

RESOLUTION NO. 2008-265

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN TO EXECUTE A COUNTY DEED AND TEMPORARY CONSTRUCTION EASEMENT FOR THE CONVEYANCE OF PROPERTY NEEDED ON AIA FOR IMPROVEMENTS TO THE MATANZAS BRIDGE BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION.**

**RECITAL**

**WHEREAS**, the State of Florida, Department of Transportation, has requested execution of a County Deed for additional property needed for the improvements to the Matanzas Bridge described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, (hereinafter "Property"), and

**WHEREAS**, the State of Florida Department of Transportation has requested execution of a Temporary Easement needed for the improvements to the Matanzas Bridge described in Exhibit "B", attached hereto, incorporated by reference and made a part hereof; and

**WHEREAS**, the State of Florida Department of Transportation has prepared a map delineating the area needed for conveyance by County Deed of Parcel Number 102.1 and Parcel Number 702.1 identified as the Temporary Easement on map described in Exhibit "C", attached hereto, incorporated by reference and made a part hereof; and

**WHEREAS**, the State of Florida Department of Transportation proposes to improve State Road No. AIA, Section No. 78040, F.P. No. 2104274, in St. Johns County, Florida and said property is not needed for County purposes; and

**WHEREAS**, it is necessary that certain lands now owned by St. Johns County, Florida be acquired by the State of Florida Department of Transportation; and

**WHEREAS**, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation a Deed and Temporary Construction Easement in favor of the State of Florida Department of Transportation, conveying all rights, title and interest that said County has in and to said lands required for transportation purposes, and said request having been duly considered.

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

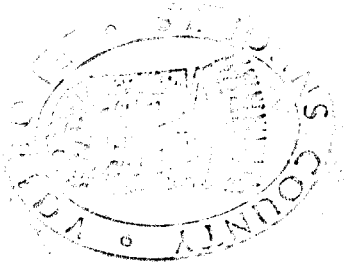
**Section 1.** The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Chairman of the Board of County Commissioners of St. Johns County, Florida is authorized to execute on behalf of the Board of County Commissioners a Temporary Construction Easement and County Deed conveying ownership to the Florida Department of Transportation the additional land to improve the Matanzas Bridge.

**Section 3.** It is hereby certified that the use of the property will be for the public benefit of improving public transportation in St. Johns County.

**Section 4.** The Clerk is instructed to record the County Deed, Temporary Construction Easement and Resolution in the Official Records of St. Johns County, Florida. Certified copies of these documents will be forwarded forthwith to the State of Florida Department of Transportation in Lake City, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 30 day of September, 2008.

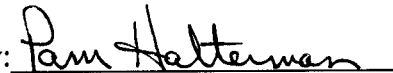


BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 10/1/08

03-BSD.03-Date: March 26, 2008

T. S. # 004  
R/W Map Sheet # 5  
Tax Parcel No. 188200-0000

This instrument prepared by  
or under the direction of:  
David M. Robertson  
District General Counsel  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 102.1  
SECTION 78040  
F.P. NO. 2104274  
STATE ROAD NO. A1A  
COUNTY OF ST. JOHNS

**COUNTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, 4020 Lewis Speedway, P.O. Drawer 349, St. Augustine, Florida, 32084, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in **St. Johns County, Florida**, more particularly described as:

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

**ST. JOHNS COUNTY**

a political subdivision of the State of Florida

By Its Board of County Commissioners

BY: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Its Chairperson  
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

SECTION 78040  
F.P. NO. 2104274

STATE ROAD NO. A1A

ST. JOHNS COUNTY

PARCEL NUMBER 102

FEE SIMPLE

PART "A"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", And Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 1,961.73 Feet; Thence South 76°14'27" West, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Westerly Existing Right-Of-Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 50.00 Feet To The **Point Of Beginning**; Thence South 76°14'27" West, Departing Said Westerly Existing Right-Of-Way Line, A Distance Of 0.99 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04; Thence Along Said Existing Mean High Water Line, The Following Two (2) Courses And Distances, (1) North 16°24'19" West, 51.28 Feet, (2) North 16°15'08" West, 37.79 Feet; Thence North 13°45'33" West, Departing Said Existing Mean High Water Line, A Distance Of 62.97 Feet To Said Existing Mean High Water Line; Thence Along Said Existing Mean High Water Line The Following Five (5) Courses And Distances, (1) North 12°21'17" West, 39.02 Feet, (2) North 13°31'47" West, 38.83 Feet, (3) North 14°42'29" West, 44.52 Feet, (4) North 14°50'45" West, 41.26 Feet, (5) North 09°17'50" East, 13.81 Feet To Said Westerly Existing Right-Of-Way Line; Thence South 13°45'33" East, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 328.26 Feet To The **Point Of Beginning**.

Containing 1,345 Square Feet, More Or Less.

ALSO:

PART "B"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 1,961.73 Feet; Thence South 76°14'27" West, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Westerly Existing Right-Of-Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 890.00 Feet To The **Point Of Beginning**; Thence South 76°14'27" West, Departing Said Westerly Existing Right-Of-Way Line, A Distance Of 7.00 Feet; Thence North 13°45'33" West, A Distance Of 85.00 Feet; Thence North 76°14'27" East, A Distance Of 7.00 Feet To Said Westerly Existing Right-Of-Way Line; Thence South 13°45'33" East, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 85.00 Feet To The **Point Of Beginning**.

Containing 595 Square Feet, More Or Less.

ALSO:

PART "C"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 2,061.73 Feet; Thence North 76°14'27" East, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Easterly Existing Right-Of-Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Easterly Existing Right-Of-Way Line, A Distance Of 70.11 Feet To The **Point Of Beginning**; Thence Continue North 13°45'33" West Along Said Easterly Existing Right-Of-Way Line, A Distance Of 181.32 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04; Thence South 48°05'06" East Departing Said Easterly Existing Right-Of-Way Line And Along Said Existing Mean

High Water Line, A Distance Of 17.73 Feet; Thence South 13°45'33" East, Departing Said Existing Mean High Water Line, A Distance Of 39.75 Feet To Said Existing Mean High Water Line; Thence Along Said Existing Mean High Water Line, The Following Four (4) Courses And Distances, (1) South 06°29'14" East, 5.56 Feet, (2) South 09°42'57" East, 64.86 Feet, (3) South 13°27'30" East, 50.98 Feet, (4) South 10°27'21" East, 2.78 Feet; Thence South 41°50'02" West, Departing Said Existing Mean High Water Line, A Distance Of 5.21 Feet To The **Point Of Beginning**.

Containing 1,230 Square Feet, More Or Less.

EXHIBIT "B" TO RESOLUTION

08-TE.11-Date: March 26, 2008

This instrument prepared by  
or under the direction of:

David M. Robertson  
District General Counsel  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 702.1  
SECTION NO. 78040  
F.P. NO. 2104274  
STATE ROAD NO. A1A  
COUNTY OF ST. JOHNS

**TEMPORARY EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, 4020 Lewis Speedway, P.O. Drawer 349, St. Augustine, Florida, 32084, grantor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a temporary easement for the purpose of tying in and harmonizing said property and the driveways, walkways, etc., over parts "A" and "B" and for the purpose of constructing a haul road and temporary work structure and tying in and harmonizing said property and the driveways, walkways, etc., over Parts "C" and "D", thereon with the construction to be undertaken by the Department, in State Road A1A adjacent thereto, in, upon, over and through the following described land in St. Johns County, Florida, to-wit:

**SEE Exhibit "A"**, attached hereto and by reference made a part hereof.

It is understood and agreed by the parties hereto that the rights granted herein shall terminate upon completion of this transportation project but no later than the last day of June 2012.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_  
Clerk (or Deputy Clerk)

**ST. JOHNS COUNTY**  
a political subdivision of the State of Florida

By Its Board of County Commissioners

By: \_\_\_\_\_

Print Name: \_\_\_\_\_  
It's Chairperson (or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

SECTION 78040  
F.P. NO. 2104274

STATE ROAD NO. A1A

ST. JOHNS COUNTY

PARCEL NUMBER 702

TEMPORARY CONSTRUCTION EASEMENT

PART "A"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 1,961.73 Feet; Thence South 76°14'27" West, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Westerly Existing Right-Of-Way Line Of Said State Road No. A1A And The **Point Of Beginning**; Thence Continue South 76°14'27" West, Departing Said Westerly Existing Right-Of-Way Line, A Distance 1.80 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04; Thence Along Said Existing Mean High Water Line, The Following Three (3) Courses And Distances, (1) North 16°18'44" West, 1.50 Feet, (2) North 12°41'27" West, 48.06 Feet, (3) North 16°24'19" West, 0.45 Feet; Thence North 76°14'27" East, Departing Said Existing Mean High Water Line, A Distance Of 0.99 Feet To Said Westerly Existing Right-Of-Way Line; Thence South 13°45'33" East, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 50.00 Feet To The **Point Of Beginning**.

Containing 71 Square Feet, More Or Less.

ALSO:

PART "B"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 1,961.73 Feet; Thence South 76°14'27" West, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Westerly Existing Right Of Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 50.00 Feet; Thence South 76°14'27" West, Departing Said Westerly Existing Right-Of-Way Line, A Distance Of 5.00 Feet; Thence North 13°45'33" West, A Distance Of 88.98 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04 And The **Point Of Beginning**; Thence Along Said Existing Mean High Water Line, The Following Two (2) Courses And Distances, (1) North 16°15'08" West, 22.70 Feet, (2) North 12°21'17" West, 40.30 Feet; Thence South 13°45'33" East, Departing Said Existing Mean High Water Line, A Distance Of 62.97 Feet To The **Point Of Beginning**.

Containing 31 Square Feet, More Or Less.

ALSO:

PART "C"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County Florida And In The G.W. Perpall Grant, Section 37, Township 9 South, Range 31 East, St. Johns County, Florida, And Being, More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 1,961.73

Feet; Thence South 76°14'27" West, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Westerly Existing Right Of Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 840.28 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04 And The **Point Of Beginning**; Thence South 43°13'19" West, Departing Said Westerly Existing Right-Of-Way Line And Along Said Existing Mean High Water Line, A Distance Of 10.73 Feet; Thence North 13°45'33" West, Departing Said Existing Mean High Water Line, A Distance Of 174.37 Feet To The Point Of Curvature Of A Curve Concave Southwesterly, Having A Radius Of 5,645.52 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of 00°06'11", An Arc Distance Of 10.14 Feet To The Southerly Line Of Tract K, Block 4, Matanzas Inlet Beach, As Recorded In Map Book 4, Page 62 Of The Public Records Of St. Johns County, Florida, Said Arc Being Subtended By A Chord Bearing And Distance Of North 13°48'38" West, 10.14 Feet; Thence North 77°37'06" East, Along Said Southerly Line Of Tract K, A Distance Of 9.00 Feet To Said Westerly Existing Right-Of-Way Line, Said Point Also Being A Point On A Curve Concave Southwesterly, Having A Radius Of 5,654.52 Feet; Thence Departing Said Southerly Line Of Tract K And Along Said Westerly Existing Right-Of-Way Line, Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of 00°06'02", An Arc Distance Of 9.93 Feet; Said Arc Being Subtended By A Chord Bearing And Distance Of South 13°48'34" East, 9.93 Feet; Thence South 13°45'33" East, Continuing Along Said Westerly Existing Right-Of-Way Line, A Distance Of 33.80 Feet; Thence South 76°14'27" West, Departing Said Westerly Existing Right-Of-Way Line, A Distance Of 7.00 Feet; Thence South 13°45'33" East, A Distance Of 85.00 Feet; Thence North 76°14'27" East, A Distance Of 7.00 Feet To Said Westerly Existing Right-Of-Way Line; Thence South 13°45'33" East, Along Said Westerly Existing Right-Of-Way Line, A Distance Of 49.72 Feet To The **Point Of Beginning**.

Containing 1,038 Square Feet, More Or Less.

ALSO:

PART "D"

A Parcel Of Land Located In Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, And Being More Particularly Described As Follows:

**Commence** At The Intersection Of The South Line Of Section 30, Township 9 South, Range 31 East, St. Johns County, Florida, With The Centerline Of Survey Station 60+05.37, Of State Road No. A1A, (A 100.00 Foot Right Of Way As Per Florida Department Of Transportation Right Of Way Map Section 78040, F.P. No. 2104273 And F.P. No. 2104274), Said Point Also Lying 1,593.48 Feet East Of The Southwest Corner Of Said Section 30; Thence North 09°24'06" West, Along Said Centerline Of Survey, A Distance Of 1,012.96 Feet To The Point Of Curvature Of A Curve Concave Westerly, Having A Radius Of 11,438.89 Feet; Thence Northwesterly Along The Arc Of Said Curve, Through A Central Angle Of

04°21'27", An Arc Distance Of 869.96 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 11°34'50" West, 869.75 Feet; Thence North 13°45'33" West, Along Said Centerline Of Survey, A Distance Of 2,061.73 Feet; Thence North 76°14'27" East, Departing Said Centerline Of Survey, A Distance Of 75.00 Feet To The Easterly Existing Right-Of-Way Line Of Said State Road No. A1A; Thence North 13°45'33" West, Along Said Easterly Existing Right-Of-Way Line, A Distance Of 686.65 Feet To The Existing Mean High Water Line As Per Department Of Environmental Protection Survey & Mapping File Number 3614, Dated: 6-5-04 And The **Point Of Beginning**; Thence North 13°45'33" West, Departing Said Existing Mean High Water Line And Along Said Easterly Existing Right-Of-Way Line, A Distance Of 103.36 Feet To Said Existing Mean High Water Line; Thence Departing Said Easterly Existing Right-Of-Way Line And Along Said Existing Mean High Water Line, The Following Two (2) Courses And Distances, (1) South 33°21'27" East, 7.59 Feet, (2) South 59°11'31" East, 7.65 Feet; Thence South 13°45'33" East, Departing Said Existing Mean High Water Line, A Distance Of 93.68 Feet To Said Existing Mean High Water Line; Thence North 84°13'28" West, Along Said Existing Mean High Water Line, A Distance Of 8.49 Feet To The **Point Of Beginning**.

Containing 776 Square Feet, More Or Less.

