

RESOLUTION NO. 2008- 29

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND COUNTRYWALK, LLC, FLORIDA, FOR THE PROVISION OF UTILITY SEWER UNIT CONNECTION FEE REFUND AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

WHEREAS, St. Johns County, Florida (County) currently has an ordinance to refund unit connection fees for transmission mains installed by Developers;

WHEREAS, the County will collect the unit connection fees applicable to the sewer refund Agreement and pay the Countrywalk, LLC, on a quarterly basis;

WHEREAS, the sewer unit connection refund Agreement is valid for a three (3) year time limit from the adoption of this said Agreement;

WHEREAS, with respect to the provision of refund of the sewer unit connection fees to Developers, the Countrywalk, LLC, has complied with the terms, provisions, conditions, and requirements of the current Agreement for unit connection fee refund; and

WHEREAS, the County has determined that accepting the terms of the sewer unit connection fee refund Agreement, **which is attached hereto, and incorporated herein**, will serve the interests of the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above Recitals are hereby incorporated into the body of this Resolution, and are adopted as Findings of Fact.

Section 2. The Board of County Commissioners hereby approves the terms, provisions, conditions, and requirements of sewer unit connection fee refund agreement between St. Johns County, Florida, and the Countrywalk, LLC, Florida, and authorizes the County Administrator to execute this sewer unit connection fee refund Agreement on behalf of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of February, 2008.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Attest:

Pam Halteim
Deputy Clerk

By:

Thomas G. Manuel
Thomas G. Manuel, Chairman

RENDITION DATE 2/8/08



SEWER UNIT CONNECTION FEE REFUND AGREEMENT

THIS SEWER UNIT CONNECTION FEE REFUND AGREEMENT (the "Agreement") is entered into, and made effective, this ____ day of _____, 2008, by and between COUNTRYWALK, LLC, a Florida Limited Liability Company (the "Developer"), and St. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida (the "County").

In consideration of the mutual promises and representations contained in this instrument, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Background.** COUNTRYWALK, LLC is the developer of the residential subdivision known as Countrywalk Subdivision, as platted and recorded in Map Book 63, Pages 64-75 of the public records of St. Johns County, Florida as described on attached Exhibit A.

The Developer has requested a refund pursuant to Section 25-E of the St. Johns County Utility Ordinance in consideration of the Developer installing approximately 2340 feet of 12-inch sewer forcemain that is located within the right-of-way of State Road 207. Countrywalk, LLC has deeded the above referenced section of 12-inch sewer forcemain to the County. Such deeded 12-inch sewer forcemain shall be referred to as the "Contributed Section". The location of the Contributed Section is noted on the approved construction drawings of Countrywalk Subdivision.

This Agreement states the terms and conditions upon which a refund of the transmission component of sewer unit connection fees paid by the Developer or others who connect to the Contributed Section, shall be paid by the County to the Developer.

It is expressly noted that as a condition precedent for any refund permitted under this Agreement, the Developer must first, at its expense, record this Refund Agreement (upon proper execution by authorized representatives of both the County and the Developer) with the Clerk of Courts for St. Johns County. The failure of the Developer to have this Refund Agreement recorded as noted above shall bar the Developer from receiving any subsequent refunds on sewer unit connection fees.

2. **Limitation of Amount of Refund.** In accordance with the provisions of Section 25-E of the St. Johns County Utility Ordinance, any refund payable to the Developer as a result of future payment by the Developer of sewer unit connection fees, or as the result of payment of sewer unit connection fees by others who connect to the Contributed Section shall be limited to the value of the sewer transmission component of such sewer unit connection fees. In addition, the cumulative amount of all refund payments to the

Developer pursuant to this Agreement shall in no event exceed the actual cost of the Contributed Section as verified by a final contractor's affidavit (the "Contributed Section Cost").

3. **Payment of Refund in Connection with Future Connection Fee Payments by Countrywalk, LLC.** Upon recordation of this Refund Agreement with the Clerk of the Court, and upon payment by the Developer of any sewer unit connection fees for Countrywalk Subdivision within three (3) years after the date of recording the Deed that grants the Contributed Section to the County, the Developer shall be entitled to a refund of the transmission component of any such sewer unit connection fees in an amount not to exceed the Contributed Section Cost. The refund described in this Section shall be paid to the Developer immediately upon payment by the Developer of such sewer unit connection fees, whether in connection with a Capacity Commitment Agreement, or as connections are actually made, and shall be payable simultaneously with payment of such sewer unit connection fees. Sewer unit connection fees paid by the Developer after the three (3) year time provided above shall not entitle the Developer to a refund under this Section, unless the time period in this Section is extended by the County.

4. **Connection by Others.** In the event that other users or developers connect to the Contributed Section within three (3) years after the date of recording the Deed that grants the Contributed Section to the County, the Developer shall be entitled to a refund equal to the value of the sewer transmission component of any such sewer unit connection fees paid by others in an amount which, cumulatively with any other refund payments paid to the Developer under the terms of this Agreement, shall not exceed the Contributed Section Cost.

5. **Entire Agreement.** No prior Agreements or representations shall be binding upon the parties, unless included in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties, unless in writing, and executed by the party or parties to be bound thereby.

6. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

ATTEST:

CHERYL STRICKLAND
Clerk of the Court

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: _____
Deputy Clerk

By: _____
Print Name: _____
Title: _____

Date: _____

COUNTRYWALK, LLC

By: _____
Print Name: _____
Title: _____

Witness:
Print Name: _____

Date: _____

Witness:
Print Name: _____

EXHIBIT A

Plat Book 63 Pages 64 -75

COUNTRY WALK

Being a portion of the Southwest 1/4, and the Southwest 1/4 of Section 17,
 Township 8 South, Range 29 East, St. Johns County, Florida.

MAP BOOK 63 PAGE 61
 SHEET 4 OF 12 SHEETS
 SEE SHEET 2 FOR NOTES

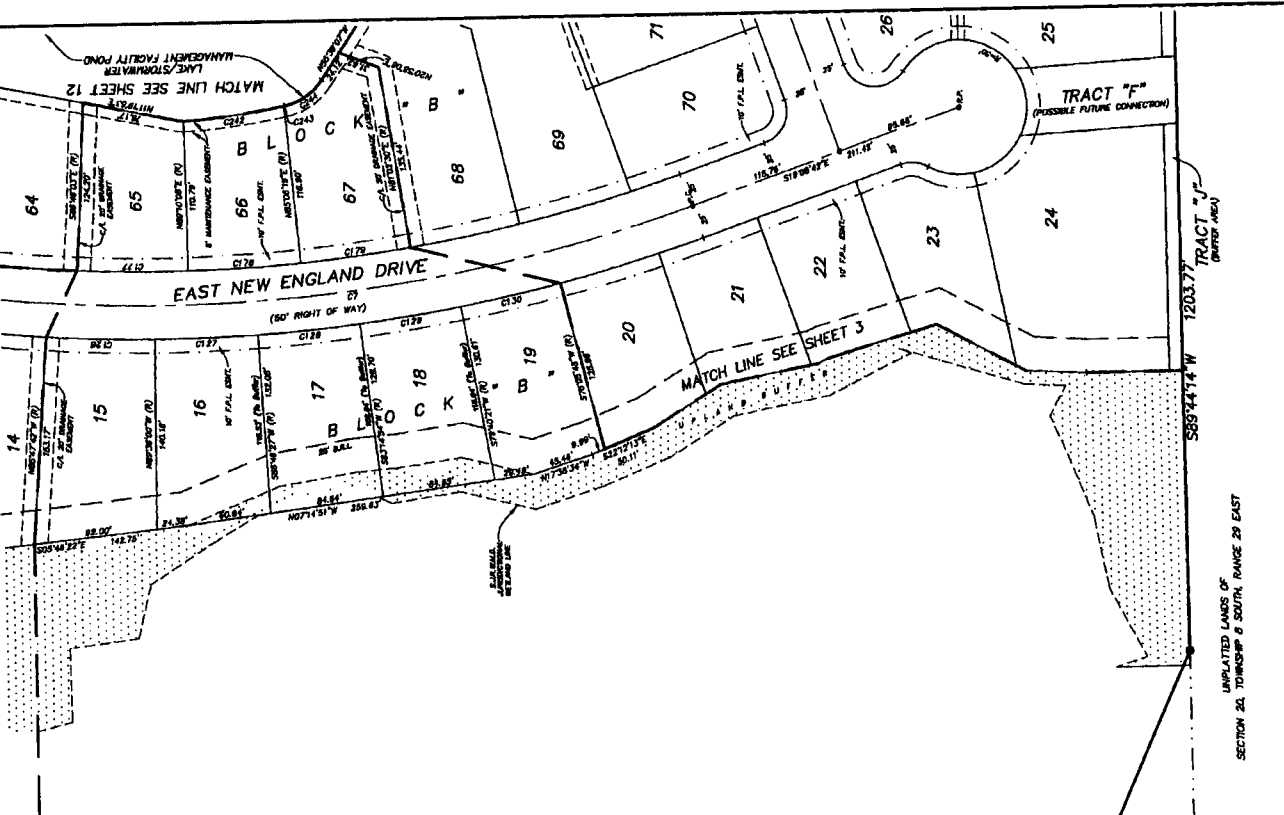
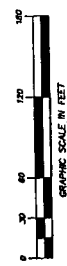
MATCH LINE SEE SHEET 11

MATCH LINE SEE SHEET 12

MATCH LINE SEE SHEET 5

TRACT "M"
 (CONVENTION AREA)

W E T L A N D S
 OFFICIAL RECORDS BOOK
 2593, PAGES 804-813 &
 OFFICIAL RECORDS BOOK
 2743, PAGES 1320-1334
 PARCEL 1



UNPLATTED LANDS OF SE 1/4 OF
 SECTION 17, TOWNSHIP 8 SOUTH, RANGE 29 EAST

TRACT "F"
 (POSSIBLE FUTURE CONNECTION)

TRACT "J"
 (BARRIER AREA)

1203.77'

585'44.14" W

2085.25'

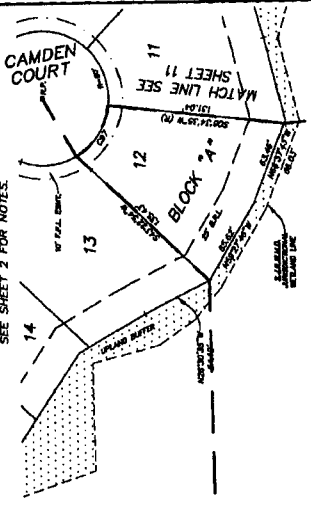
165'45.04" W

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UNPLATTED LANDS OF
 SECTION 20, TOWNSHIP 8 SOUTH, RANGE 29 EAST

PREPARED BY
 RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1000 UNIVERSITY BLVD., SUITE 2000
 JACKSONVILLE, FLORIDA 32218
 FAX (904) 721-3758
 TELEPHONE (904) 721-1228

SHEET 5 OF 12 SHEETS
SEE SHEET 2 FOR NOTES



COUNTRY WALK

Being a portion of the Southeast 1/4 and the Southwest 1/4 of Section 17, Township 8 South, Range 28 East, St. Johns County, Florida.

$N00^{\circ}43'51''W$ 1768.03'

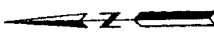
(P.R.M. to P.R.M.-084-017)

MATCH LINE SEE SHEET 6

SOUTHEAST 1/4 OF SECTION 17
SOUTHWEST 1/4 OF SECTION 17

TRACT "M"
(CONSERVATION AREA)

NOTES:
OFFICIAL RECORD BOOK
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 28 EAST
OFFICIAL RECORD BOOK
STATE PLATS 1320-1324
PARCEL 1



UNPLATTED LANDS OF SW 1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 28 EAST



GRAPHIC SCALE IN FEET
1" = 60'

TABULATED CURVE DATA			
CURVE	LENGTH	CHORD	DELTA
1ST	50.00'	46.60'	58.32°
2ND	25.00'	23.30'	29.16°

$N65^{\circ}45'04''W$ 2085.25'

(P.R.M. to P.R.M.-092-027)

UNPLATTED LANDS OF SE 1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 28 EAST

MATCH LINE SEE SHEET 4

(P.R.M. to P.R.M.-084-017)

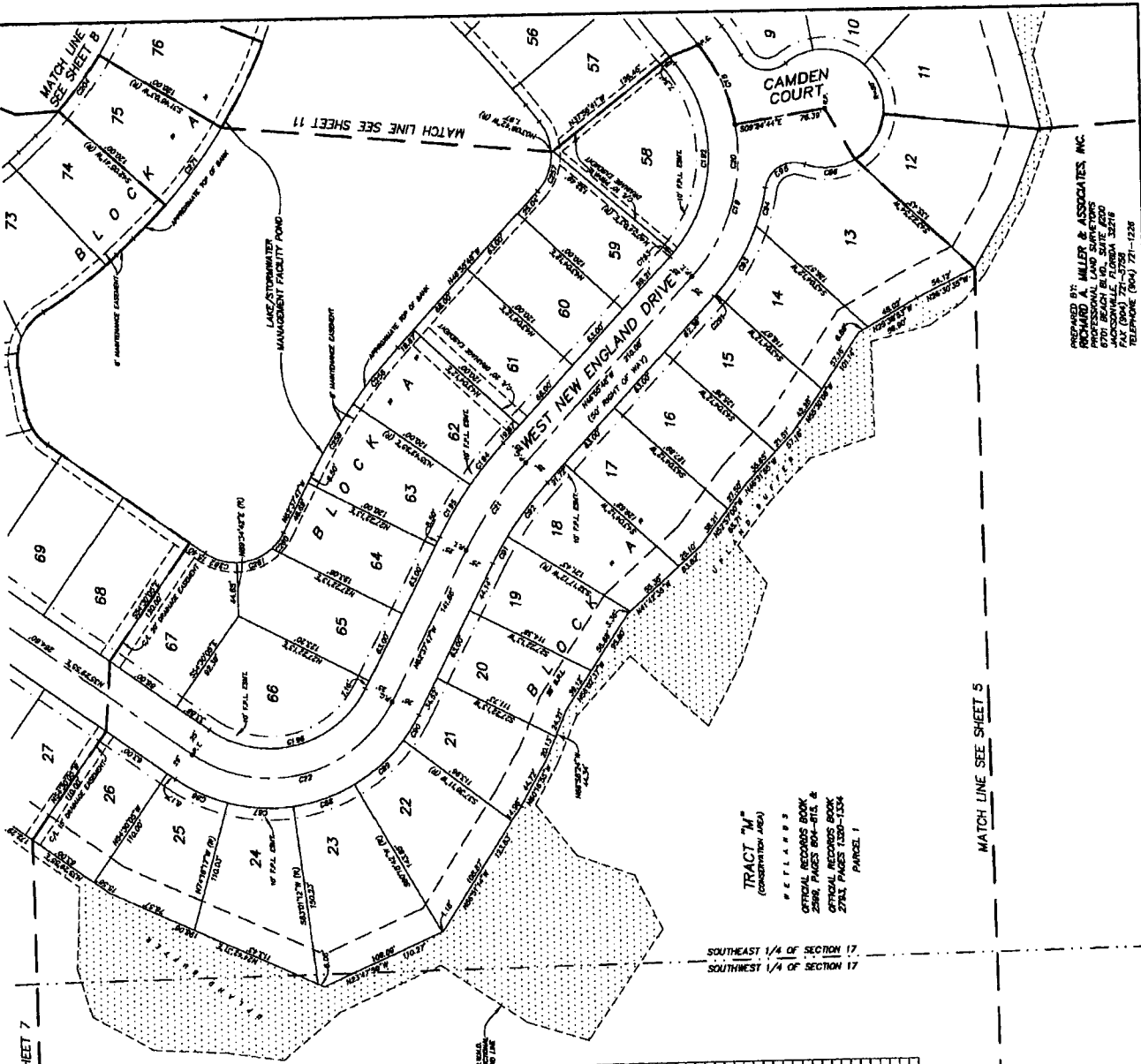
PREPARED BY:
MILLER & ASSOCIATES, INC.
RICHARD A. MILLER, REGISTERED PROFESSIONAL SURVEYOR
2701 BEACH BLVD., SUITE 400
JACKSONVILLE, FLORIDA 32216
TEL: (904) 721-1226

MAP BOOK 63 PAGE 61
SHEET 6 OF 12 SHEETS
SEE SHEET 2 FOR NOTES

COUNTRYWALK

Being a portion of the Southwest 1/4 and the Southwest 1/4 of Section 17,
Township 8 South, Range 29 East, St. Johns County, Florida.

MATCH LINE SEE SHEET 7

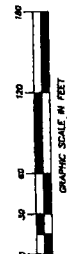


TRACT "M"
(CONSERVATION AREA)
PLAT 689
OFFICIAL RECORDS BOOK
2989, PAGES 804-815 &
OFFICIAL RECORDS BOOK
2781, PAGES 1350-1354
PANEL 1

SOUTHEAST 1/4 OF SECTION 17
SOUTHWEST 1/4 OF SECTION 17

MATCH LINE SEE SHEET 5

PREPARED BY:
RICHARD A. MILLER & ASSOCIATES, INC.
1000 UNIVERSITY BLVD., SUITE 4200
JACKSONVILLE, FLORIDA 32218
TELEPHONE (904) 771-1226



GRID	BLK	LOT	AREA	PERCENT	ACRES	CHANG	AREA
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(P.R.M. 16 P.R.M.-804.007)

N00°43'51"W 1768.03'

(P.R.M. 16 P.R.M.-804.017)

UNPLATTED LANDS OF SW 1/4 OF SECTION 17, TOWNSHIP 8 SOUTH, RANGE 29 EAST

COUNTRY WALK

Being a portion of the Southeast 1/4, and the Southwest 1/4 of Section 17,
Township 8 South, Range 29 East, St. Johns County, Florida.

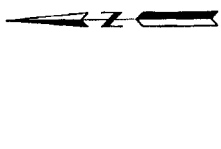
MAP BOOK 63 PAGE 70

SHEET 7 OF 12 SHEETS
SEE SHEET 2 FOR NOTES.

VERMONT HEIGHTS
UNIT NO. 2
MAP BOOK 3, PAGE 110
BLOCK 27

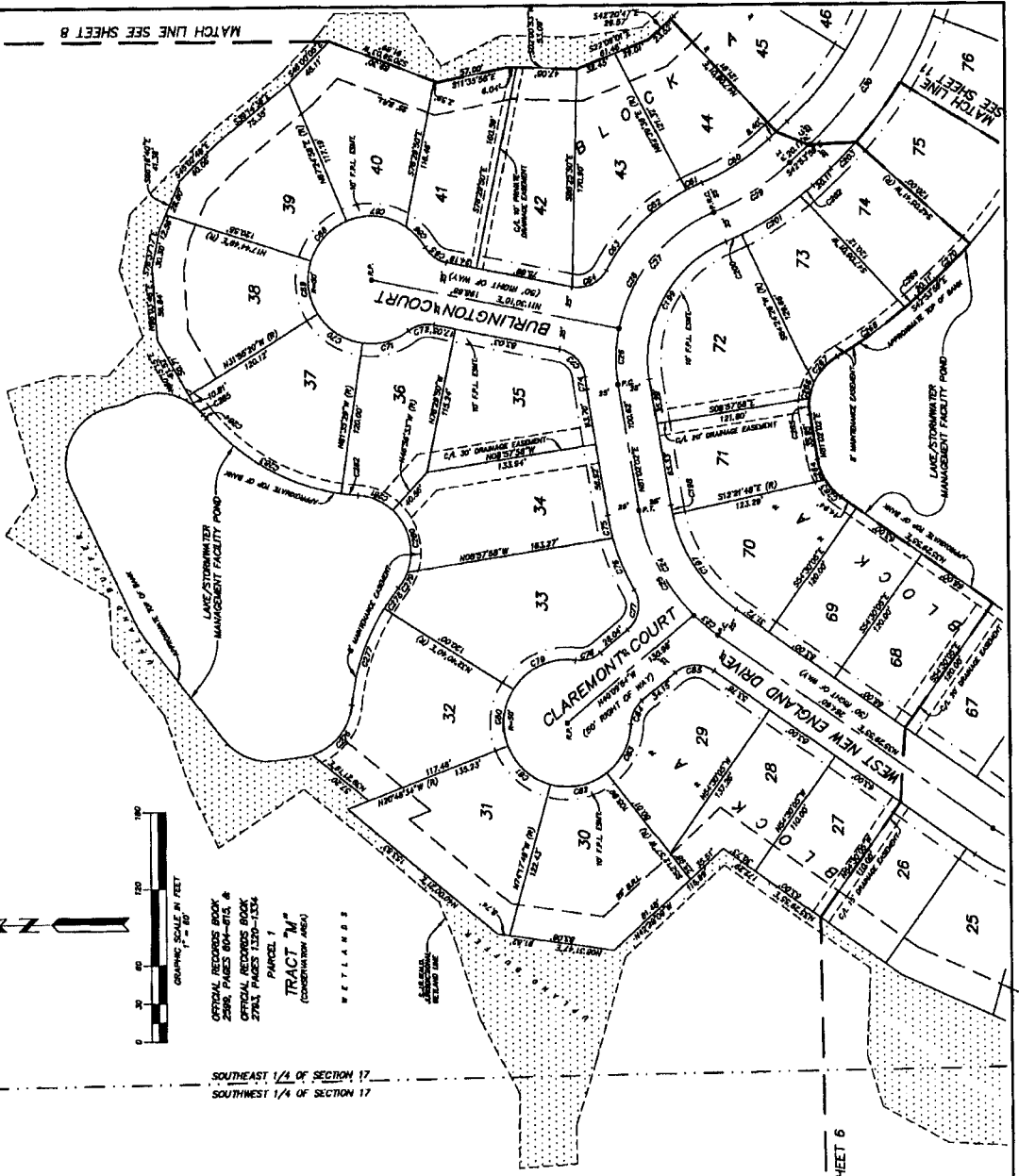
N89°59'56"E 1780.55'
(P&M to P&M-68037)

(P&M to P&M-68037)



ORIGINAL RECORDS BOOK
2884, PAGES 68-70 &
2885, PAGES 1150-1154
PARCEL 1
TRACT "M"
(CONDOMINIUM AREA)

W E T L A R D S



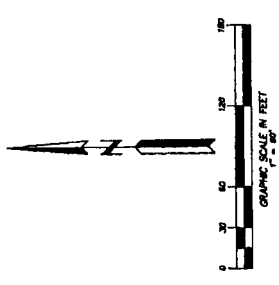
SOUTHEAST 1/4 OF SECTION 17
SOUTHWEST 1/4 OF SECTION 17

CURVE	PARCEL	LENGTH	TANGENT	CHORD	DELTA
C01	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C02	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C03	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C04	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C05	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C06	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C07	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C08	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C09	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C10	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C11	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C12	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C13	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C14	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C15	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C16	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C17	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C18	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C19	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C20	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C21	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C22	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C23	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C24	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C25	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C26	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C27	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C28	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C29	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C30	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C31	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C32	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C33	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C34	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C35	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C36	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C37	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C38	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C39	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C40	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C41	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C42	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C43	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C44	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C45	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C46	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C47	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C48	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C49	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C50	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C51	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C52	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C53	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C54	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C55	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C56	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C57	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C58	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C59	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C60	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C61	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C62	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C63	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C64	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C65	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C66	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C67	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C68	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C69	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C70	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C71	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C72	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C73	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C74	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C75	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"
C76	124.00'	24.77'	16.41'	26.94'	89.15° 56' 36"

(P&M to P&M-68037)
N00°43'51"W 1768.03'
UNPLATTED LANDS OF SW 1/4 OF
SECTION 17, TOWNSHIP 8 SOUTH, RANGE 29 EAST

MATCH LINE SEE SHEET 6

PREPARED BY
MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
9701 BEACH BLVD., SUITE 2000
JACKSONVILLE, FLORIDA 32216
PAX (904) 721-5798
TELEPHONE (904) 721-1228



CURVE	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING	CHORD DISTANCE
C1	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C2	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C3	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C4	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C5	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C6	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C7	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C8	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C9	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C10	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C11	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C12	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C13	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C14	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C15	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C16	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C17	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C18	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C19	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C20	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C21	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C22	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C23	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C24	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C25	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C26	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C27	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C28	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C29	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C30	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C31	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C32	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C33	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C34	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C35	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C36	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C37	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C38	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C39	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C40	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C41	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C42	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C43	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C44	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C45	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C46	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C47	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C48	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C49	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C50	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C51	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C52	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C53	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C54	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C55	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C56	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C57	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C58	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C59	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C60	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C61	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C62	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C63	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C64	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C65	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C66	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C67	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C68	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C69	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C70	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C71	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C72	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C73	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C74	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C75	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C76	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C77	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C78	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C79	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C80	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C81	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C82	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C83	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C84	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C85	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C86	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C87	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C88	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C89	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C90	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C91	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C92	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C93	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C94	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C95	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C96	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C97	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C98	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C99	100.00	15.71	15.71	15.71	N 89.98° E	31.42
C100	100.00	15.71	15.71	15.71	N 89.98° E	31.42

UNPLATTED LANKS OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 28 EAST

TRACT "D" (RESERVED AREA)

TRACT "E" (OPEN SPACE)

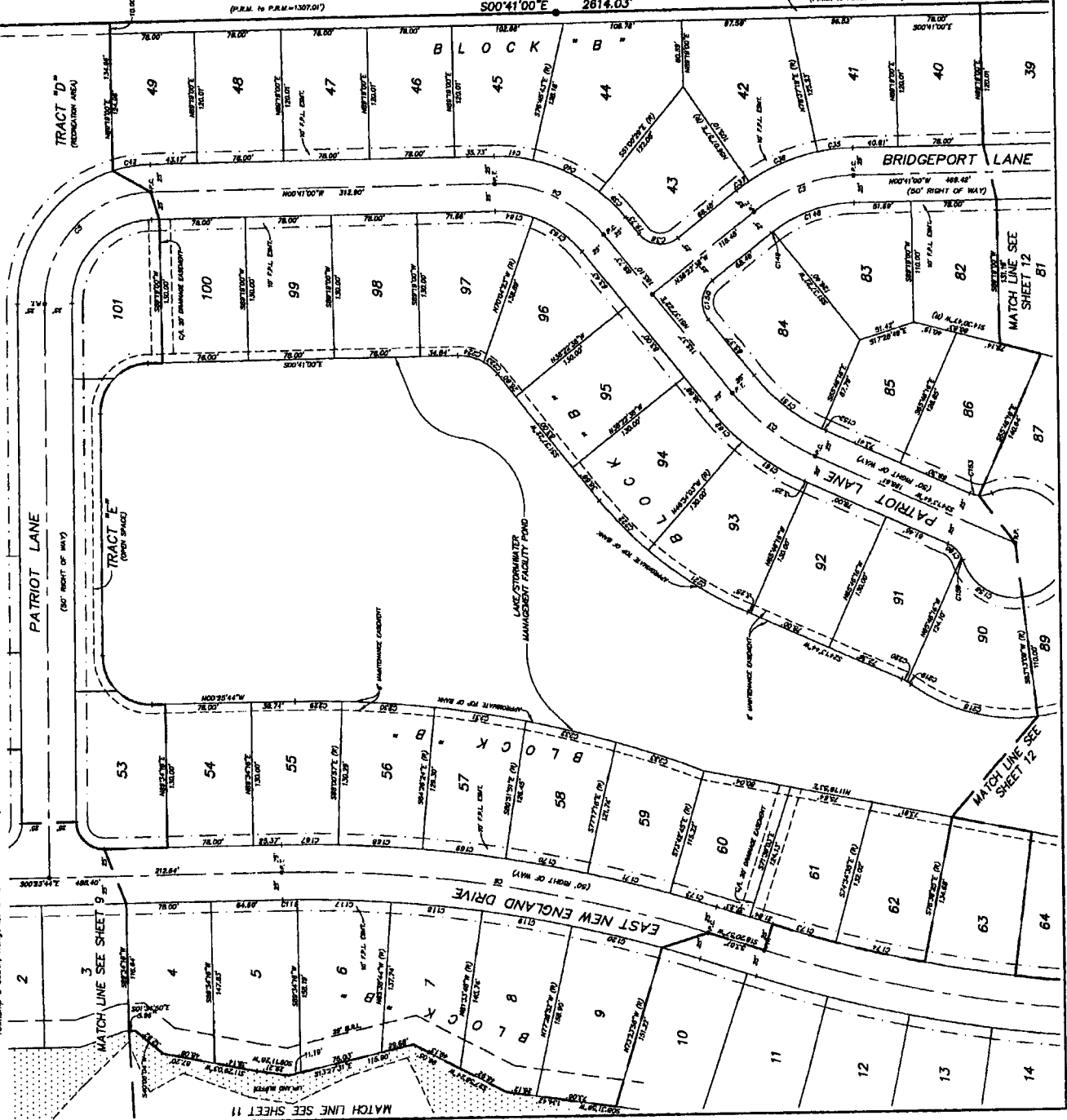
TRACT "G" (RESERVED AREA)

PREP. BY P.R.M.-1307.01

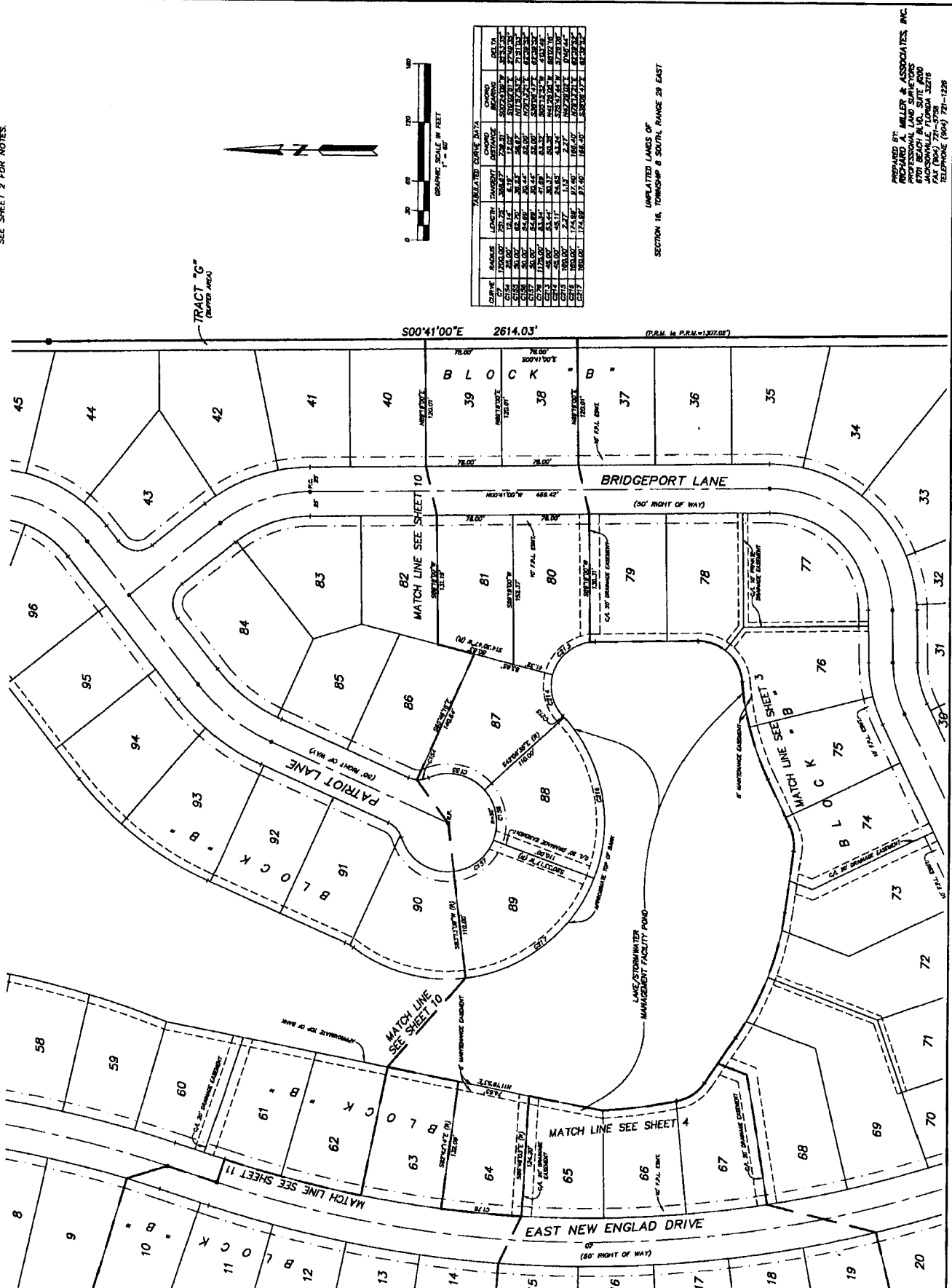
PREPARED BY: MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE 4000
 JACKSONVILLE, FLORIDA 32216
 FAX (904) 771-5728
 TELEPHONE (904) 771-1228

COUNTRY WALK

Being a portion of the Southwest 1/4 and the Southwest 1/4 of Section 12, Township 8 South, Range 28 East, St. Johns County, Florida.



COUNTRY WALK
 Being a portion of the Southeast 1/4 and the Southwest 1/4 of Section 17,
 Township 8 South, Range 29 East, St. Johns County, Florida.



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	CHORD BEARING
C1	1700.00'	271.72'	558.87'	228.81°	330.00°
C2	300.00'	19.16'	6.31'	19.00°	330.00°
C3	300.00'	19.16'	6.31'	19.00°	330.00°
C4	300.00'	19.16'	6.31'	19.00°	330.00°
C5	300.00'	19.16'	6.31'	19.00°	330.00°
C6	300.00'	19.16'	6.31'	19.00°	330.00°
C7	300.00'	19.16'	6.31'	19.00°	330.00°
C8	300.00'	19.16'	6.31'	19.00°	330.00°
C9	300.00'	19.16'	6.31'	19.00°	330.00°
C10	300.00'	19.16'	6.31'	19.00°	330.00°
C11	300.00'	19.16'	6.31'	19.00°	330.00°
C12	300.00'	19.16'	6.31'	19.00°	330.00°
C13	300.00'	19.16'	6.31'	19.00°	330.00°
C14	300.00'	19.16'	6.31'	19.00°	330.00°
C15	300.00'	19.16'	6.31'	19.00°	330.00°
C16	300.00'	19.16'	6.31'	19.00°	330.00°
C17	300.00'	19.16'	6.31'	19.00°	330.00°
C18	300.00'	19.16'	6.31'	19.00°	330.00°
C19	300.00'	19.16'	6.31'	19.00°	330.00°
C20	300.00'	19.16'	6.31'	19.00°	330.00°

PREPARED BY: WELLES & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6700 BEACH BLVD., SUITE #200
 PALM BEACH, FLORIDA 33410
 TELEPHONE (561) 751-1228

SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST

TRACT "G"
 (IMPROVEMENT AREA)

S00°41'00"E 2614.03' (P.M. in P.M. = 1,307.03')