

RESOLUTION NO. 2008- 297

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONSERVATION EASEMENT OVER APPROXIMATELY 5.45 ACRES BETWEEN SAN SEBASTIAN VIEW AND US1 TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH THE CONSTRUCTION OF THE COUNTY ADMINISTRATIVE BUILDING.

RECITALS

WHEREAS, the construction associated with the County Administrative Building will result in wetland impacts; and

WHEREAS, the St. Johns River Water Management District required a conservation easement as a condition of permit # 4-109-106697-1 to offset said impacts; and

WHEREAS, the attached Conservation Easement, Exhibit "A", preserves approximately 5.45 acres of wetlands and uplands between San Sebastian View and US1.

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 is authorized to execute the Conservation Easement for the aforementioned 5.45 acres between San Sebastian View and US1 to mitigate for impacts associated with the construction of the County Administrative Building.

Section 3. The Clerk is instructed to record the Conservation Easement in the public records of St. Johns County and mail the original Conservation Easement to the St. Johns River Water Management District and a certified copy of this Resolution shall be forwarded forthwith to St. Johns River Water Management District, Office of General Counsel, 4049 Reid Street, Palatka, FL 32178.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 14th day of October 2008.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevenson
Cyndi Stevenson, Vice Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 10/16/08

Prepared by:
Michael D. Hunt
Deputy County Attorney
4020 Lewis Speedway
St. Augustine, FL 32084

Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL. 32177

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this ____ day of _____, 2008, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 4020 Lewis Speedway, St. Augustine, Florida 32095 ("Grantor") in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

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

WHEREAS, Grantor grants this conservation easement as a condition of permit # 4-109-106697-1, issued by Grantee to off-set direct impacts to natural resources, fish and wildlife, and wetland functions; and

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

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

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

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

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing trash, waste or unsightly or offensive materials.
- c) Removing or destroying trees, shrubs, or other vegetation.
- d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

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

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

- a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.
- b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion: Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability: Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's

ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property, which may occur on the Property.

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

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

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

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

ST. JOHNS COUNTY, a political subdivision of the State of Florida, by its Board of County Commissioners

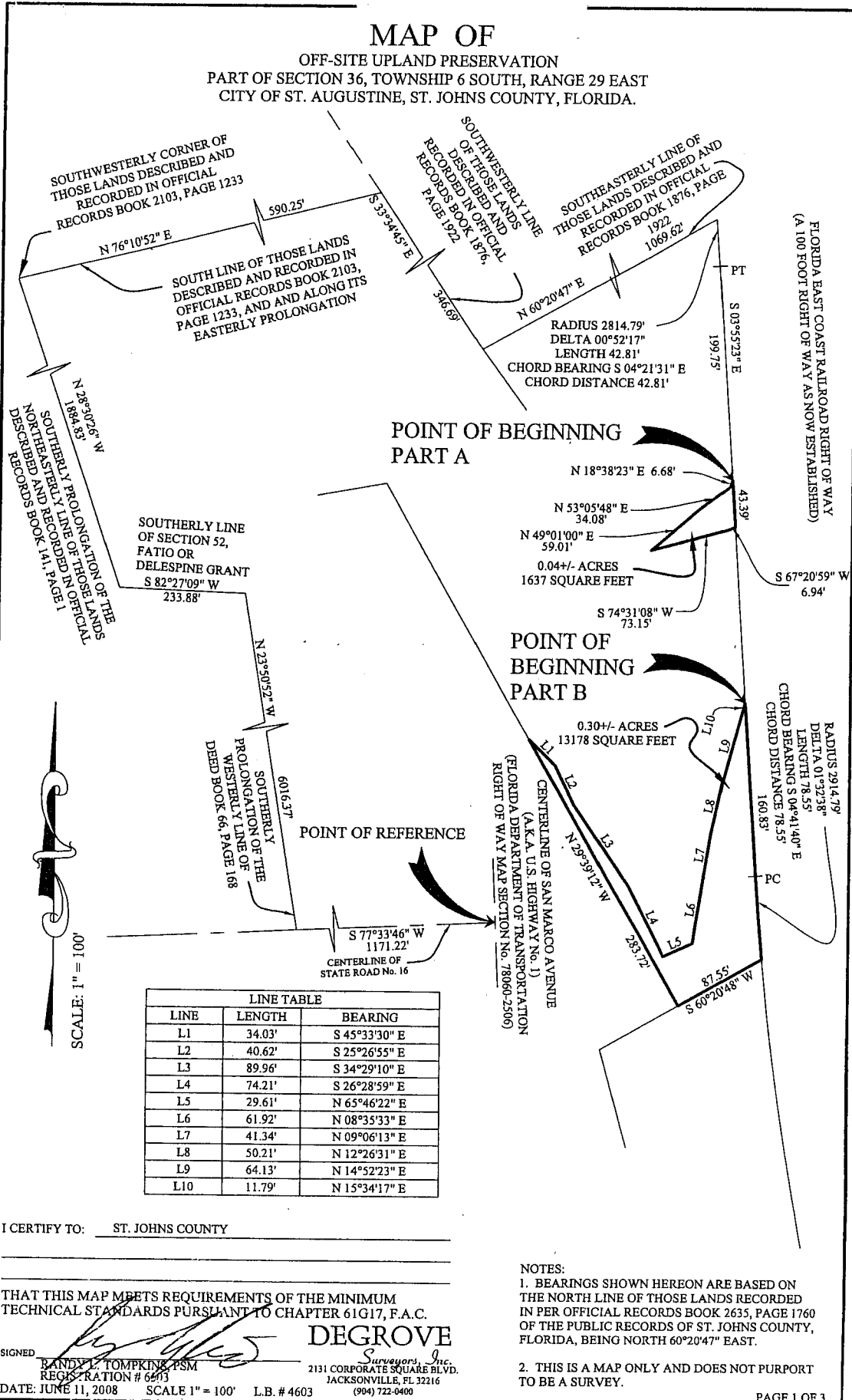
By: _____
Thomas G. Manuel
Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

Print Name

EXHIBIT "A" OF EASEMENT



| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 34.03' | S 45°33'30" E |
| L2 | 40.62' | S 25°26'55" E |
| L3 | 89.96' | S 34°29'10" E |
| L4 | 74.21' | S 26°28'59" E |
| L5 | 29.61' | N 65°46'22" E |
| L6 | 61.92' | N 08°35'33" E |
| L7 | 41.34' | N 09°06'13" E |
| L8 | 50.21' | N 12°26'31" E |
| L9 | 64.13' | N 14°52'23" E |
| L10 | 11.79' | N 15°34'17" E |

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED *[Signature]* **DEGROVE**
 SURVEYORS, INC.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FL 32216
 (904) 722-0400

DATE: JUNE 11, 2008 SCALE 1" = 100' L.B. # 4603

NOTES:
 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.
 2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

OFF-SITE UPLAND PRESERVATION

PART A:

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY No. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD No. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD No. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATIO OR DELESPINE GRANT, OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHWESTERLY LINE 346.69 FEET TO THE SOUTHERLYMOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 1069.62 FEET TO A POINT ON A CURVE, SAID POINT LYING ON THE WESTERLY LINE OF A FLORIDA EAST COAST RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHERLY, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.79 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 17 SECONDS, AN ARC LENGTH OF 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 21 MINUTES 31 SECONDS EAST, 42.81 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 199.75 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 43.39 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 67 DEGREES 20 MINUTES 59 SECONDS WEST, A DISTANCE OF 6.94 FEET; THENCE SOUTH 74 DEGREES 31 MINUTES 08 SECONDS WEST, A DISTANCE OF 73.15 FEET; THENCE NORTH 49 DEGREES 01 MINUTES 00 SECONDS EAST, A DISTANCE OF 59.01 FEET; THENCE NORTH 53 DEGREES 05 MINUTES 48 SECONDS EAST, A DISTANCE OF 34.08 FEET; THENCE NORTH 18 DEGREES 38 MINUTES 23 SECONDS EAST, A DISTANCE OF 6.68 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.04 ACRES (1,637 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

OFF-SITE UPLAND PRESERVATION

PART B:

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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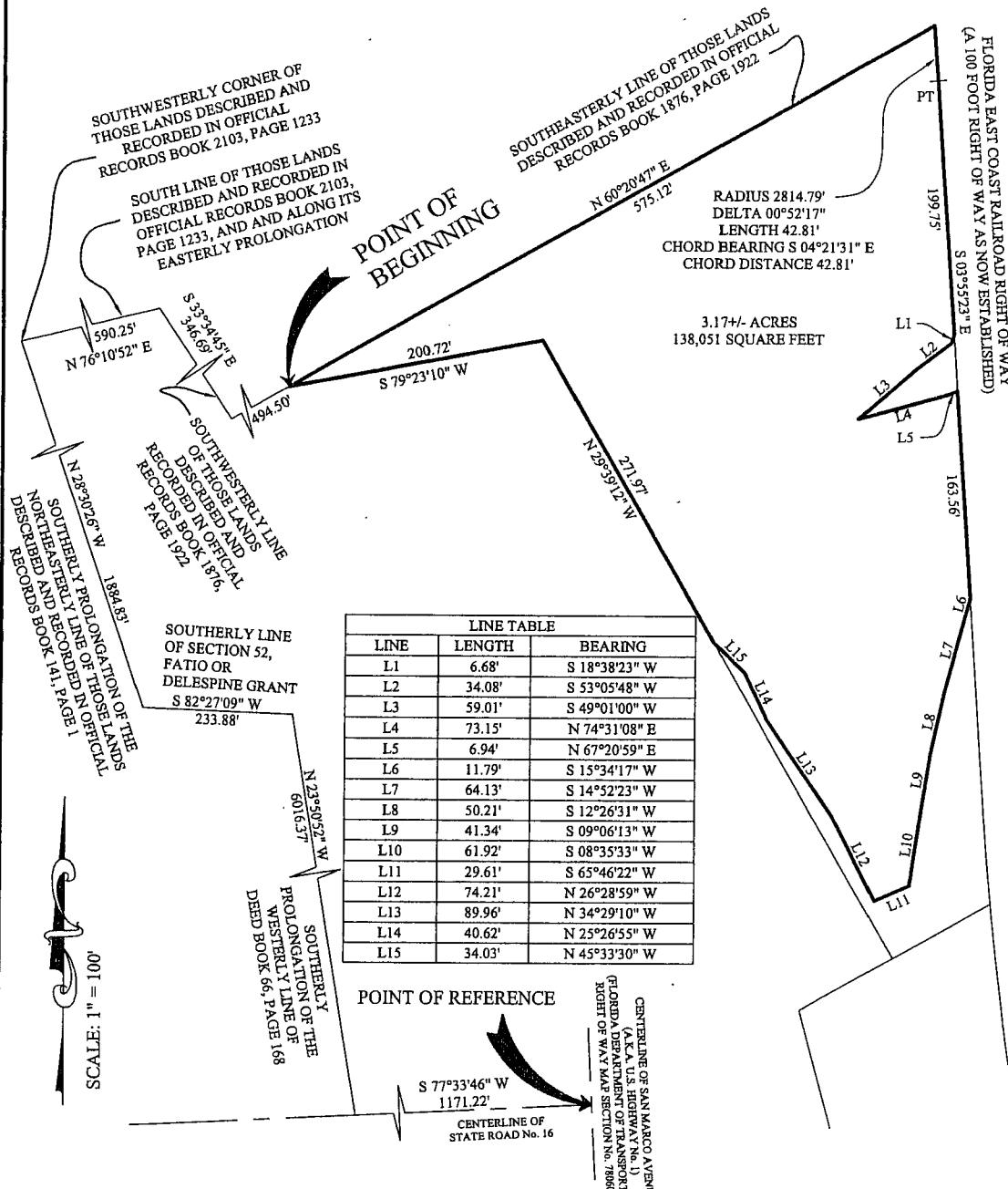
THENCE CONTINUE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 160.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2914.79 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01 DEGREES 32 MINUTES 38 SECONDS, AN ARC LENGTH OF 78.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 41 MINUTES 40 SECONDS EAST, 78.55 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 60 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 87.55 FEET; THENCE NORTH 29 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 283.72 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 34.03 FEET; THENCE SOUTH 25 DEGREES 26 MINUTES 55 SECONDS EAST, A DISTANCE OF 40.62 FEET; THENCE SOUTH 34 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 89.96 FEET; THENCE SOUTH 26 DEGREES 28 MINUTES 59 SECONDS EAST, A DISTANCE OF 74.21 FEET; THENCE NORTH 65 DEGREES 46 MINUTES 22 SECONDS EAST, A DISTANCE OF 29.61 FEET; THENCE NORTH 08 DEGREES 35 MINUTES 33 SECONDS EAST, A DISTANCE OF 61.92 FEET; THENCE NORTH 09 DEGREES 06 MINUTES 13 SECONDS EAST, A DISTANCE OF 41.34 FEET; THENCE NORTH 12 DEGREES 26 MINUTES 31 SECONDS EAST, A DISTANCE OF 50.21 FEET; THENCE NORTH 14 DEGREES 52 MINUTES 23 SECONDS EAST, A DISTANCE OF 64.13 FEET; THENCE NORTH 15 DEGREES 34 MINUTES 17 SECONDS EAST, A DISTANCE OF 11.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES (13,178 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

MAP OF

OFF-SITE WETLAND PRESERVATION
PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED [Signature] **DEGROVE**
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FL 32216
(904) 722-0400

DATE: JUNE 11, 2008 SCALE 1" = 100' L.B. # 4603

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.

2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

OFF-SITE WETLAND PRESERVATION

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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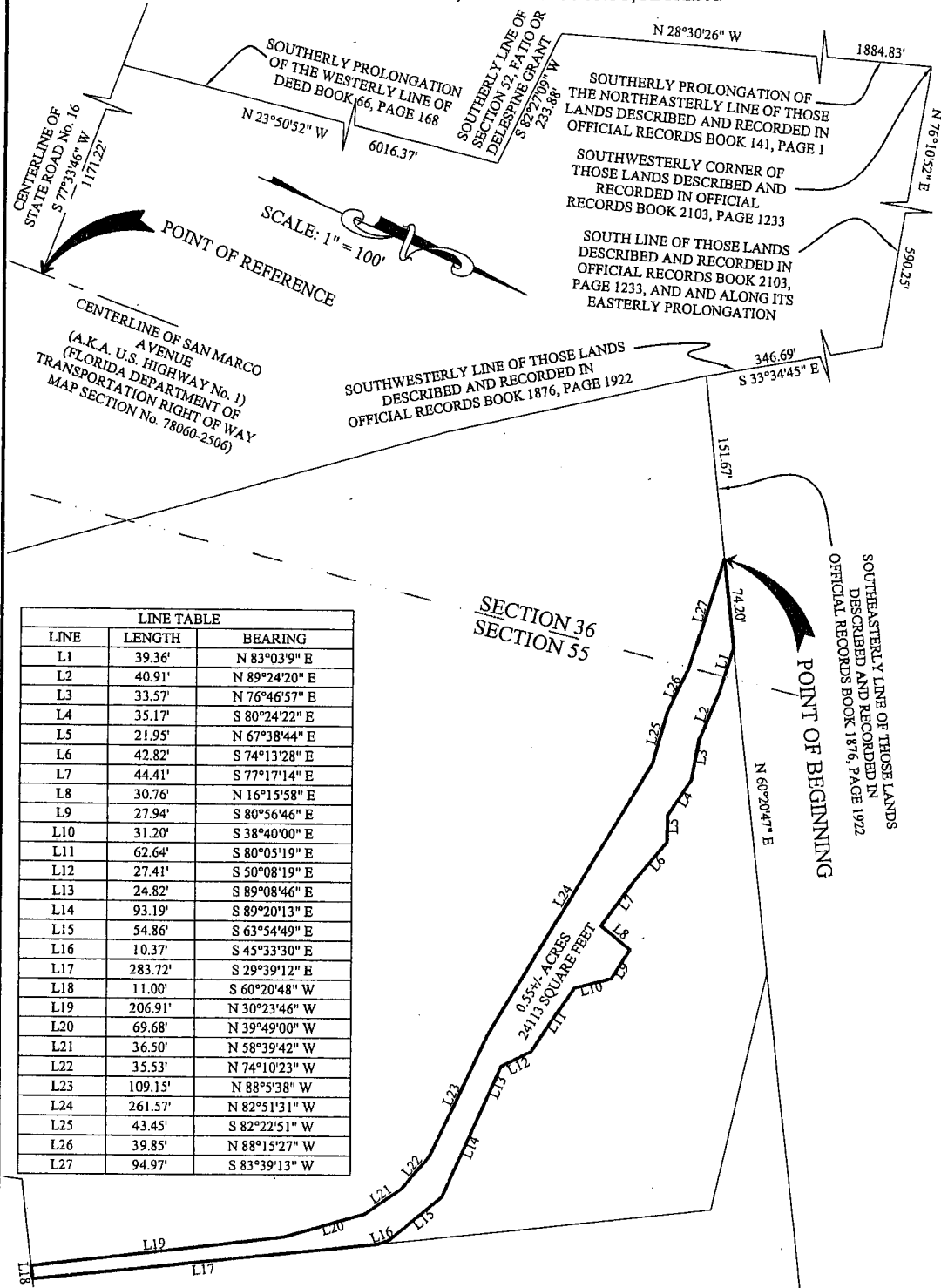
THENCE CONTINUE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 575.12 FEET TO A POINT ON A CURVE, SAID POINT LYING ON THE WESTERLY LINE OF A FLORIDA EAST COAST RAILROAD RIGHT OF WAY, A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTHERLY, DEPARTING SAID SOUTHEASTERLY LINE AND ALONG SAID WESTERLY RIGHT OF WAY LINE ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2814.79 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 52 MINUTES 17 SECONDS, AN ARC LENGTH OF 42.81 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 21 MINUTES 31 SECONDS EAST, 42.81 FEET; THENCE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 199.75 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 18 DEGREES 38 MINUTES 23 SECONDS WEST, A DISTANCE OF 6.68 FEET; THENCE SOUTH 53 DEGREES 05 MINUTES 48 SECONDS WEST, A DISTANCE OF 34.08 FEET; THENCE SOUTH 49 DEGREES 01 MINUTES 00 SECONDS WEST, A DISTANCE OF 59.01 FEET; THENCE NORTH 74 DEGREES 31 MINUTES 08 SECONDS EAST, A DISTANCE OF 73.15 FEET; THENCE NORTH 67 DEGREES 20 MINUTES 59 SECONDS EAST, A DISTANCE OF 6.94 FEET TO A POINT LYING ON SAID WESTERLY LINE OF SAID FLORIDA EAST COAST RAILROAD RIGHT OF WAY; THENCE SOUTH 03 DEGREES 55 MINUTES 23 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 163.56 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 15 DEGREES 34 MINUTES 17 SECONDS WEST, A DISTANCE OF 11.79 FEET; THENCE SOUTH 14 DEGREES 52 MINUTES 23 SECONDS WEST, A DISTANCE OF 64.13 FEET; THENCE SOUTH 12 DEGREES 26 MINUTES 31 WEST, A DISTANCE OF 50.21 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 13 SECONDS WEST, A DISTANCE OF 41.34 FEET; THENCE SOUTH 08 DEGREES 35 MINUTES 33 SECONDS WEST, A DISTANCE OF 61.92 FEET; THENCE SOUTH 65 DEGREES 46 MINUTES 22 SECONDS WEST, A DISTANCE OF 29.61 FEET; THENCE NORTH 26 DEGREES 28 MINUTES 59 SECONDS WEST, A DISTANCE OF 74.21 FEET; THENCE NORTH 34 DEGREES 29 MINUTES 10 SECONDS WEST, A DISTANCE OF 89.96 FEET; THENCE NORTH 25 DEGREES 26 MINUTES 55 SECONDS WEST, A DISTANCE OF 40.62 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 34.03 FEET; THENCE NORTH 29 DEGREES 39 MINUTES 12 SECONDS WEST, A DISTANCE OF 271.97 FEET; THENCE SOUTH 79 DEGREES 23 MINUTES 10 SECONDS WEST, A DISTANCE OF 200.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.17 ACRES (138,051 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

MAP OF
UPLAND BUFFER

PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 39.36' | N 83°03'9" E |
| L2 | 40.91' | N 89°24'20" E |
| L3 | 33.57' | N 76°46'57" E |
| L4 | 35.17' | S 80°24'22" E |
| L5 | 21.95' | N 67°38'44" E |
| L6 | 42.82' | S 74°13'28" E |
| L7 | 44.41' | S 77°17'14" E |
| L8 | 30.76' | N 16°15'58" E |
| L9 | 27.94' | S 80°56'46" E |
| L10 | 31.20' | S 38°40'00" E |
| L11 | 62.64' | S 80°05'19" E |
| L12 | 27.41' | S 50°08'19" E |
| L13 | 24.82' | S 89°08'46" E |
| L14 | 93.19' | S 89°20'13" E |
| L15 | 54.86' | S 63°54'49" E |
| L16 | 10.37' | S 45°33'30" E |
| L17 | 283.72' | S 29°39'12" E |
| L18 | 11.00' | S 60°20'48" W |
| L19 | 206.91' | N 30°23'46" W |
| L20 | 69.68' | N 39°49'00" W |
| L21 | 36.50' | N 58°39'42" W |
| L22 | 35.53' | N 74°10'23" W |
| L23 | 109.15' | N 88°5'38" W |
| L24 | 261.57' | N 82°51'31" W |
| L25 | 43.45' | S 82°22'51" W |
| L26 | 39.85' | N 88°15'27" W |
| L27 | 94.97' | S 83°39'13" W |

SECTION 36
SECTION 55

0.5544 ACRES
24413 SQUARE FEET

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM
TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED *[Signature]* **DEGROVE**
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FL 32216
REGISTRATION # 6503 (904) 722-0400

DATE: JUNE 11, 2008 SCALE 1" = 100' L.B. # 4603

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.

2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

UPLAND BUFFER

A PORTION OF SECTION 36 AND A PORTION OF SECTION 55 FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY No. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD No. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD No. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATIO OR DELESPINE GRANT, OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHWESTERLY LINE 346.69 FEET TO THE SOUTHERLYMOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 151.67 FEET TO THE POINT OF BEGINNING;

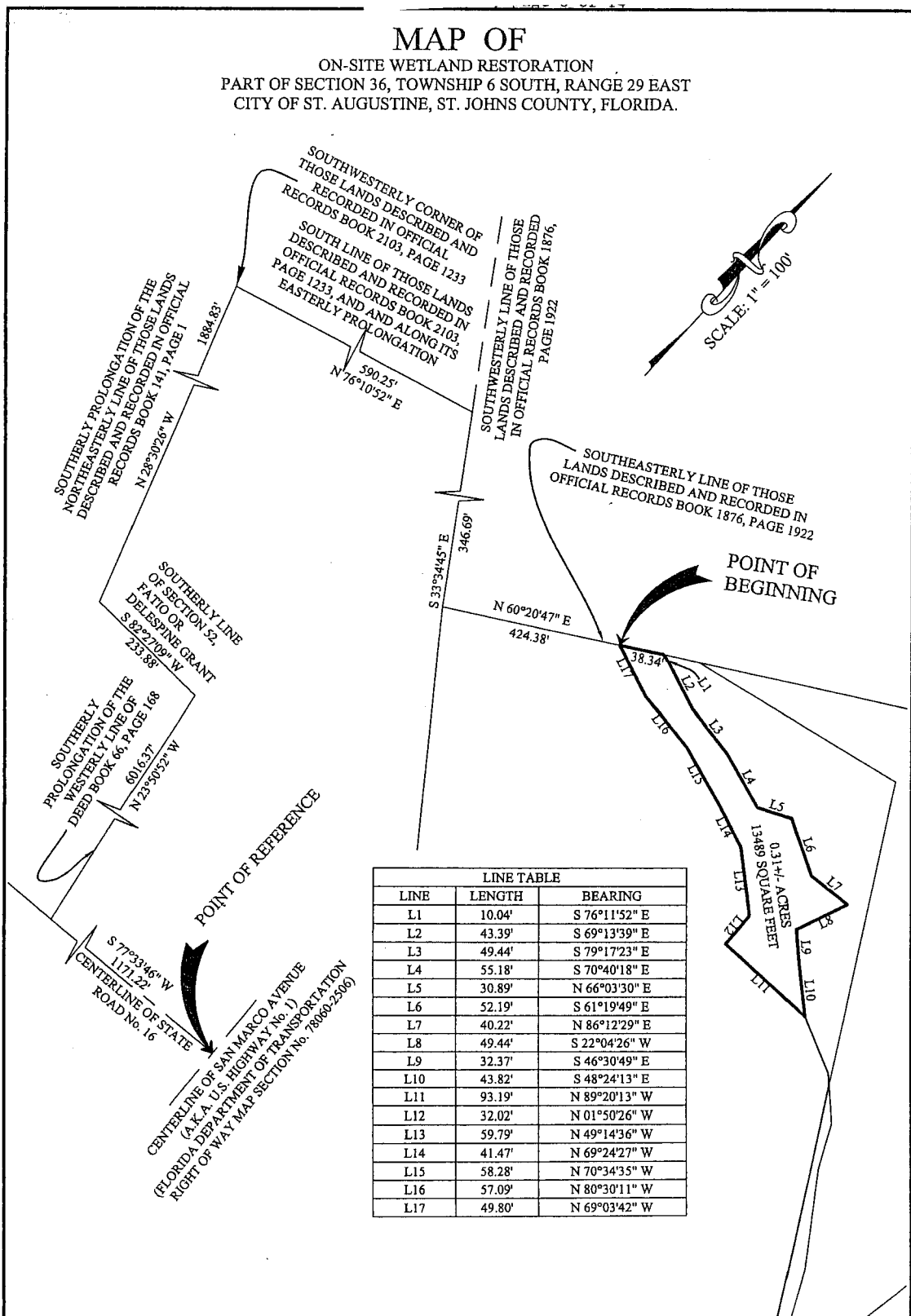
THENCE CONTINUE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 74.20 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, THENCE NORTH 83 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 39.36 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 20 SECONDS EAST, A DISTANCE OF 40.91 FEET; THENCE NORTH 76 DEGREES 46 MINUTES 57 SECONDS EAST, A DISTANCE OF 33.57 FEET; THENCE SOUTH 80 DEGREES 24 MINUTES 22 SECONDS EAST, A DISTANCE OF 35.17 FEET; THENCE NORTH 67 DEGREES 38 MINUTES 44 SECONDS EAST, A DISTANCE OF 21.95 FEET; THENCE SOUTH 74 DEGREES 13 MINUTES 28 SECONDS EAST, A DISTANCE OF 42.82 FEET; THENCE SOUTH 77 DEGREES 17 MINUTES 14 SECONDS EAST, A DISTANCE OF 44.41 FEET; THENCE NORTH 16 DEGREES 15 MINUTES 58 SECONDS EAST, A DISTANCE OF 30.76 FEET; THENCE SOUTH 80 DEGREES 56 MINUTES 46 SECONDS EAST, A DISTANCE OF 27.94 FEET; THENCE SOUTH 38 DEGREES 40 MINUTES 00 SECONDS EAST, A DISTANCE OF 31.20 FEET; THENCE SOUTH 80 DEGREES 05 MINUTES 19 SECONDS EAST, A DISTANCE OF 62.64 FEET; THENCE SOUTH 50 DEGREES 08 MINUTES 19 SECONDS EAST, A DISTANCE OF 27.41 FEET; THENCE SOUTH 89 DEGREES 08 MINUTES 46 SECONDS EAST, A DISTANCE OF 24.82 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 13 SECONDS EAST, A DISTANCE OF 93.19 FEET; THENCE SOUTH 63 DEGREES 54 MINUTES 49 SECONDS EAST, A DISTANCE OF 54.86 FEET; THENCE SOUTH 45 DEGREES 33 MINUTES 30 SECONDS EAST, A DISTANCE OF 10.37 FEET; THENCE SOUTH 29 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 283.72 FEET; THENCE SOUTH 60 DEGREES 20 MINUTES 48 SECONDS WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 30 DEGREES 23 MINUTES 46 SECONDS WEST, A DISTANCE OF 206.91 FEET; THENCE NORTH 39 DEGREES 49 MINUTES 00 SECONDS WEST, A DISTANCE OF 69.68 FEET; THENCE NORTH 58 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 36.50 FEET; THENCE NORTH 74 DEGREES 10 MINUTES 23 SECONDS WEST, A DISTANCE OF 35.53 FEET; THENCE NORTH 88 DEGREES 05 MINUTES 38 SECONDS WEST, A DISTANCE OF 109.15 FEET; THENCE NORTH 82 DEGREES 51 MINUTES 31 SECONDS WEST, A DISTANCE OF 261.57 FEET; THENCE SOUTH 82 DEGREES 22 MINUTES 51 SECONDS WEST, A DISTANCE OF 43.45 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 27 SECONDS WEST, A DISTANCE OF 39.85 FEET; THENCE SOUTH 83 DEGREES 39 MINUTES 13 SECONDS WEST, A DISTANCE OF 94.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.55 ACRES (24,113 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

MAP OF


ON-SITE WETLAND RESTORATION
 PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST
 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



| LINE | LENGTH | BEARING |
|------|--------|---------------|
| L1 | 10.04' | S 76°11'52" E |
| L2 | 43.39' | S 69°13'39" E |
| L3 | 49.44' | S 79°17'23" E |
| L4 | 55.18' | S 70°40'18" E |
| L5 | 30.89' | N 66°03'30" E |
| L6 | 52.19' | S 61°19'49" E |
| L7 | 40.22' | N 86°12'29" E |
| L8 | 49.44' | S 22°04'26" W |
| L9 | 32.37' | S 46°30'49" E |
| L10 | 43.82' | S 48°24'13" E |
| L11 | 93.19' | N 89°20'13" W |
| L12 | 32.02' | N 01°50'26" W |
| L13 | 59.79' | N 49°14'36" W |
| L14 | 41.47' | N 69°24'27" W |
| L15 | 58.28' | N 70°34'35" W |
| L16 | 57.09' | N 80°30'11" W |
| L17 | 49.80' | N 69°03'42" W |

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM
 TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED:  **DEGROVE**
 Randy L. Tompkins, PSM
 REGISTRATION # 6503
 DATE: JUNE 11, 2008 SCALE 1" = 100' L.B. # 4603
 Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FL 32216
 (904) 722-0400

NOTES:
 1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.

2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

ON-SITE WETLAND RESTORATION

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY No. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD No. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD No. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATIO OR DELESPINE GRANT, OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHWESTERLY LINE 346.69 FEET TO THE SOUTHERLYMOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 424.38 FEET TO THE POINT OF BEGINNING;

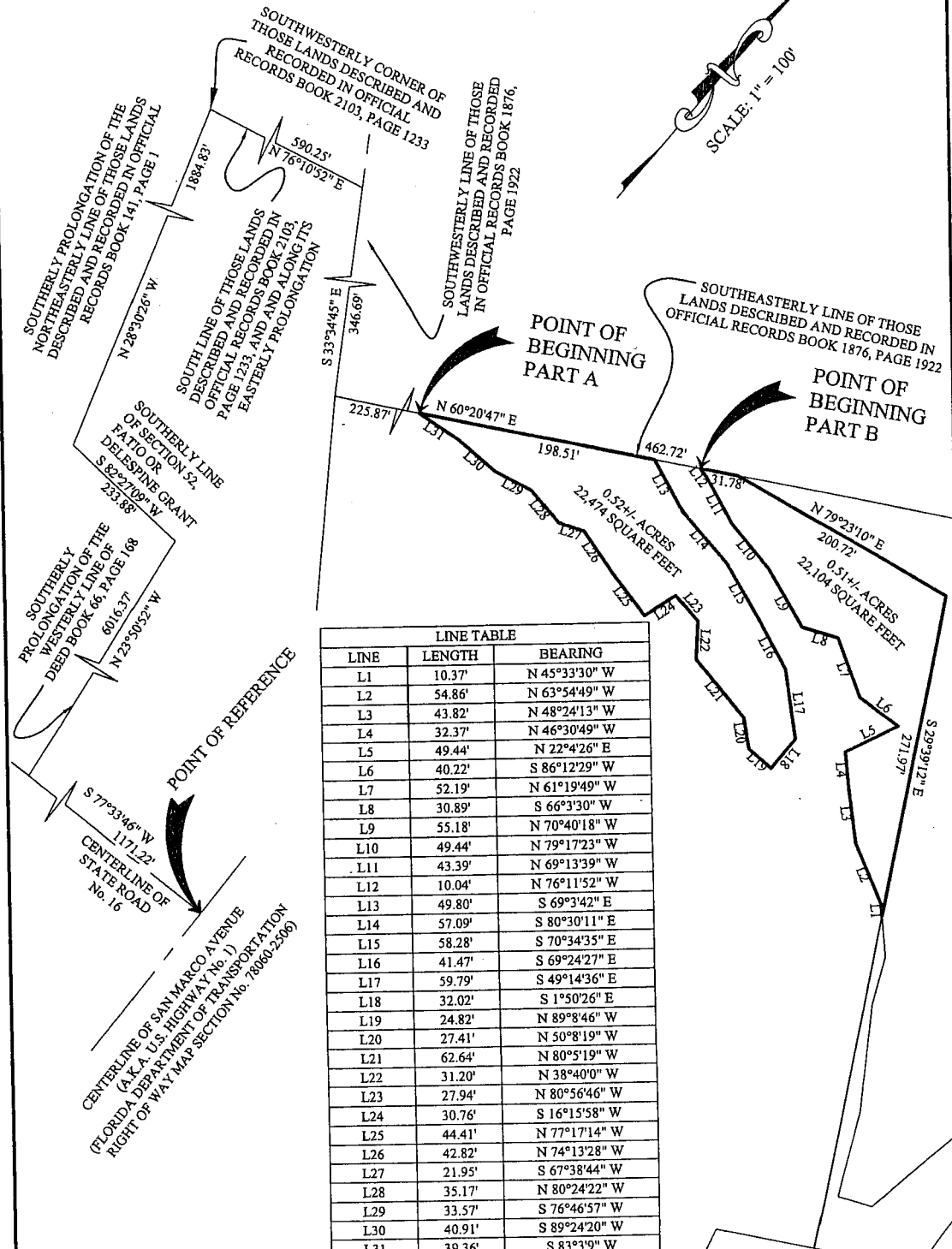
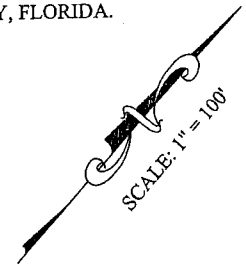
THENCE CONTINUE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 38.34 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 76 DEGREES 11 MINUTES 52 SECONDS EAST, A DISTANCE OF 10.04 FEET; THENCE SOUTH 69 DEGREES 13 MINUTES 39 SECONDS EAST, A DISTANCE OF 43.39 FEET; THENCE SOUTH 79 DEGREES 17 MINUTES 23 SECONDS EAST, A DISTANCE OF 49.44 FEET; THENCE SOUTH 70 DEGREES 40 MINUTES 18 SECONDS EAST, A DISTANCE OF 55.18 FEET; THENCE NORTH 66 DEGREES 03 MINUTES 30 SECONDS EAST, A DISTANCE OF 30.89 FEET; THENCE SOUTH 61 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 52.19 FEET; THENCE NORTH 86 DEGREES 12 MINUTES 29 SECONDS EAST, A DISTANCE OF 40.22 FEET; THENCE SOUTH 22 DEGREES 04 MINUTES 26 SECONDS WEST, A DISTANCE OF 49.44 FEET; THENCE SOUTH 46 DEGREES 30 MINUTES 49 SECONDS EAST, A DISTANCE OF 32.37 FEET; THENCE SOUTH 48 DEGREES 24 MINUTES 13 SECONDS EAST, A DISTANCE OF 43.82 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 13 SECONDS WEST, A DISTANCE OF 93.19 FEET; THENCE NORTH 01 DEGREES 50 MINUTES 26 SECONDS WEST, A DISTANCE OF 32.02 FEET; THENCE NORTH 49 DEGREES 14 MINUTES 36 SECONDS WEST, A DISTANCE OF 59.79 FEET; THENCE NORTH 69 DEGREES 24 MINUTES 27 SECONDS WEST, A DISTANCE OF 41.47 FEET; THENCE NORTH 70 DEGREES 34 MINUTES 35 SECONDS WEST, A DISTANCE OF 58.28 FEET; THENCE NORTH 80 DEGREES 30 MINUTES 11 SECONDS WEST, A DISTANCE OF 57.09 FEET; THENCE NORTH 69 DEGREES 03 MINUTES 42 SECONDS WEST, A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES (13,489 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

MAP OF

ON-SITE WETLAND PRESERVATION
PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST
CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



| LINE TABLE | | |
|------------|--------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 10.37' | N 45°33'30" W |
| L2 | 54.86' | N 63°54'49" W |
| L3 | 43.82' | N 48°24'13" W |
| L4 | 32.37' | N 46°30'49" W |
| L5 | 49.44' | N 22°4'26" E |
| L6 | 40.22' | S 86°12'29" W |
| L7 | 52.19' | N 61°19'49" W |
| L8 | 30.89' | S 66°3'30" W |
| L9 | 55.18' | N 70°40'18" W |
| L10 | 49.44' | N 79°17'23" W |
| L11 | 43.39' | N 69°13'39" W |
| L12 | 10.04' | N 76°11'52" W |
| L13 | 49.80' | S 69°3'42" E |
| L14 | 57.09' | S 80°30'11" E |
| L15 | 58.28' | S 70°34'35" E |
| L16 | 41.47' | S 69°24'27" E |
| L17 | 59.79' | S 49°14'36" E |
| L18 | 32.02' | S 1°50'26" E |
| L19 | 24.82' | N 89°8'46" W |
| L20 | 27.41' | N 50°8'19" W |
| L21 | 62.64' | N 80°5'19" W |
| L22 | 31.20' | N 38°40'0" W |
| L23 | 27.94' | N 80°56'46" W |
| L24 | 30.76' | S 16°15'58" W |
| L25 | 44.41' | N 77°17'14" W |
| L26 | 42.82' | N 74°13'28" W |
| L27 | 21.95' | S 67°38'44" W |
| L28 | 35.17' | N 80°24'22" W |
| L29 | 33.57' | S 76°46'57" W |
| L30 | 40.91' | S 89°24'20" W |
| L31 | 39.36' | S 83°3'9" W |

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED 
RANDY L. TOMPKINS, PSM
REGISTRATION # 6503
DATE: JUNE 11, 2008

DEGROVE
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FL 32216
(904) 722-0400

SCALE 1" = 100' L.B. # 4603

NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.

2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

ON-SITE WETLAND PRESERVATION

PART A:

A PORTION OF SECTION 36 AND A PORTION OF SECTION 55 FRANCIS J. FATIO GRANT, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY No. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD No. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD No. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATIO OR DELESPINE GRANT, OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHWESTERLY LINE 346.69 FEET TO THE SOUTHERLYMOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 225.87 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 198.51 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, SOUTH 69 DEGREES 03 MINUTES 42 SECONDS EAST, A DISTANCE OF 49.80 FEET; THENCE SOUTH 80 DEGREES 30 MINUTES 11 SECONDS EAST, A DISTANCE OF 57.09 FEET; THENCE SOUTH 70 DEGREES 34 MINUTES 35 SECONDS EAST, A DISTANCE OF 58.28 FEET; THENCE SOUTH 69 DEGREES 24 MINUTES 27 SECONDS EAST, A DISTANCE OF 41.47 FEET; THENCE SOUTH 49 DEGREES 14 MINUTES 36 SECONDS EAST, A DISTANCE OF 59.79 FEET; THENCE SOUTH 01 DEGREES 50 MINUTES 26 SECONDS EAST, A DISTANCE OF 32.02 FEET; THENCE NORTH 89 DEGREES 08 MINUTES 46 SECONDS WEST, A DISTANCE OF 24.82 FEET; THENCE NORTH 50 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 27.41 FEET; THENCE NORTH 80 DEGREES 05 MINUTES 19 SECONDS WEST, A DISTANCE OF 62.64 FEET; THENCE NORTH 38 DEGREES 40 MINUTES 00 SECONDS WEST, A DISTANCE OF 31.20 FEET; THENCE NORTH 80 DEGREES 56 MINUTES 46 SECONDS WEST, A DISTANCE OF 27.94 FEET; THENCE SOUTH 16 DEGREES 15 MINUTES 58 SECONDS WEST, A DISTANCE OF 30.76 FEET; THENCE NORTH 77 DEGREES 17 MINUTES 14 SECONDS WEST, A DISTANCE OF 44.41 FEET; THENCE NORTH 74 DEGREES 13 MINUTES 28 SECONDS WEST, A DISTANCE OF 42.82 FEET; THENCE SOUTH 67 DEGREES 38 MINUTES 44 SECONDS WEST, A DISTANCE OF 21.95 FEET; THENCE NORTH 80 DEGREES 24 MINUTES 22 SECONDS WEST, A DISTANCE OF 35.17 FEET; THENCE SOUTH 76 DEGREES 46 MINUTES 57 SECONDS WEST, A DISTANCE OF 33.57 FEET; THENCE SOUTH 89 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 40.91 FEET; THENCE SOUTH 83 DEGREES 03 MINUTES 09 SECONDS WEST, A DISTANCE OF 39.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.52 ACRES (22,474 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

ON-SITE WETLAND PRESERVATION

PART B:

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST, CITY OF ST. AUGUSTINE, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CENTERLINE INTERSECTION OF SAN MARCO AVENUE, ALSO KNOWN AS U.S. HIGHWAY No. 1, A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED, WITH THE CENTERLINE OF STATE ROAD No. 16, A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2506; THENCE SOUTH 77 DEGREES 33 MINUTES 46 SECONDS WEST, ALONG SAID CENTERLINE OF STATE ROAD No. 16, A DISTANCE OF 1171.22 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 66, PAGE 168, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 23 DEGREES 50 MINUTES 52 SECONDS WEST, DEPARTING SAID CENTERLINE AND ALONG SAID SOUTHERLY PROLONGATION AND SAID WESTERLY LINE, 6016.37 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF SECTION 52, FATIO OR DELESPINE GRANT, OF SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, THENCE SOUTH 82 DEGREES 27 MINUTES 09 SECONDS WEST, DEPARTING SAID WESTERLY LINE, AND ALONG SAID SOUTHERLY LINE, 233.88 FEET TO ITS INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 141, PAGE 1, OF SAID PUBLIC RECORDS; THENCE NORTH 28 DEGREES 30 MINUTES 26 SECONDS WEST, DEPARTING SOUTHERLY LINE, AND ALONG SAID SOUTHERLY PROLONGATION AND ALONG SAID NORTHEASTERLY LINE, 1884.83 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2103, PAGE 1233, OF SAID PUBLIC RECORDS; THENCE NORTH 76 DEGREES 10 MINUTES 52 SECONDS EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS, AND ALONG ITS EASTERLY PROLONGATION, 590.25 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, OF SAID PUBLIC RECORDS; THENCE SOUTH 33 DEGREES 34 MINUTES 45 SECONDS EAST, DEPARTING SAID SOUTHERLY LINE AND ALONG SAID SOUTHWESTERLY LINE 346.69 FEET TO THE SOUTHERLY MOST CORNER OF SAID LANDS; THENCE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922, A DISTANCE OF 462.72 FEET TO THE POINT OF BEGINNING;

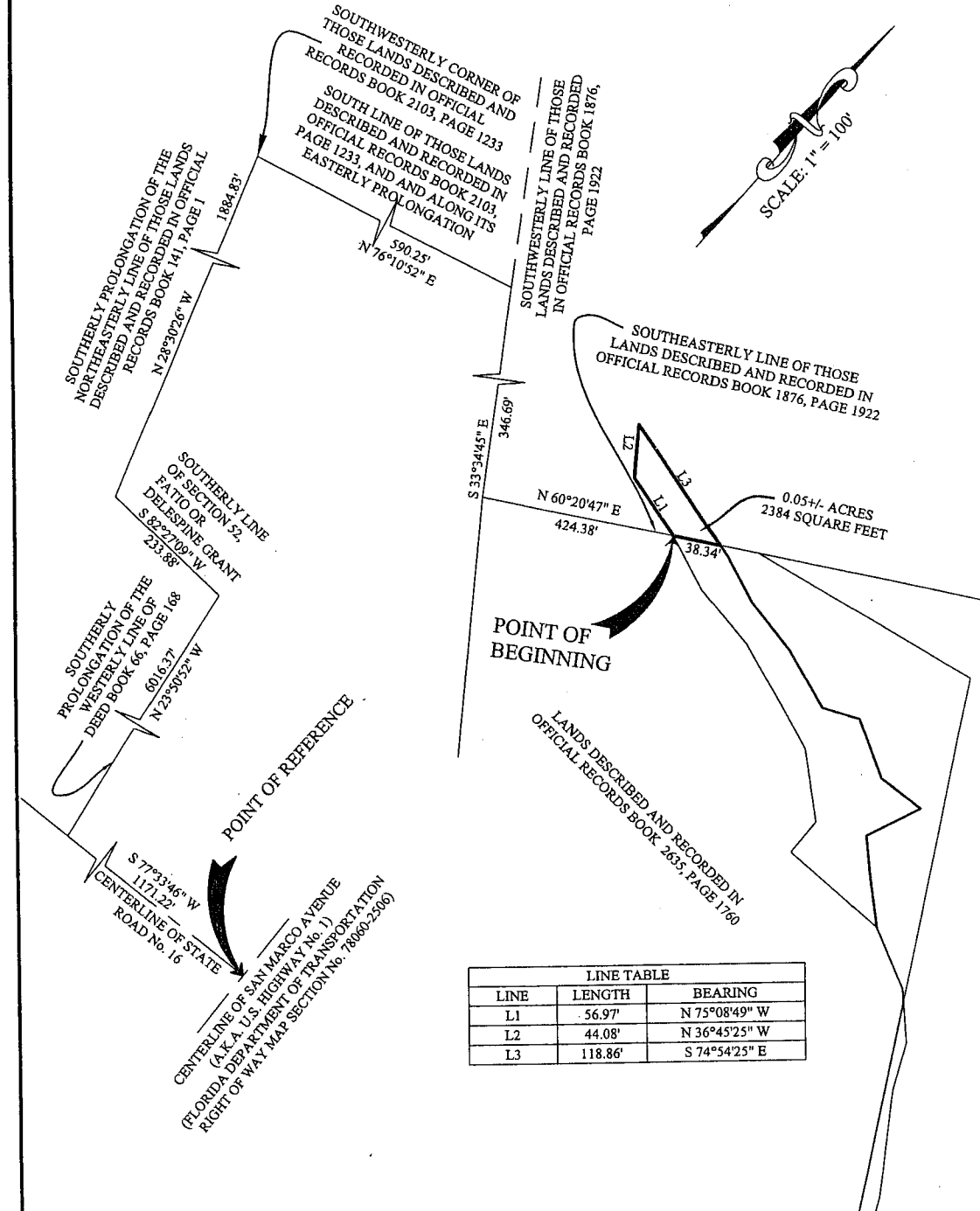
THENCE CONTINUE NORTH 60 DEGREES 20 MINUTES 47 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 31.78 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, NORTH 79 DEGREES 23 MINUTES 10 SECONDS EAST, A DISTANCE OF 200.72 FEET; THENCE SOUTH 29 DEGREES 39 MINUTES 12 SECONDS EAST, A DISTANCE OF 271.97 FEET; THENCE NORTH 45 DEGREES 33 MINUTES 30 SECONDS WEST, A DISTANCE OF 10.37 FEET; THENCE NORTH 63 DEGREES 54 MINUTES 49 SECONDS WEST, A DISTANCE OF 54.86 FEET; THENCE NORTH 48 DEGREES 24 MINUTES 13 SECONDS WEST, A DISTANCE OF 43.82 FEET; THENCE NORTH 46 DEGREES 30 MINUTES 49 SECONDS WEST, A DISTANCE OF 32.37 FEET; THENCE NORTH 22 DEGREES 04 MINUTES 26 SECONDS EAST, A DISTANCE OF 49.44 FEET; THENCE SOUTH 86 DEGREES 12 MINUTES 29 SECONDS WEST, A DISTANCE OF 40.22 FEET; THENCE NORTH 61 DEGREES 19 MINUTES 49 SECONDS WEST, A DISTANCE OF 52.19 FEET; THENCE SOUTH 66 DEGREES 03 MINUTES 30 SECONDS WEST, A DISTANCE OF 30.89 FEET; THENCE NORTH 70 DEGREES 40 MINUTES 18 SECONDS WEST, A DISTANCE OF 55.18 FEET; THENCE NORTH 79 DEGREES 17 MINUTES 23 SECONDS WEST, A DISTANCE OF 49.44 FEET; THENCE NORTH 69 DEGREES 13 MINUTES 39 SECONDS WEST, A DISTANCE OF 43.39 FEET; THENCE NORTH 76 DEGREES 11 MINUTES 52 SECONDS WEST, A DISTANCE OF 10.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.51 ACRES (22,104 SQUARE FEET) MORE OR LESS.

EXHIBIT "A" OF EASEMENT

MAP OF

OFF-SITE WETLAND RESTORATION
 PART OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 29 EAST
 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA.



| LINE TABLE | | |
|------------|---------|---------------|
| LINE | LENGTH | BEARING |
| L1 | 56.97' | N 75°08'49" W |
| L2 | 44.08' | N 36°45'25" W |
| L3 | 118.86' | S 74°54'25" E |

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS REQUIREMENTS OF THE MINIMUM TECHNICAL STANDARDS PURSUANT TO CHAPTER 61G17, F.A.C.

SIGNED: *[Signature]* **DEGROVE**
 Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FL 32216
 (904) 722-0400
 BANDY L. TOMPKINS, PSM
 REGISTRATION # 6503
 DATE: JUNE 11, 2008 SCALE 1" = 100' L.B. # 4603

- NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THOSE LANDS RECORDED IN PER OFFICIAL RECORDS BOOK 2635, PAGE 1760 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING NORTH 60°20'47" EAST.
 2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY.

EXHIBIT "A" OF EASEMENT

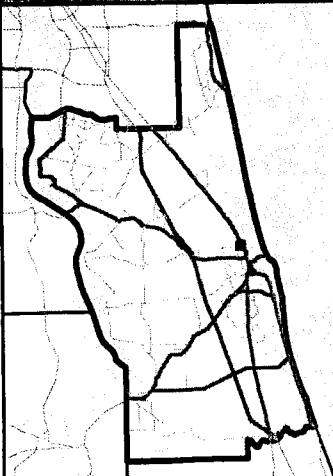
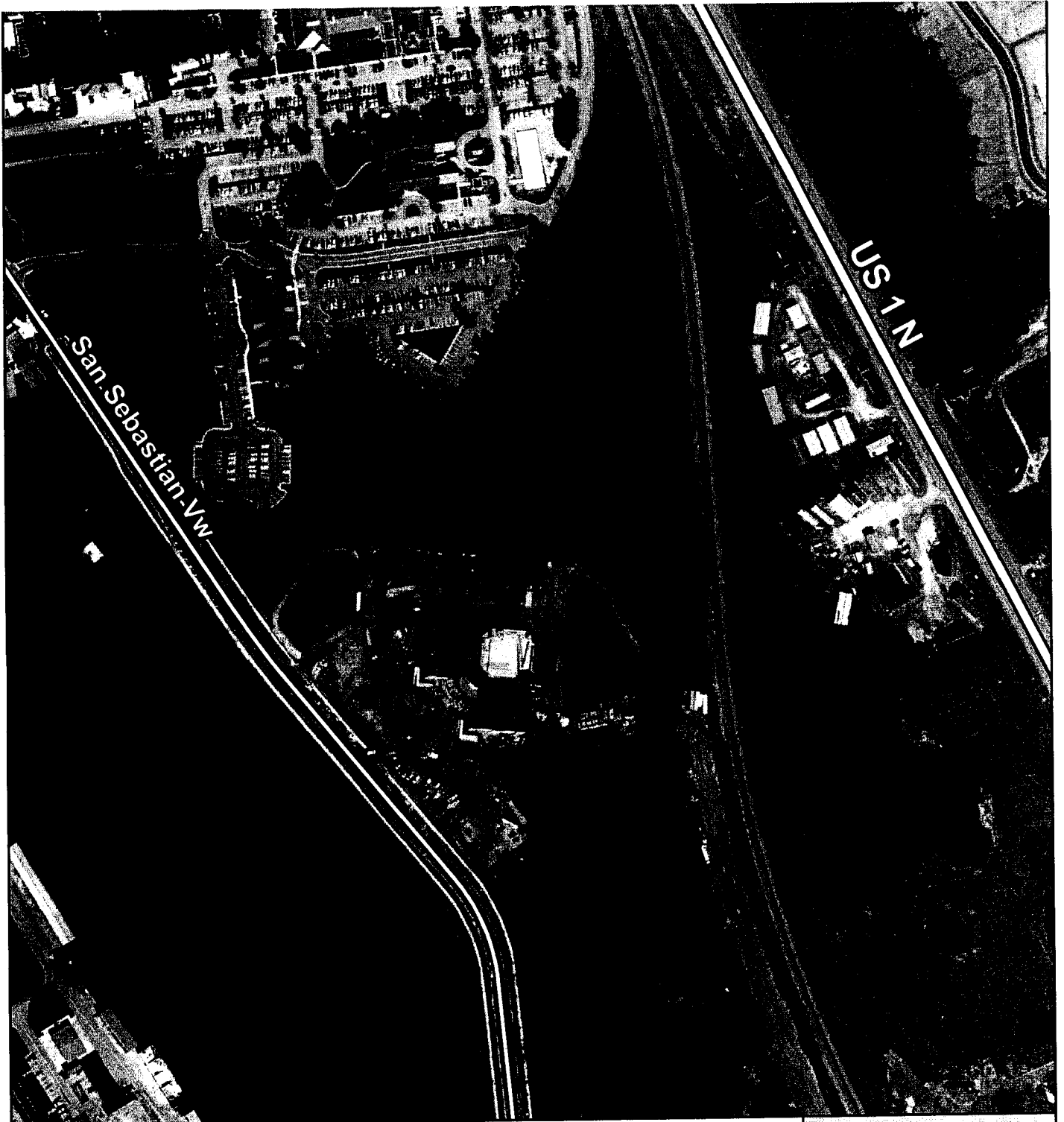
OFF-SITE WETLAND RESTORATION

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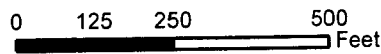
THENCE DEPARTING SAID SOUTHEASTERLY LINE, NORTH 75 DEGREES 08 MINUTES 49 SECONDS WEST, A DISTANCE OF 56.97 FEET; THENCE NORTH 36 DEGREES 45 MINUTES 25 SECONDS WEST, A DISTANCE OF 44.08 FEET; THENCE SOUTH 74 DEGREES 54 MINUTES 25 SECONDS EAST, A DISTANCE OF 118.86 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1876, PAGE 1922; THENCE SOUTH 60 DEGREES 20 MINUTES 47 SECONDS WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 38.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.05 ACRES (2,384 SQUARE FEET) MORE OR LESS.



**Conservation Easement
County Administration Building
US1/San Sebastian View**

Mitigation for impacts due to County Admin. Building



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
September 2008
(904) 209-0802



2008 Aerial Imagery

DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.