

RESOLUTION NO. 2008- 335

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR DRAINAGE PURPOSES AND ROADWAY DRAINAGE EASEMENT AGREEMENT FOR A RETENTION POND ALONG VALLEY RIDGE BOULEVARD IN CONNECTION WITH THE PLAT OF DIEGO PLAINS ROAD.

RECITALS

WHEREAS, the property owners have executed and presented to the County a Grant of Easement and Roadway Drainage Easement Agreement for drainage purposes, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, the Easements are required pursuant Section 6.04.06.F.7.(a) of the Land Development Code in connection with the plat of Diego Plains Road for an offsite storm drainage system and due to the fact that Diego Plains Road, a proposed County road, drains through private property; and

WHEREAS, to the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners; and

WHEREAS, it is in the best interest of the County to accept the Easements to insure proper drainage for the health, safety and welfare of the citizens in the area.

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 above described Grant of Easement and Roadway Drainage Easement Agreement attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of the Circuit Court is instructed to record the original Easements in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of December, 2008.

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

By: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 12/4/08

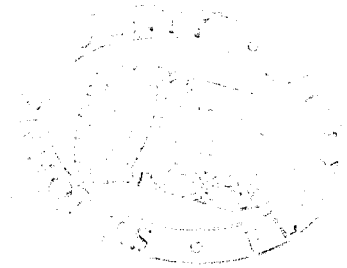


Exhibit "A" to Resolution

Prepared by:
Laurie Ford
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

GRANT OF EASEMENT

THIS EASEMENT this 28 day of OCTOBER, 2008, by and between **SOUTH ST. JOHNS, LLC**, a Florida limited liability company, **NORTH ST. JOHNS, LLC**, a Florida limited liability company, and **WEST ST. JOHNS, LLC**, a Florida limited liability company, each of whose address is 822 Highway A1A North, Suite 310, Ponte Vedra Beach, Florida 32082, grantor and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, grantee.

WITNESSTEH, 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, releases and conveys to the grantee, its successors and assigns forever, a non-exclusive right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair below ground drainage facilities, on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right of said grantee, its successors and assigns, of ingress and egress over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted. Grantor shall have the right to relocate the easement property provided that grantor constructs equivalent drainage improvements within the relocated easement property. Grantee shall join in any amendment so relocating the easement property, within ten (10) days of any request by grantor.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) *Julianne Gill*
(print) Julianne Gill

(sign) *VE Huey*
(print) VE Huey

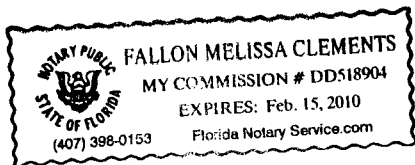
STATE OF FLORIDA
COUNTY OF ST. JOHNS

GRANTOR:

SOUTH ST. JOHNS, LLC,
a Florida limited liability company

By: *Richard R. Willich*
Richard R. Willich, Manager

The foregoing instrument was acknowledged before me this 28 day of October, 2008, by Richard R. Willich as Manager of SOUTH ST. JOHNS, LLC, a Florida limited liability company. Who is personally known to me or has produced _____ as identification.



Fallon Melissa Clements
Notary Public
My commission expires: 2/15/10

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) [Signature]
(print) Richard R. Willich

(sign) [Signature]
(print) V.E. Huey

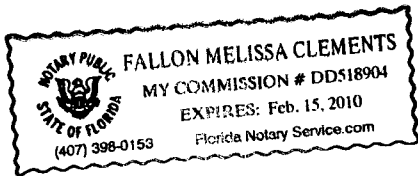
STATE OF FLORIDA
COUNTY OF ST. JOHNS

GRANTOR:

WEST ST. JOHNS, LLC,
a Florida limited liability company

By: [Signature]
Richard R. Willich, Manager

The foregoing instrument was acknowledged before me this 28 day of October, 2008, by Richard R. Willich as Manager of WEST ST. JOHNS, LLC, a Florida limited liability company. Who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
My commission expires: 2/15/10



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

October 17, 2008
Nocatee/MDI
Page 1 of 2

Work Order No. 08-226.00
File No. 120D-11A

Drainage Easement "A"

A portion of Sections 30 and 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2944, page 988, page 1007, and page 1028, all of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Valley Ridge Boulevard (formerly Coastal Ridge Boulevard), a variable width right of way as presently established, with the centerline of Palm Valley Road, an 80 foot right of way as presently established; thence North $87^{\circ}57'28''$ West, along said centerline of Palm Valley Road, 110.00 feet; thence North $02^{\circ}02'32''$ East, departing said centerline, 34.00 feet to a point lying on the Westerly right of way line of said Valley Ridge Boulevard, said point also lying on the Southerly line of said Official Records Book 2944, page 988; thence Westerly, along said Southerly line Official Records Book 2944, page 988, the following three (3) courses: Course one, thence North $87^{\circ}57'28''$ West, along said Westerly right of way line, 57.04 feet to the point of curvature of a curve concave Northerly having a radius of 296.00 feet; Course two, thence Westerly, continuing along said Westerly right of way line and its Westerly prolongation, and along the arc of said curve, through a central angle of $07^{\circ}00'36''$, an arc length of 36.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $84^{\circ}27'10''$ West, 36.19 feet; Course three, thence North $80^{\circ}56'52''$ West, 231.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $80^{\circ}56'52''$ West, along said Southerly line of Official Records Book 2944, page 988, a distance of 20.23 feet; thence North $17^{\circ}37'35''$ East, departing said Southerly line, 44.74 feet; thence North $21^{\circ}03'22''$ East, 145.69 feet; thence North $56^{\circ}30'00''$ West, 118.15 feet; thence North $11^{\circ}05'06''$ West, 80.25 feet; thence North $31^{\circ}17'04''$ East, 39.75 feet; thence North $39^{\circ}46'21''$ West, 87.02 feet; thence South $81^{\circ}42'43''$ West, 31.91 feet; thence North $04^{\circ}55'41''$ West, 232.76 feet; thence North $25^{\circ}36'28''$ West, 67.93 feet; thence North $12^{\circ}29'16''$ East, 48.57 feet; thence North $26^{\circ}19'39''$ West, 105.68 feet; thence North $47^{\circ}00'00''$ West, 135.27 feet; thence North $03^{\circ}52'31''$ West, 93.29 feet; thence North $12^{\circ}04'21''$ West, 57.42 feet to a point lying on the Northerly line of said lands of Official Records Book 2944, page 1007, said point also being a point on a curve concave Northerly having a radius of 80.00 feet; thence Easterly, along said Northerly line of Official Records Book 2944, page 1007, along the Northerly line of said Official Records Book 2944, page 1028, and along the arc of said curve, through a central angle of $21^{\circ}37'30''$, an arc length of 30.19 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $76^{\circ}05'56''$ East, 30.02 feet; thence South $12^{\circ}04'21''$ East, departing

October 17, 2008
Nocatee//MDI
Page 2 of 2

Work Order No. 08-226.00
File No. 120D-11A

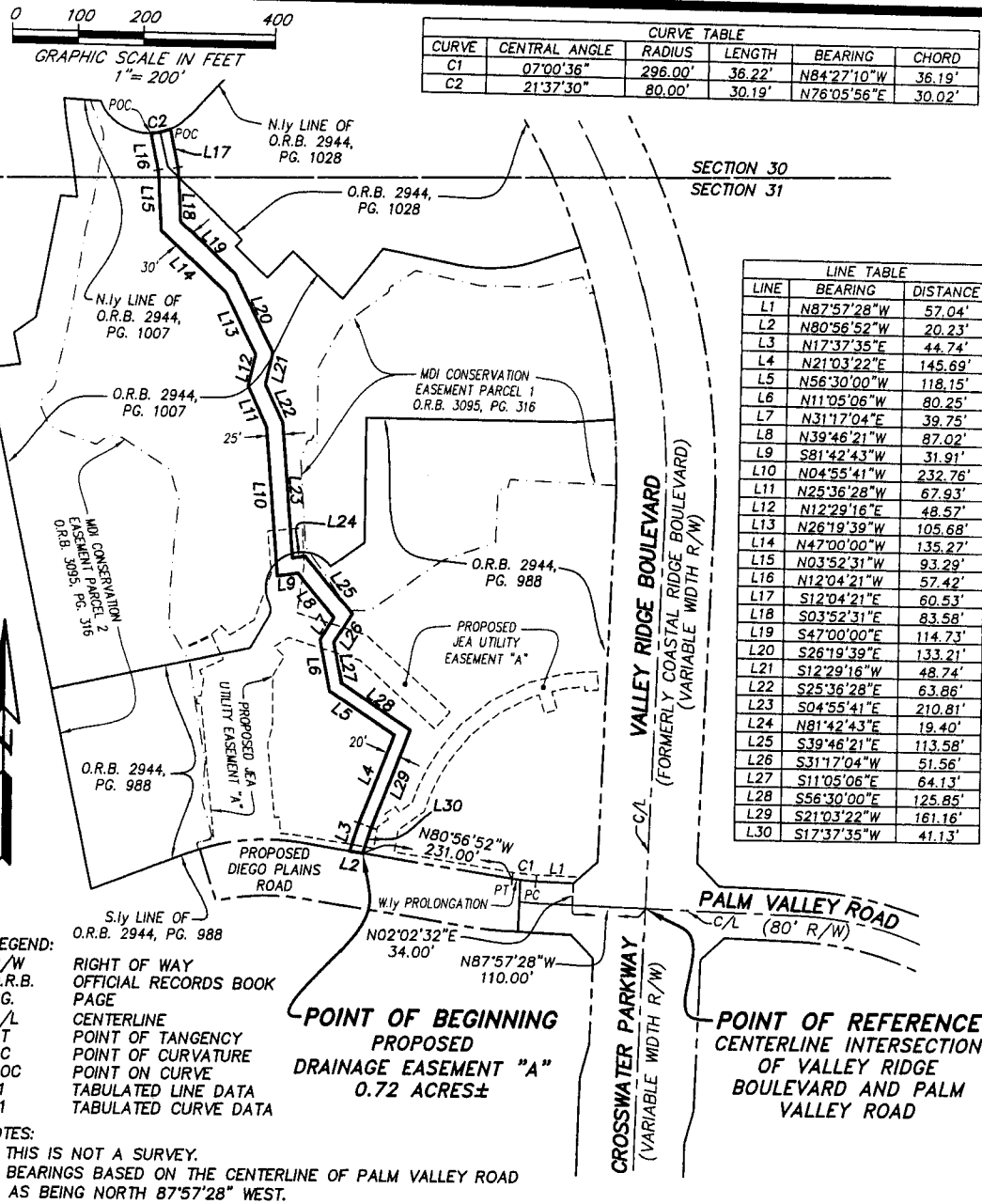
Drainage Easement "A" continued

said Northerly line of Official Records Book 2944, page 1028, a distance of 60.53 feet; thence South 03°52'31" East, 83.58 feet; thence South 47°00'00" East, 114.73 feet; thence South 26°19'39" East, 133.21 feet; thence South 12°29'16" West, 48.74 feet; thence South 25°36'28" East, 63.86 feet; thence South 04°55'41" East 210.81 feet; thence North 81°42'43" East, 19.40 feet; thence South 39°46'21" East, 113.58 feet; thence South 31°17'04" West, 51.56 feet; thence South 11°05'06" East, 64.13 feet; thence South 56°30'00" East, 125.85 feet; thence South 21°03'22" West, 161.16 feet; thence South 17°37'35" West, 41.13 feet to the Point of Beginning.

Containing 0.72 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 30 AND 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 988, PAGE 1007, AND PAGE 1028, ALL OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit 4
 Page 3 of 3

Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

DATE: OCTOBER 17, 2008 SCALE: 1" = 200'

JOSEPH LESLIE REYNOLDS, III
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 5517

Exhibit "B" to Resolution

THIS DOCUMENT PREPARED
BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
PAPPAS, METCALF, JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FLORIDA 32202

ROADWAY DRAINAGE EASEMENT AGREEMENT

[DIEGO PLAINS ROAD]

THIS ROADWAY DRAINAGE EASEMENT AGREEMENT (the "Agreement") is made as of the 29 day of OCT., 2008, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company ("SONOC") and **NORTH ST. JOHNS, LLC**, a Florida limited liability company (collectively, "Grantor") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida ("Grantee"), whose address is 4020 Lewis Speedway St. Augustine, Florida 32085.

RECITALS:

A. SONOC has dedicated to Grantee a certain roadway right-of-way located in St. Johns County, Florida described on the plat of Diego Plains Road recorded in Plat Book _____, Page _____ in the public records of St. Johns County, Florida (the "Property").

B. In connection with the dedication of the Property, Grantor has agreed to grant to Grantee an easement as set forth herein, over, on, across, under, and through that certain real property owned by the Grantors more particularly described on **Exhibit "A"** attached hereto (the "Easement Property").

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties intending to be mutually bound do hereby agree as follows:

1. **Recitals.** The above stated recitals are true and correct and hereby incorporated by reference.

2. **Grant of Easement.** Grantor does hereby grant and convey to Grantee a non-exclusive and perpetual easement over, on, under, through, and across the Easement Property, for purposes of providing stormwater retention and drainage for the Property and allowing Grantee to construct, maintain, and operate all improvements necessary for such purpose. Grantor reserves all other rights in and to the Easement Property.

3. **Relocation of Easement.** Grantor (or either Grantor alone as to the portion of the Easement Property owned by such Grantor) shall have the right to relocate the location of the Easement Property and any improvements thereon, provided that drainage of the Property is not disrupted or diminished at any time. Grantor (or the individual Grantor, as applicable) shall be

responsible, at its sole cost and expense, for obtaining any permits necessary for such relocation and for the construction of any improvements within the replacement Easement Property. Upon Grantor's election to relocate, Grantor (or the individual Grantor electing to relocate) shall record a modification to this Agreement which shall describe the amendment to the Easement Property. The recording of the amendment shall be conclusive proof to any third parties that the easement over the Easement Property has been modified as described in the amendment. No joinder by any third party shall be required in the amendment but Grantee nevertheless agrees to join in any amendment upon request by Grantor (or either Grantor).

4. Successors and Assigns. This Agreement shall run with title to the Property and the Easement Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties and understanding between Grantor and Grantee relating to the subject matter hereof.

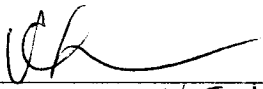
6. Severability and Governing Law. The invalidity of any provision contained in this Agreement shall not affect the remaining portions of this Agreement, provided that such remaining portions remain consistent with the intent of this Agreement and do not violate Florida law, which law shall govern this Agreement.

7. Counterparts. This Agreement may be executed by the parties hereto individually or in combination in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

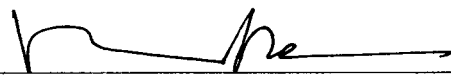
{ This space intentionally left blank }

Signed sealed and delivered
in the presence of:

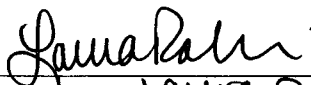
NORTH ST. JOHNS, LLC, a Florida limited
liability company



Print Name: V.E. Huey

By: 

Print Name: Richard R. Willich
Its: Manager



Print Name: Laura Rollins

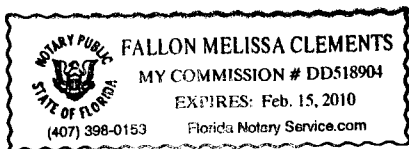
STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29 day of
October, 2008, by Richard R. Willich, the Manager of **NORTH ST. JOHNS, LLC**, a
Florida limited liability company, on behalf of the company.



Print Name: Fallon Melissa Clements



NOTARY PUBLIC

State of Florida at Large

Commission # DD518904

My Commission Expires: 2/15/10

Personally Known or

Produced ID

Type of Identification Produced:



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

June 1, 2006
Nocatee/Coastal Ridge Boulevard-
Eastern Segment
Page 1 of 2

Work Order No. 04-286.06
File No. 117E-35(L3)

**Stormwater Management Facility
Pond "L3"
(Relocatable Drainage Easement)**

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of Tract "B" of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of Section 32, said Township 4 South, Range 29 East; thence South $88^{\circ}44'53''$ West, along the Northerly line of said Section 32 and Section 31, a distance of 4066.71 feet to a point lying on the centerline of Coastal Ridge Boulevard, a variable width right of way, as shown in Map Book 58, pages 13-17, of said public records, said point also being a point on a curve concave Southwesterly, having a radius of 1180.00 feet; thence Northwesterly, departing said Northerly line of said Section 31 and along said centerline of Coastal Ridge Boulevard and along the arc of said curve, through a central angle of $22^{\circ}51'41''$, an arc length of 470.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}03'10''$ West, 467.71 feet; thence South $43^{\circ}30'59''$ West, departing said centerline of Coastal Ridge Boulevard, 70.08 feet to the Point of Beginning.

From said Point of Beginning, thence South $42^{\circ}51'13''$ West, 213.32 feet to the point of curvature of a curve concave Northerly, having a radius of 23.00 feet; thence Westerly, along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 36.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $87^{\circ}51'13''$ West, 32.53 feet; thence North $47^{\circ}08'47''$ West, 29.00 feet; thence South $42^{\circ}51'13''$ West, 167.23 feet to the point of curvature of a curve concave Northerly, having a radius of 90.00 feet; thence Westerly, along the arc of said curve, through a central angle of $113^{\circ}10'37''$, an arc length of 177.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $80^{\circ}33'29''$ West, 150.25 feet; thence North $23^{\circ}58'10''$ West, 69.01 feet to the point of curvature of a curve concave Southwesterly, having a radius of 40.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $41^{\circ}36'51''$, an arc length of 29.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $44^{\circ}46'36''$ West, 28.42 feet; thence North $65^{\circ}35'$

June 1, 2006
Nocatee/Coastal Ridge Boulevard~
Eastern Segment
 Page 2 of 2

Work Order No. 04-286.06
 File No. 117E-35(L3)

Stormwater Management Facility
Pond "L3"
(Relocatable Drainage Easement)
(continued)

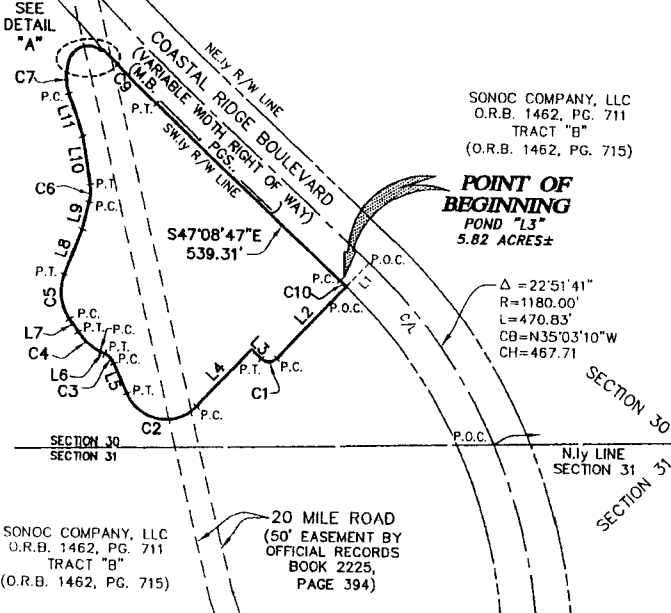
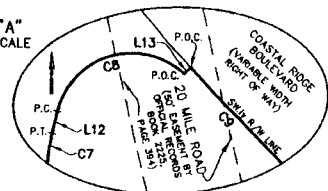
01" West, 10.49 feet to the point of curvature of a curve concave Northeasterly, having a radius of 110.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 32° 22' 45", an arc length of 62.16 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 49° 23' 38" West, 61.34 feet; thence North 33° 12' 16" West, 33.05 feet to the point of curvature of a curve concave Easterly, having a radius of 110.00 feet; thence Northerly, along the arc of said curve, through a central angle of 52° 44' 18", an arc length of 101.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 06° 50' 07" West, 97.71 feet; thence North 19° 32' 02" East, 102.45 feet; thence North 14° 04' 41" East, 58.15 feet to the point of curvature of a curve concave Westerly, having a radius of 90.00 feet; thence Northerly, along the arc of said curve, through a central angle of 23° 54' 43", an arc length of 37.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02° 07' 19" East, 37.29 feet; thence North 09° 50' 02" West, 102.77 feet; thence North 17° 52' 28" West, 94.89 feet to the point of curvature of curve concave Easterly, having a radius of 110.00 feet; thence Northerly, along the arc of said curve, through a central angle of 30° 11' 48", an arc length of 57.97 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 02° 46' 34" West, 57.30 feet; thence North 12° 19' 20" East, 11.92 feet to the point of curvature of a curve concave Southeasterly, having a radius of 40.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 120° 31' 52", an arc length of 84.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 72° 35' 16" East, 69.47 feet; thence North 46° 24' 11" East, 4.94 feet to a point on a curve concave Northeasterly, having a radius of 2570.00 feet, said point also lying on said Southwesterly right of way line of Coastal Ridge Boulevard; thence Southeasterly, along said Southwesterly right of way line the following three (3) courses: Course 1, thence Southeasterly, along the arc of said curve, through a central angle of 03° 32' 58", an arc length of 159.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45° 22' 18" East, 159.19 feet; Course 2, thence South 47° 08' 47" East, 539.31 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1107.50 feet; Course 3, thence Southeasterly, along the arc of said curve, through a central angle of 00° 56' 49", an arc length of 18.30 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South 46° 40' 23" East, 18.30 feet.

Containing 5.82 acres

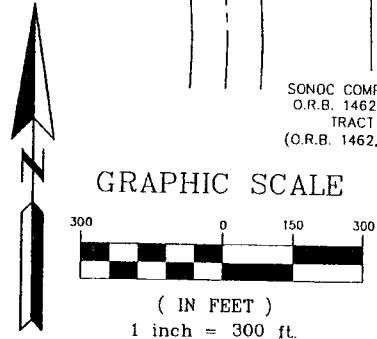
Exhibit A Page 2 of 3

SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS
 COUNTY, FLORIDA, ALSO BEING A PORTION OF TRACT "B" OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711 OF
 THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	90°00'00"	23.00'	36.13'	S87°51'13"W	32.53'
C2	113°10'37"	90.00'	177.78'	N80°33'29"W	150.25'
C3	41°36'51"	40.00'	29.05'	N44°46'36"W	28.42'
C4	32°22'45"	110.00'	62.16'	N49°23'38"W	61.34'
C5	52°44'18"	110.00'	101.25'	N06°50'07"W	97.71'
C6	23°54'43"	90.00'	37.56'	N02°07'19"E	37.29'
C7	30°11'48"	110.00'	57.97'	N02°46'34"W	57.30'
C8	120°31'52"	40.00'	84.15'	N72°35'16"E	69.47'
C9	03°32'58"	2570.00'	159.21'	S45°22'18"E	159.19'
C10	00°56'49"	1107.50'	18.30'	S46°40'23"E	18.30'



LINE	BEARING	DISTANCE
L1	S43°30'59"W	70.08'
L2	S42°51'13"W	213.32'
L3	N47°08'47"W	29.00'
L4	S42°51'13"W	167.23'
L5	N23°58'10"W	69.01'
L6	N65°35'01"W	10.49'
L7	N33°12'16"W	33.05'
L8	N19°32'02"E	102.45'
L9	N14°04'41"E	58.15'
L10	N09°50'02"W	102.77'
L11	N17°52'28"W	94.89'
L12	N12°19'20"E	11.92'
L13	N46°24'11"E	4.94'



NOTES
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTIONS 31 AND 32 AS BEING SOUTH 88°44'53" WEST.

LEGEND
 R/W RIGHT OF WAY
 Δ CENTRAL ANGLE
 R RADIUS
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 P.O.C. POINT ON A CURVE
 P.T. POINT OF TANGENCY
 P.C. POINT OF CURVATURE
 M.B. MAP BOOK
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 LI TABULATED LINE DATA
 CI TABULATED CURVE DATA
 C/L CENTERLINE

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



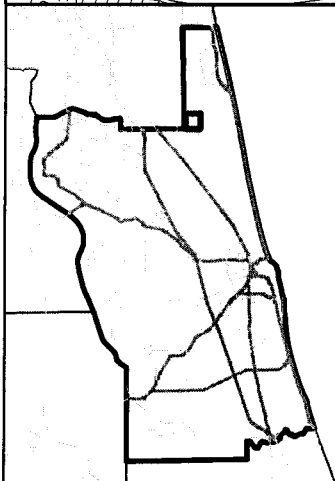
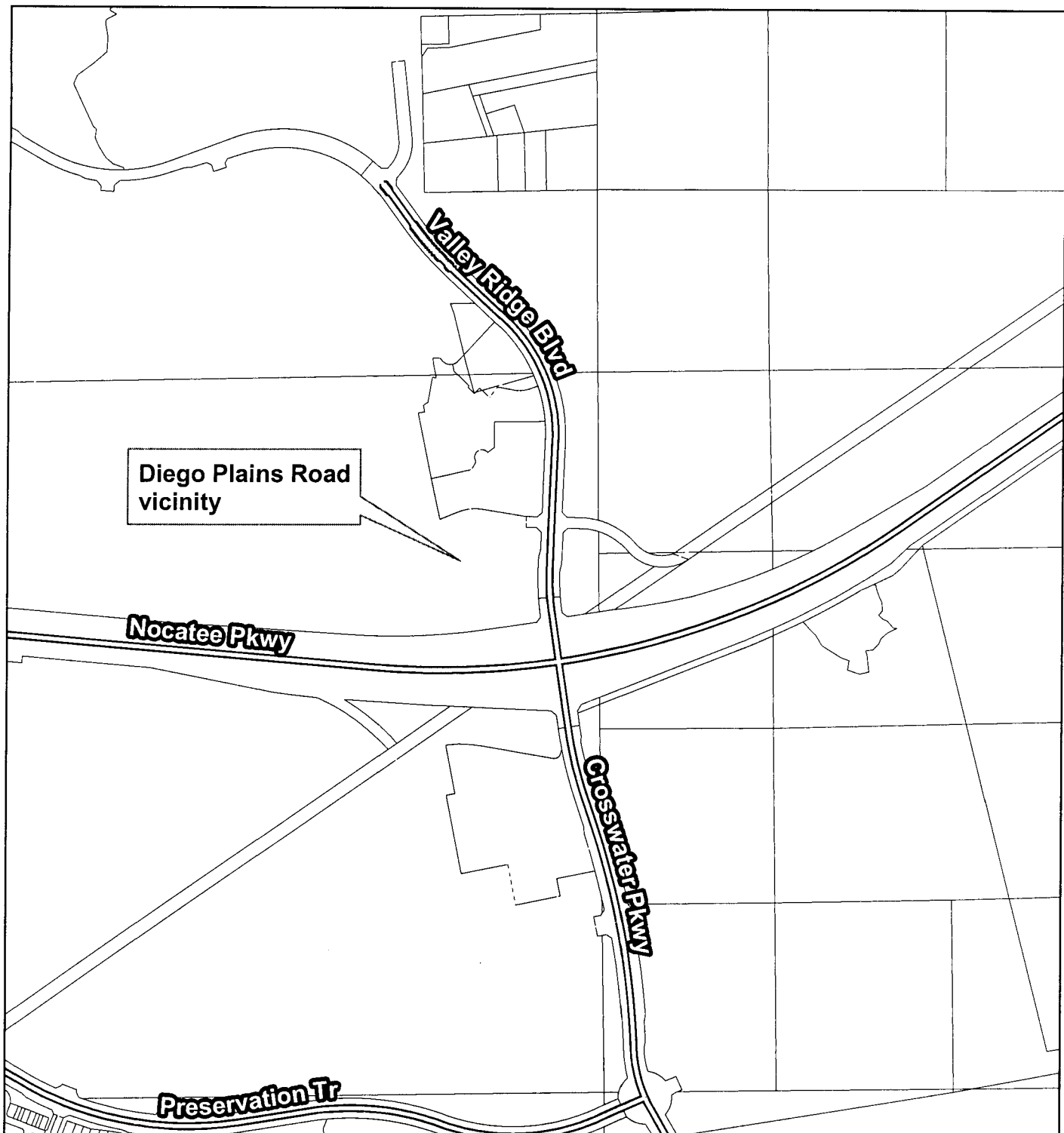
Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

Exhibit A Page 3 of 3

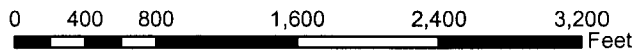
14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

[Signature]
 KATHY L. WADE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6164

SCALE: 1"=300' DATE: JUNE 1, 2006



Diego Plains Road Drainage Easements



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
November 4, 2008
(904) 209-0788



2008 Aerial Imagery

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