

RESOLUTION NO. 2007- 78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE TWO AMENDMENTS TO GRANT OF EASEMENTS FROM CABBAGE HAMMOCK COMPANY, LLC, SONOC COMPANY, LLC, SCHOOL BOARD OF ST. JOHNS COUNTY AND NEW BEGINNINGS BAPTIST CHURCH OF PONTE VEDRA, INC. AND CORRECTING THE LEGAL DESCRIPTION TO THE NOCATEE PRESERVE.

RECITALS

WHEREAS, the School Board of St. Johns County acquired property from Nocatee Preserve to build a new high school; and

WHEREAS, the Nocatee Preserve Access Easement is being relocated to the eastern edge of the school property because once it enters the school site, it crosses the area where the school will be constructed; and

WHEREAS, a scrivener's error was found in the easements from Sonoc Company LLC and Cabbage Hammock Company LLC; and

WHEREAS, the two Amendments to Grant of Easement will correct these issues, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof.

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 accepts and authorizes the County Administrator to execute the two Amendments to Grant of Easement.

Section 3. The Clerk of Circuit Court is hereby instructed to record the two original Amendments to Grant of Easement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of March, 2007.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk
By: Jan Halter
Deputy Clerk

RENDITION DATE 3/21/07

St. Johns County
Debbie Taylor
4020 Lewis Speedway
St. Augustine, FL 32084

AMENDMENT TO GRANT OF EASEMENT

[Nocatee Preserve North Access Easement]

THIS AMENDMENT, is made this _____ day of _____, 2007, by **CABBAGE HAMMOCK COMPANY, LLC**, a Delaware limited liability company, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 ("Grantor"); and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida ("Grantee"), whose address is 4020 Lewis Speedway, St. Augustine, Florida 32085.

A. Grantor and Grantee executed that certain Grant of Easement recorded in Official Records Book 2639, page 332 of the public records of St. Johns County, Florida (the "Easement").

B. Subsequently, a scrivener's error was found in the legal description and the parties desire to amend the Easement to correct such scrivener's error.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the parties agree that the Easement Parcel described on Exhibit "B" to the Easement is hereby replaced with the corrected legal description described on **Exhibit "B-1"**, attached hereto and made a part hereof. All other terms of the Easement will remain in full force and effect.

IN WITNESS WHEREOF, Grantor and Grantee have caused this Grant of Easement to be executed by their undersigned, duly authorized officers, and their corporate seals have been affixed, hereto as of the _____ day of _____, 2007.

[This space intentionally left blank.]

**Signed, Sealed and delivered
In the presence of:**

GRANTOR:

Print Witness Name: _____

CABBAGE HAMMOCK COMPANY, LLC
a Delaware Limited Liability Company

Print Witness Name: _____

By: _____
Print Name: _____
Title: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2007, by _____, the _____ of **CABBAGE
HAMMOCK COMPANY, LLC**, a Delaware limited liability company, on behalf of the
company and who is personally known to me.

Print Notary Name: _____

SEAL

[Grantee signature block on next page.]

GRANTEE:

Print Witness Name: _____

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida

Print Witness Name: _____

By: _____
Wally J. Kropacek
Interim County Administrator

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2007, by Wally J. Kropacek, Interim County Administrator, of **ST. JOHNS COUNTY,**
FLORIDA, a political subdivision of the State of Florida, who is personally known to
me.

Print Notary Name: _____

SEAL

EXHIBIT "B-1"

(Easement Parcel)

Revised February 21, 2007
August 4, 2005
Page 1 of 2

Work Order No. 05-163.00
Nocatee

50' Preserve Access Easement Parcel B (Cabbage Hammock)

A 50 foot Preserve Access Easement lying within those lands described and recorded in Official Records Book 1462, Page 685 of the Public Records of St Johns County, over and across existing trail roads lying Easterly of Davis Park.

A portion of Section 57 of the William Travers Grant, together with a portion of Section 59 of the Travers or Palmes Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 685 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Section 51 of the Ben Chaires Grant, said Township and Range, thence North $84^{\circ}57'28''$ East, along the Southerly line of said Section 51, a distance of 1041.00 feet to a point lying on the Southerly right of way line of County Road Number 210, also known as Palm Valley Road, a 100 foot right of way as now established; thence Southwesterly, along said Southerly right of way line the following three (3) courses: Course 1, thence South $52^{\circ}47'44''$ West, departing said Southerly line, 553.71 feet to the point of curvature of a curve concave Northwesterly, having a radius of 639.76 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of $26^{\circ}20'48''$, an arc length of 294.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}58'07''$ West, 291.60 feet; Course 3, thence South $79^{\circ}08'31''$ West, 873.61 feet to the Northeasterly corner of those lands described and recorded in the Official Records Book 1443, page 1687 of said public records; thence Southeasterly, along the Easterly line of said lands, the following nine (9) courses; Course 1, thence South $15^{\circ}45'16''$ East, departing said Southerly right of way line, 80.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 120.64 feet; Course 2, thence Southeasterly, along the arc of said curve, through a central angle of $23^{\circ}32'46''$, an arc length of 49.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $27^{\circ}31'39''$ East, 49.23 feet; Course 3, thence South $39^{\circ}18'02''$ East, 131.44 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2112.67 feet; Course 4, thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ}11'44''$, an arc length of 265.32 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $42^{\circ}53'54''$ East, 265.15 feet; Course 5, thence Southeasterly along the arc of a curve concave Southwesterly, having a radius of 1286.38 feet, through a central angle of $12^{\circ}00'42''$, an arc length of 269.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $40^{\circ}29'25''$ East, 269.19 feet; Course 6, thence South $34^{\circ}29'04''$ East, 199.08 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1531.89 feet; Course 7, thence Southeasterly, along the arc of said curve through a central angle of $07^{\circ}06'46''$, an arc length of 190.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $38^{\circ}02'27''$ East, 190.05 feet; Course 8, thence South $41^{\circ}35'50''$ East, 152.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 77.55 feet; Course 9, thence Southeasterly, along the arc of said curve, through a central angle of $26^{\circ}15'08''$, an

**50' Preserve Access Easement
Parcel B (Cabbage Hammock) (continued)**

arc length of 35.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°28'16" East, 35.22 feet; thence South 45°44'06" East, departing said Easterly line of Official Records Book 1443, page 1687, a distance of 86.83 feet; thence South 37°15'53" East, 200.42 feet; thence South 37°39'37" East, 299.09 feet; thence South 40°04'28" East, 116.79 feet; thence South 53°52'32" East, 97.40 feet; thence South 60°44'28" East, 65.55 feet; thence South 74°10'35" East, 66.90 feet; thence South 49°41'01" East, 75.11 feet; thence South 25°23'57" East, 66.13 feet; thence South 23°42'29" East, 80.36 feet; thence South 06°42'53" East, 71.17 feet; thence South 12°04'10" West, 224.25 feet; thence South 06°57'04" West, 57.82 feet; thence South 03°11'05" East, 63.37 feet; thence South 08°07'53" East, 62.67 feet; thence South 15°34'18" East, 187.51 feet; thence South 02°46'20" East, 108.31 feet; thence South 13°07'08" West, 220.37 feet; thence South 15°55'57" East, 130.25 feet; thence South 04°32'18" West, 246.29 feet; thence South 15°56'13" East, 344.53 feet; thence South 32°20'07" East, 195.34 feet; thence South 34°03'34" East, 370.56 feet; thence South 17°20'35" East, 217.31 feet; thence South 20°56'20" East, 192.12 feet; thence South 13°47'22" East, 96.06 feet; thence South 23°55'59" East, 156.63 feet; thence South 16°03'20" East, 173.52 feet; thence South 08°46'18" East, 122.40 feet; thence South 16°02'25" East, 201.73 feet; thence South 19°32'50" East, 126.40 feet; thence South 10°56'25" East, 168.62 feet; thence North 89°16'46" East, 96.16 feet; thence South 79°37'38" East, 523.24 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 1462, page 667 of said public records, said point also being the Point of Beginning.

From said Point of Beginning, thence continue South 79°37'38" East, 17.42 feet; thence South 79°20'47" East, 135.09 feet; thence South 68°38'45" East, 180.36 feet; thence South 59°33'02" East, 199.46 feet; thence South 29°49'40" East, 158.44 feet; thence South 26°28'07" East, 159.91 feet; thence South 46°58'06" East, 86.32 feet; thence South 59°28'12" East, 53.79 feet; thence South 83°37'01" East, 88.47 feet; thence South 83°01'26" East, 135.86 feet; thence South 89°45'16" East, 165.06 feet; thence South 71°49'25" East, 119.85 feet; thence South 55°28'26" East, 466.14 feet; thence South 61°14'25" East, 486.31 feet to a point lying on a Northerly line of said lands of Official Records Book 1462, page 667; thence South 49°45'40" West, along said Northerly line, 24.02 feet to a point lying on the dividing line between Township 4 South and Township 5 South, both lying in Range 29 East; thence South 89°28'18" West, continuing along said Northerly line and along said dividing line, 56.37 feet; thence North 61°14'25" West, departing last said line, 431.06 feet; thence North 55°28'26" West, 461.48 feet; thence North 71°49'25" West, 104.78 feet; thence North 89°45'16" West, 160.11 feet; thence North 83°01'26" West, 138.54 feet; thence North 83°37'01" West, 98.91 feet; thence North 59°28'12" West, 69.96 feet; thence North 46°58'06" West, 100.83 feet; thence North 26°28'07" West, 167.49 feet; thence North 29°49'40" West, 143.71 feet; thence North 59°33'02" West, 182.21 feet; thence North 68°38'45" West, 171.71 feet; thence North 79°20'47" West, 130.29 feet to a point lying on said Easterly line of those lands of Official Records Book 1462, page 667; thence North 08°42'31" West, along said Easterly line, 52.91 feet to the Point of Beginning.

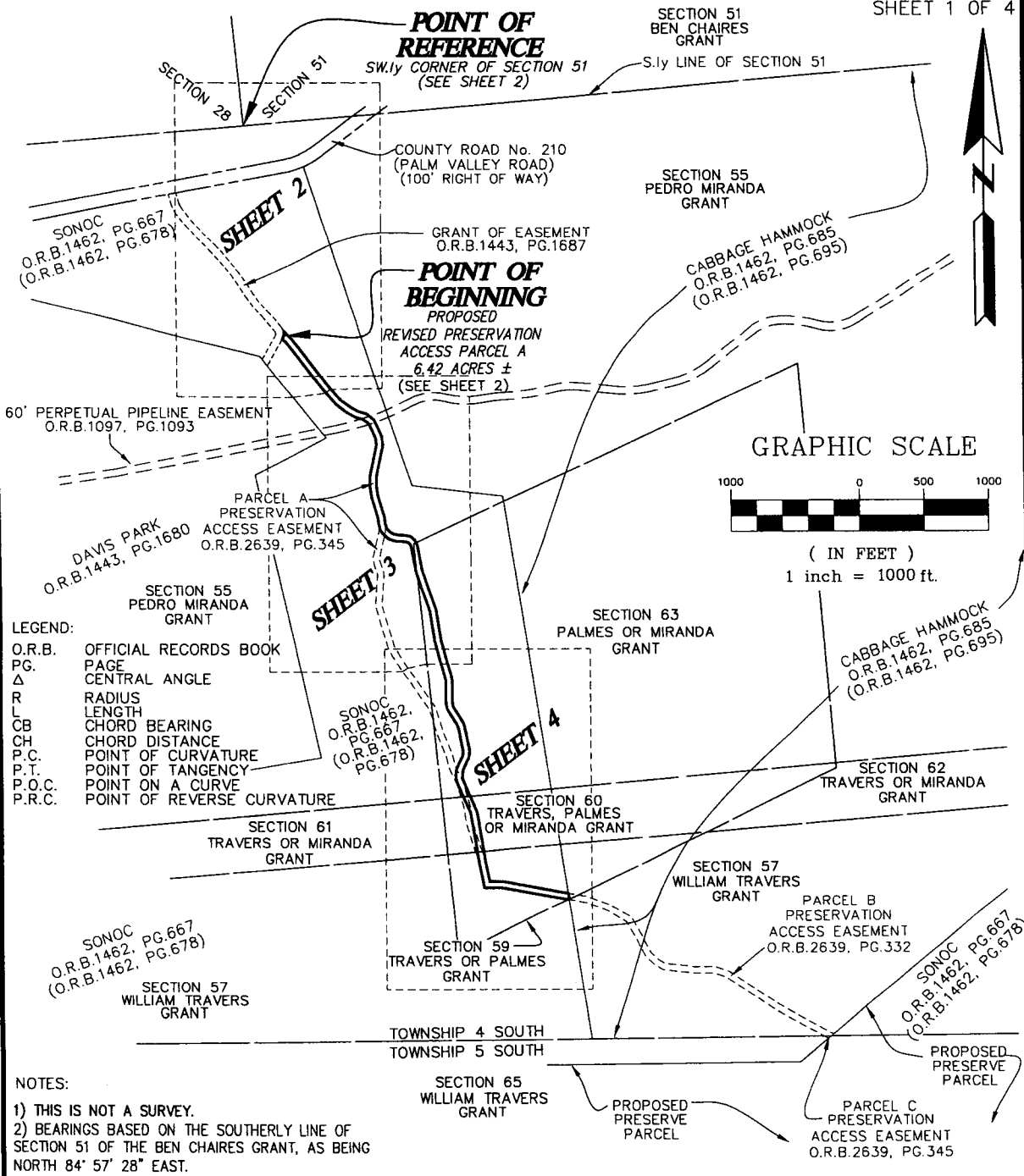
Containing 2.77 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

PORTIONS OF SECTION 55 OF THE PEDRO MIRANDA GRANT, SECTION 59 OF THE TRAVERS OR PALMES GRANT, SECTION 60 OF THE TRAVERS, PALMES OR MIRANDA GRANT, TOGETHER WITH A PORTION OF SECTION 63 OF THE PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, AND OFFICIAL RECORDS BOOK 2639, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SHEET 1 OF 4



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

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1" = 1000'

DATE: FEBRUARY 2, 2007

St. Johns County
Debbie Taylor
4020 Lewis Speedway
St. Augustine, FL 32084

AMENDMENT TO GRANT OF EASEMENT

[Nocatee Preserve North Access Easement]

THIS AMENDMENT, is made this _____ day of _____, 2007, by **SONOC COMPANY, LLC.**, a Delaware limited liability company (“SONOC”) whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, and **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA** (the “School Board”) whose address is 40 Orange Street, St. Augustine, Florida 32084, and **NEW BEGINNINGS BAPTIST CHURCH OF PONTE VEDRA, INC.**, a Florida non-profit corporation, whose address is P.O. Box 309, Ponte Vedra Beach, Florida 32004 (the “Church”) (collectively, “Grantors”); and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida (“Grantee”), whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084.

A. SONOC and Grantee executed that certain Grant of Easement recorded in Official Records Book 2639, page 345 of the public records of St. Johns County, Florida (the “Easement”).

B. Subsequently, SONOC conveyed a portion of the Easement Parcel described on Exhibit “B” to the Easement to the Church by Special Warranty Deed recorded in Official Records Book 2821, Page 1513, and to the School Board by Special Warranty Deed recorded in Official Records Book 2868, Page 1691 of the public records of St. Johns County, Florida.

C. Pursuant to Section 4 of the Easement, the School Board has requested to relocate the Easement Parcel onto other property owned by SONOC, the Church and the School Board. The Easement Parcel is only being relocated on the land owned by the School Board, but for ease of documentation the entire Exhibit “B” Easement Parcel is being replaced, as set forth below.

NOW, THEREFORE, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the parties agree that the Easement Parcel described on Exhibit “B” to the Easement is hereby replaced with the parcel of land owned by Grantors described on **Exhibit “B-1”**, attached hereto and made a part hereof. The School Board shall be responsible, at its expense, for the construction and installation of reasonably equivalent access improvements within the relocated easement parcel, as set forth in the last sentence of Section 4 of the Easement, and SONOC and the Church shall have no responsibility in connection therewith. All other terms of the Easement will remain in full force and effect.

IN WITNESS WHEREOF, Grantors and Grantee have caused this Grant of Easement to be executed by their undersigned, duly authorized officers, and their corporate seals have been affixed, hereto as of the _____ day of _____, 2007.

**Signed, Sealed and delivered
In the presence of:**

Print Witness Name: _____

GRANTORS:
SONOC COMPANY, LLC.
a Delaware Limited Liability Company

Print Witness Name: _____

By: _____
Print Name: _____
Title: _____

**STATE OF FLORIDA
COUNTY OF _____**

The foregoing instrument was acknowledged before me this ____ day of February, 2007, by _____, the _____ of **SONOC COMPANY, LLC.**, a Delaware limited liability company, on behalf of the company and who is personally known.

Print Notary Name: _____

**SCHOOL BOARD ST. JOHNS
COUNTY, FLORIDA**

Print Name: _____

By: _____
Print Name: _____
Title: _____

Print Name: _____

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

The foregoing instrument was acknowledged before me this ____ day of February, 2007, by _____, the _____ of **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, and who is personally known to me.

Print Notary Name: _____

**NEW BEGINNINGS BAPTIST CHURCH OF
PONTE VEDRA, INC.,** a Florida non-profit
corporation

Print Name _____

By: _____
Name: Todd McVay
Title: Vice President

Print Name _____

Print Name _____

By: _____
Name: Leon Smith
Title: Trustee

Print Name _____

Print Name _____

By: _____
Name: Gary Carpenter
Title: Trustee

Print Name _____

Print Name _____

By: _____
Name: C.E. Powell
Title: Trustee

Print Name _____

Print Name _____

By: _____
Name: William David
Title: Trustee

Print Name _____

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

The foregoing instrument was acknowledged before me this ____ day of February, 2007, by
Todd McVay, Leon Smith, Gary Carpenter, C.E. Powell, and William David of **NEW
BEGINNINGS BAPTIST CHURCH**, and who are personally known to me or have produced
_____ as identification.

Print Notary Name: _____

Print Witness Name: _____

GRANTEE:
ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida

Print Witness Name: _____

By: _____
Wally J. Kropacek
Interim County Administrator

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of February, 2007, by Wally J. Kropacek, Interim County Administrator, of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, who is personally known to me.

Print Notary Name: _____

EXHIBIT B-1

Easement Parcel

February 2, 2007

Nocatee

Page 1 of 3

Work Order No. 07-026.00

File No. 118B-28A

Revised Preservation Access Parcel A

Portions of Section 55 of the Pedro Miranda Grant, Section 59 of the Travers or Palmes Grant, Section 60 of the Travers, Palmes or Miranda Grant, together with a portion of Section 63 of the Palmes or Miranda Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, and Official Records Book 2639, page 345 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Section 51 of the Ben Chaires Grant, said Township and Range, thence North $84^{\circ}57'28''$ East, along the Southerly line of said Section 51, a distance of 1041.00 feet to a point lying on the Southerly right of way line of County Road Number 210, also known as Palm Valley Road, a 100 foot right of way as now established; thence Southwesterly, along said Southerly right of way line the following three (3) courses: Course 1, thence South $52^{\circ}47'44''$ West, departing said Southerly line, 553.71 feet to the point of curvature of a curve concave Northwesterly, having a radius of 639.76 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of $26^{\circ}20'48''$, an arc length of 294.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}58'07''$ West, 291.60 feet; Course 3, thence South $79^{\circ}08'31''$ West, 873.61 feet to the Northeasterly corner of those lands described and recorded in the Official Records Book 1443, page 1687 of said public records; thence Southeasterly, along the Easterly line of said lands, the following nine (9) courses; Course 1, thence South $15^{\circ}45'16''$ East, departing said Southerly right of way line, 80.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 120.64 feet; Course 2, thence Southeasterly, along the arc of said curve, through a central angle of $23^{\circ}32'46''$, an arc length of 49.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $27^{\circ}31'39''$ East, 49.23 feet; Course 3, thence South $39^{\circ}18'02''$ East, 131.44 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2112.67 feet; Course 4, thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ}11'44''$, an arc length of 265.32 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $42^{\circ}53'54''$ East, 265.15 feet; Course 5, thence Southeasterly along the arc of a curve concave Southwesterly, having a radius of 1286.38 feet, through a central angle of $12^{\circ}00'42''$, an arc length of 269.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $40^{\circ}29'25''$ East, 269.19 feet; Course 6, thence South $34^{\circ}29'04''$ East, 199.08 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1531.89 feet; Course 7, thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ}06'46''$, an arc length of 190.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $38^{\circ}02'27''$ East, 190.05 feet; Course 8, thence South $41^{\circ}35'50''$ East, 152.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 77.55 feet; Course 9, thence Southeasterly, along the arc of said curve, through a central angle of $26^{\circ}15'08''$, an arc length of 35.53 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $28^{\circ}28'16''$ East, 35.22 feet.

Revised Preservation Access Parcel A (continued)

From said Point of Beginning, thence South 45°44'06" East, departing said Easterly line of Official Records Book 1443, page 1687, a distance of 86.83 feet; thence South 37°15'53" East, 200.42 feet; thence South 37°39'37" East, 299.10 feet; thence South 40°04'28" East, 116.79 feet; thence South 53°52'32" East, 97.40 feet; thence South 60°44'28" East, 65.55 feet; thence South 74°10'35" East, 66.90 feet; thence South 49°41'01" East, 75.11 feet; thence South 25°23'57" East, 66.13 feet; thence South 23°42'29" East, 80.36 feet; thence South 06°42'53" East, 71.17 feet; thence South 12°04'10" West, 224.25 feet; thence South 06°57'04" West, 57.82 feet; thence South 03°11'05" East, 63.37 feet; thence South 08°07'53" East, 62.67 feet; thence South 15°34'18" East, 181.99 feet; thence South 06°48'51" East, 49.81 feet to the point of curvature of a curve concave Northeasterly, having a radius of 100.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 79°07'55", an arc length of 138.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 46°22'49" East, 127.39 feet; thence South 85°56'46" East, 64.51 feet to the point of curvature of a curve concave Southwesterly, having a radius of 100.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 76°01'35", an arc length of 132.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°55'59" East, 123.17 feet; thence South 09°55'11" East, 199.98 feet; thence South 18°33'49" East, 333.62 feet; thence South 08°29'02" East, 248.94 feet; thence South 15°41'57" East, 282.46 feet to the point of curvature of a curve concave Westerly, having a radius of 150.00 feet; thence Southerly, along the arc of said curve, through a central angle of 14°57'58", an arc length of 39.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 08°12'58" East, 39.07 feet; thence South 00°44'00" East, 176.36 feet to the point of curvature of a curve concave Easterly, having a radius of 100.00 feet; thence Southerly, along the arc of said curve, through a central angle of 30°51'29", an arc length of 53.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°09'44" East, 53.21 feet; thence South 31°35'28" East, 116.21 feet to the point of curvature of a curve concave Westerly, having a radius of 150.00 feet; thence Southerly, along the arc of said curve, through a central angle of 20°38'07", an arc length of 54.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 21°16'25" East, 53.73 feet; thence South 10°57'21" East, 172.43 feet to the point of curvature of a curve concave Westerly, having a radius of 150.00 feet; thence Southerly, along the arc of said curve, through a central angle of 35°24'44", an arc length of 92.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 06°45'01" West, 91.24 feet; thence South 24°27'23" West, 88.31 feet to the point of curvature of a curve concave Easterly, having a radius of 100.00 feet; thence Southerly, along the arc of said curve, through a central angle of 47°44'46", an arc length of 83.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 00°35'00" West, 80.94 feet; thence South 23°17'23" East, 246.63 feet to the point of curvature of a curve concave Westerly, having a radius of 150.00 feet; thence Southerly, along the arc of said curve, through a central angle of 14°00'46", an arc length of 36.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 16°17'00" East, 36.59 feet; thence South 09°16'37" East, 380.86 feet; thence South 10°56'25" East, 164.13 feet; thence North 89°16'46" East, 96.16 feet; thence South 79°37'38" East, 523.24 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1462, page 685 of said public records; thence South 08°42'31" East, along said Westerly line, 52.91 feet; thence North 79°37'38" West, departing said Westerly line, 535.68 feet; thence South 89°16'46" West, 133.10 feet; thence North 10°56'25" West, 206.65 feet; thence North 09°16'37" West, 381.58 feet to the point of curvature of a curve concave

Revised Preservation Access Parcel A (continued)

Westerly, having a radius of 100.00 feet; thence Northerly, along the arc of said curve, through a central angle of 14°00'46", an arc length of 24.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 16°17'00" West, 24.40 feet; thence North 23°17'23" West, 246.63 feet to the point of curvature of a curve concave Easterly, having a radius of 150.00 feet; thence Northerly, along the arc of said curve, through a central angle of 47°44'46", an arc length of 125.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 00°35'00" East, 121.41 feet; thence North 24°27'23" East, 88.31 feet to the point of curvature of a curve concave Westerly, having a radius of 100.00 feet; thence Northerly, along the arc of said curve, through a central angle of 35°24'44", an arc length of 61.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 06°45'01" East, 60.83 feet; thence North 10°57'21" West, 172.43 feet to the point of curvature of a curve concave Westerly, having a radius of 100.00 feet; thence Northerly, along the arc of said curve, through a central angle of 20°38'07", an arc length of 36.02 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 21°16'25" West, 35.82 feet; thence North 31°35'28" West, 116.21 feet to the point of curvature of a curve concave Easterly, having a radius of 150.00 feet; thence Northerly, along the arc of said curve, through a central angle of 30°51'29", an arc length of 80.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 16°09'44" West, 79.81 feet; thence North 00°44'00" West, 176.36 feet to the point of curvature of a curve concave Westerly, having a radius of 100.00 feet; thence Northerly, along the arc of said curve, through a central angle of 14°57'58", an arc length of 26.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 08°12'58" West, 26.05 feet; thence North 15°41'57" West, 285.61 feet; thence North 08°29'02" West, 247.68 feet; thence North 18°33'49" West, 332.99 feet; thence North 09°55'11" West, 203.76 feet to the point of curvature of a curve concave Southwesterly, having a radius of 50.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 76°01'35", an arc length of 66.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 47°55'59" West, 61.58 feet; thence North 85°56'46" West, 64.51 feet to the point of curvature of a curve concave Northeasterly, having a radius of 150.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 79°07'55", an arc length of 207.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 46°22'49" West, 191.09 feet; thence North 06°48'51" West, 45.98 feet; thence North 15°34'18" West, 181.41 feet; thence North 08°07'53" West, 68.08 feet; thence North 03°11'05" West, 69.97 feet; thence North 06°57'04" East, 64.49 feet; thence North 12°04'10" East, 218.21 feet; thence North 06°42'53" West, 55.43 feet; thence North 23°42'29" West, 72.16 feet; thence North 25°23'57" West, 54.64 feet; thence North 49°41'01" West, 53.50 feet; thence North 74°10'35" West, 61.94 feet; thence North 60°44'28" West, 74.44 feet; thence North 53°52'32" West, 106.46 feet; thence North 40°04'28" West, 123.90 feet; thence North 37°39'37" West, 300.32 feet; thence North 37°15'53" West, 196.89 feet; thence North 45°44'06" West, 46.59 feet to a point lying on said Easterly line of Official Records Book 1443, page 1687; thence North 28°59'50" East, along said Easterly line, 3.66 feet to the point of curvature of a curve concave Northwesterly, having a radius of 77.55 feet; thence Northerly, continuing along said Easterly line and along the arc of said curve, through a central angle of 44°20'32", an arc length 60.02 feet to a point on said curve and the

Point of Beginning, said arc being subtended by a chord bearing and distance of North 06°49'34"
East, 58.53 feet.

Containing 6.42 acres, more or less.

**Preserve Access Easement
Parcel C (Sonoc)**

A Preserve Access Easement lying within those lands described and recorded in Official Records Book 1462, Page 667 of the Public Records of St Johns County, over and across existing trail roads lying Easterly of Davis Park.

A portion of Section 65 of the William Travers Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Section 51 of the Ben Chaires Grant, Township 4 South, Range 29 East, thence North $84^{\circ}57'28''$ East, along the Southerly line of said Section 51, a distance of 1041.00 feet to a point lying on the Southerly right of way line of County Road Number 210, also known as Palm Valley Road, a 100 foot right of way as now established; thence Southwesterly, along said Southerly right of way line the following three (3) courses: Course 1, thence South $52^{\circ}47'44''$ West, departing said Southerly line, 553.71 feet to the point of curvature of a curve concave Northwesterly, having a radius of 639.76 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of $26^{\circ}20'48''$, an arc length of 294.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $65^{\circ}58'07''$ West, 291.60 feet; Course 3, thence South $79^{\circ}08'31''$ West, 873.61 feet to the Northeasterly corner of those lands described and recorded in the Official Records Book 1443, page 1687 of said public records; thence Southeasterly, along the Easterly line of said lands, the following nine (9) courses; Course 1, thence South $15^{\circ}45'16''$ East, departing said Southerly right of way line, 80.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 120.64 feet; Course 2, thence Southeasterly, along the arc of said curve, through a central angle of $23^{\circ}32'46''$, an arc length of 49.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $27^{\circ}31'39''$ East, 49.23 feet; Course 3, thence South $39^{\circ}18'02''$ East, 131.44 feet to the point of curvature of a curve concave Northeasterly, having a radius of 2112.67 feet; Course 4, thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ}11'44''$, an arc length of 265.32 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $42^{\circ}53'54''$ East, 265.15 feet; Course 5, thence Southeasterly along the arc of a curve concave Southwesterly, having a radius of 1286.38 feet, through a central angle of $12^{\circ}00'42''$, an arc length of 269.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $40^{\circ}29'25''$ East, 269.19 feet; Course 6, thence South $34^{\circ}29'04''$ East, 199.08 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1531.89 feet; Course 7, thence Southeasterly, along the arc of said curve through a central angle of $07^{\circ}06'46''$, an arc length of 190.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $38^{\circ}02'27''$ East, 190.05 feet; Course 8, thence South $41^{\circ}35'50''$ East, 152.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 77.55 feet; Course 9, thence Southeasterly, along the arc of said curve, through a central angle of $26^{\circ}15'08''$, an

**Preserve Access Easement
Parcel C (Sonoc) (continued)**

arc length of 35.53 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 28°28'16" East, 35.22 feet; thence South 45°44'06" East, departing said Easterly line of Official Records Book 1443, page 1687, a distance of 86.83 feet; thence South 37°15'53" East, 200.42 feet; thence South 37°39'37" East, 299.09 feet; thence South 40°04'28" East, 116.79 feet; thence South 53°52'32" East, 97.40 feet; thence South 60°44'28" East, 65.55 feet; thence South 74°10'35" East, 66.90 feet; thence South 49°41'01" East, 75.11 feet; thence South 25°23'57" East, 66.13 feet; thence South 23°42'29" East, 80.36 feet; thence South 06°42'53" East, 71.17 feet; thence South 12°04'10" West, 224.25 feet; thence South 06°57'04" West, 57.82 feet; thence South 03°11'05" East, 63.37 feet; thence South 08°07'53" East, 62.67 feet; thence South 15°34'18" East, 187.51 feet; thence South 02°46'20" East, 108.31 feet; thence South 13°07'08" West, 220.37 feet; thence South 15°55'57" East, 130.25 feet; thence South 04°32'18" West, 246.29 feet; thence South 15°56'13" East, 344.53 feet; thence South 32°20'07" East, 195.34 feet; thence South 34°03'34" East, 370.56 feet; thence South 17°20'35" East, 217.31 feet; thence South 20°56'20" East, 192.12 feet; thence South 13°47'22" East, 96.06 feet; thence South 23°55'59" East, 156.63 feet; thence South 16°03'20" East, 173.52 feet; thence South 08°46'18" East, 122.40 feet; thence South 16°02'25" East, 201.73 feet; thence South 19°32'50" East, 126.40 feet; thence South 10°56'25" East, 168.62 feet; thence North 89°16'46" East, 96.16 feet; thence South 79°37'38" East, 523.24 feet to a point lying on the Westerly line of those lands described and recorded in Official Records Book 1462, page 685 of said public records; thence continue South 79°37'38" East, departing said Westerly line, 17.42 feet; thence South 79°20'47" East, 135.09 feet; thence South 68°38'45" East, 180.36 feet; thence South 59°33'02" East, 199.46 feet; thence South 29°49'40" East, 158.44 feet; thence South 26°28'07" East, 159.91 feet; thence South 46°58'06" East, 86.32 feet; thence South 59°28'12" East, 53.79 feet; thence South 83°37'01" East, 88.47 feet; thence South 83°01'26" East, 135.86 feet; thence South 89°45'16" East, 165.06 feet; thence South 71°49'25" East, 119.85 feet; thence South 55°28'26" East, 466.14 feet; thence South 61°14'25" East, 486.31 feet to a point lying on a Northerly line of said lands of Official Records Book 1462, page 667; thence South 49°45'40" West, along said Northerly line, 24.02 feet to a point lying on the dividing line between Township 4 South and Township 5 South, both lying in Range 29 East and the Point of Beginning.

From said Point of Beginning, continue South 49°45'40" West, departing said dividing line, 29.54 feet; thence North 61°14'25" West, 38.58 feet to a point lying on said dividing line between Township 4 South and Township 5 South, both lying in Range 29 East; thence North 89°28'18" East, along said Northerly line and along said dividing line, 56.37 feet to the Point of Beginning.

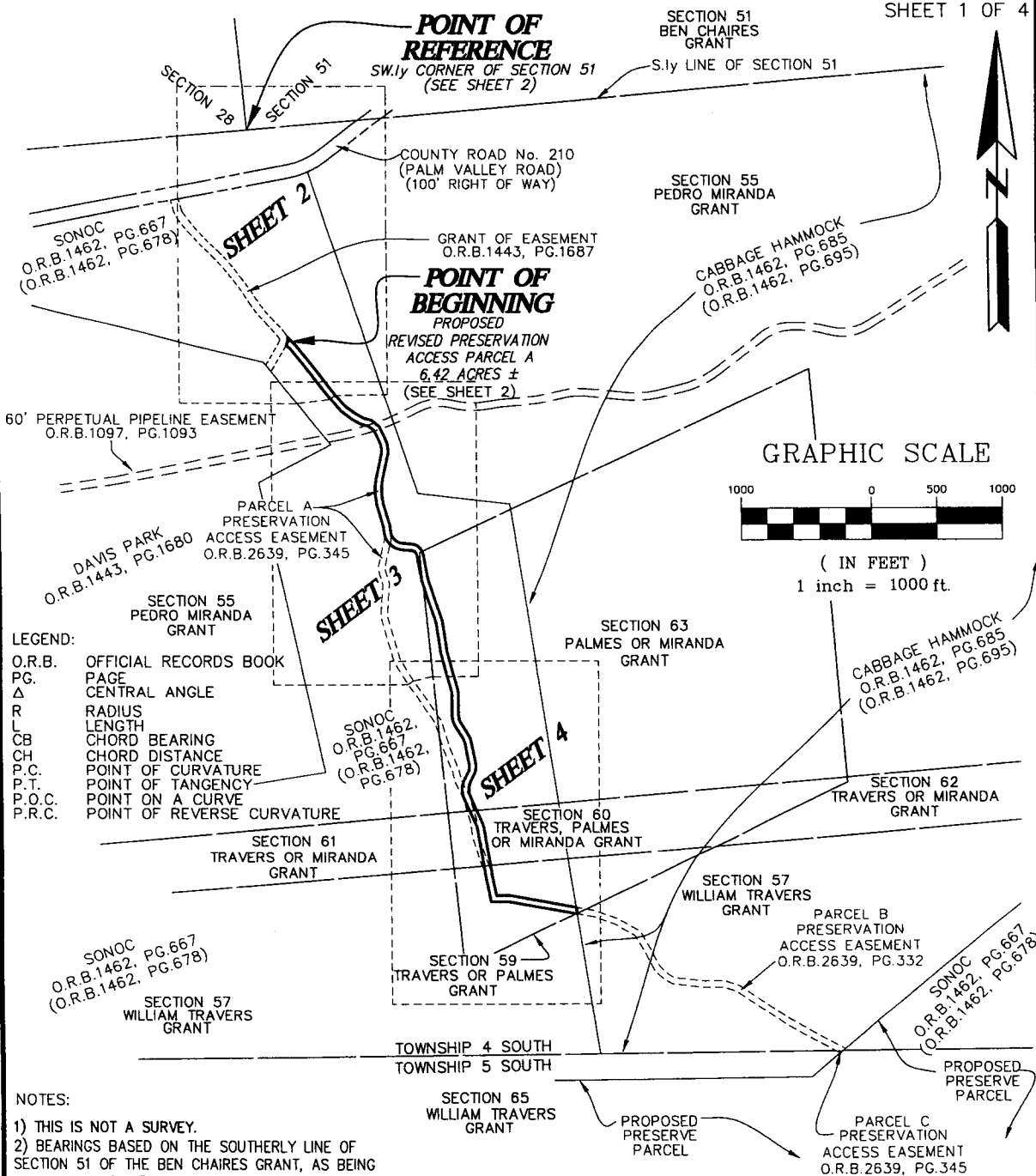
Containing 532 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

PORTIONS OF SECTION 55 OF THE PEDRO MIRANDA GRANT, SECTION 59 OF THE TRAVERS OR PALMES GRANT, SECTION 60 OF THE TRAVERS, PALMES OR MIRANDA GRANT, TOGETHER WITH A PORTION OF SECTION 63 OF THE PALMES OR MIRANDA GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, AND OFFICIAL RECORDS BOOK 2639, PAGE 345 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SHEET 1 OF 4



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

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1" = 1000'

DATE: FEBRUARY 2, 2007