISTANCE OF 1,194.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°07'12" EAST, 1,194.41 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 19°06'41" EAST, A DISTANCE OF 10,995.78 FEET TO THE EASTERLY LINE OF SECTION 27, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°27'11" EAST, ALONG SAID EASTERLY LINE OF SECTION 27, A DISTANCE OF 62.52 FEET TO A POINT ON A LINE THAT IS 20.00 FEET SOUTHWESTERLY AND PARALLEL TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 9 (I-95); THENCE NORTH 19°06'41" WEST, ALONG A LINE 20.00 FEET SOUTHWESTERLY AND PARALLEL TO SAID**

SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 11,055.01 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 17,018.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°01'02", AN ARC DISTANCE OF 1,193.25 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°07'12" WEST, 1,193.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 23°07'43" WEST, A DISTANCE OF 1,381.97 FEET; THENCE SOUTH 89°13'15" WEST, DEPARTING SAID LINE, A DISTANCE OF 825.38 FEET TO THE EASTERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1289, PAGE 358; THENCE NORTH 00°45'23" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.63 ACRES, MORE OR LESS



**Easement Area**

Disclaimer: This map is provided by the St. Johns County Real Estate Division and is for estimate purposes only. The Real Estate Division disclaims all responsibility for the accuracy or completeness of data shown herein. Data are from multiple sources with varying degrees of accuracy. This map should not be used for final site-specific land use decisions.



Prepared By:  
**St. Johns County  
Real Estate Division**

