

19

Public Records of
St. Johns County, FL
Clerk # 2009024026,
O.R. 3195 PG 1296-1314
05/19/2009 at 09:51 AM,
REC. \$77.00 SUR. \$86.00

RESOLUTION NO. 2009- 150

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR A SIDEWALK FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, TO CONSTRUCT A SIDEWALK ADJACENT TO ST. AUGUSTINE HIGH SCHOOL.

RECITALS

WHEREAS, The School Board of St. Johns County adopted Resolution 2009-11, attached hereto as Exhibit "A", authorizing the dedication of an Easement Agreement for a sidewalk, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, for construction of a sidewalk adjacent to St. Augustine High School; and

WHEREAS, St. Johns County Engineer Department has reviewed and approved this project as part of the Economic Stimulus money; and

WHEREAS, the County Administrator of St. Johns County is authorized to accept and execute on behalf of the Board of County Commissioners any documents necessary for the Economic Stimulus money as outlined in the Local Agency Program Agreement as stipulated by the authorizing agency or the Florida Department of Transportation for the effectuation of this program; and

WHEREAS, it is in the best interest of the County to accept the Easement Agreement for the health, safety and welfare of the students and staff attending the school.

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 Easement Agreement for a sidewalk attached and incorporated hereto, is hereby accepted by the Board of County Commissioners. 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.

Section 3. The Clerk of the Circuit Court is instructed to record the original Easement Agreement, and Resolution for a sidewalk in the Public Records of St. Johns County, Florida. Certified copies of these documents will be forwarded forthwith to the State of Florida Department of Transportation in Lake City, Florida.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS ON RECORD IN ST. JOHNS COUNTY, FLORIDA WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF May 20 09
CHERYL STRICKLAND, CLERK
Ex-Officio Clerk of the Board of County Commissioners

BY Dan Halterman D.C.



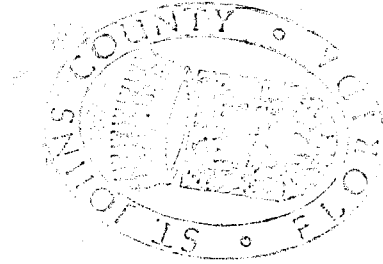
PASSED AND ADOPTED this 19 day of May, 2009.

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

By: Cyndi Stevenson
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halteman
Deputy Clerk



RENDITION DATE 5/19/09

EXHIBIT "A" TO RESOLUTION

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA
RESOLUTION NUMBER 2009-11

A RESOLUTION BY THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN AGREEMENT WITH ST. JOHNS COUNTY, FLORIDA, TO CREATE AN EASEMENT FOR THE INSTALLATION OF A PUBLIC SIDEWALK ADJACENT TO ST. AUGUSTINE HIGH SCHOOL.

WHEREAS, at its regular meeting held on May 12, 2009, duly noticed and convened under law, the School Board of St. Johns County, Florida considered grant of a proposed easement to St. Johns County, Florida, regarding installation of a public sidewalk adjacent to St. Augustine High School.

WHEREAS, by a majority vote, it was resolved by the School Board of St. Johns County, Florida, as follows:

1. The School Board does hereby approve the Easement Agreement regarding installation of a public sidewalk adjacent to St. Augustine High School as presented, and directs Superintendent Dr. Joseph G. Joyner to execute such document on their behalf.

2. A copy of this resolution shall be recorded in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the School Board of St. Johns County, Florida this day of May 12, 2009.

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: Thomas L. Allen, Jr.
Thomas L. Allen, Jr.
Chairperson

EXHIBIT "B" TO RESOLUTION

This Instrument Prepared Without
Opinion of Title Given or Requested
By: Michael A. Siragusa
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File No. 9-02-504

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, executed on this 12 day of May, 2009, by **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA** (the "Grantor"), whose post office address is 40 Orange Street, St. Augustine, Florida, and **ST. JOHNS COUNTY**, a political subdivision in the State of Florida (the "Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

RECITALS

A. Grantee seeks to obtain an easement over a parcel of real property owned by Grantor to construct a sidewalk; and

B. Grantor is willing to grant such easement in return for receiving certain valuable considerations and covenants regarding Grantee's use of the property.

THEREFORE, in consideration for the sum of Ten Dollars and No/100's (\$10.00) and other good and valuable considerations including the mutual covenants and promises set forth below, Grantor and Grantee do hereby agree as follows:

1. Grant of Easement.

- a. The Grantor grants, bargains, sells and confers to Grantee, its successors, legal representatives and assigns, a non-exclusive easement for the sole purpose of sidewalk installation (the "Grant of Easement") upon the following described parcel of real property located in St. Johns County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (the "Property")

- b. The Grantor further grants a temporary license for access over an additional 10 feet outside the area described in Exhibit "A" for the sole purpose of installing a new fence, and/or moving the existing fence, to ensure that the St. Augustine High School campus remains secured. This temporary license shall expire automatically upon completion of the fence or December 31, 2010, whichever first occurs.

2. Reservations from Grant. Grantor hereby reserves from the Grant of Easement the

following rights:

A. Continued Use: The right to use the Property for all purposes which do not interfere with the easement granted herein; and

B. Additional Easements: The right to grant additional easements upon, over and within the Property which do not interfere with the easement granted herein.

3. Grantee's Covenants. Grantee shall use the Property conferred in the Grant of Easement for the sole purpose described in paragraph 1 above and in compliance with the following covenants and restrictions:

A. Non-Disruptive Use: Grantee shall provide Grantor with at least twenty-four (24) hours written notice prior to performing any installation, construction, repair or maintenance of improvements upon, over or within the Property, and Grantee shall ensure that such installation, construction, repair or maintenance is not disruptive to Grantor's normal business operations. Further, Grantee shall whenever possible arrange to perform such installation, construction, repair or maintenance after normal school business hours.

B. Restoration: Immediately upon completing any installation, construction, repair or maintenance of improvements upon, over or within the Property, Grantee shall restore the Property to its pre-existing condition prior to the installation, construction, repair or maintenance.

C. Maintenance: Grantee shall continue to maintain all improvements constructed or installed by Grantee upon, over or within the Property at Grantee's sole expense.

D. No Other Persons: Grantee shall not allow any other person or entity to utilize the Property for any purpose whatsoever, or to install thereon any improvement or facility of any kind or nature, without first obtaining Grantor's written consent.

4. Indemnification. Grantee shall indemnify and hold Grantor, its successors and assigns, harmless from and against any and all losses, costs or damages, including without limitation, attorneys' fees and costs, occasioned by any act, omission to act, or negligence of the Grantee, its agents and employees arising out of or related (directly or indirectly) to the use, construction, installation, operation, repair or maintenance of the Property or any improvement(s) located thereon.

5. Termination. Grantor shall be permitted to unilaterally terminate this Grant of Easement as provided for by law or upon the occurrence of any one of the following events:

A. Violation of Purpose: Grantee attempts to use the Property for any purpose other than that described in paragraph 1 above;

B. Prevention from Use: Grantee prevents Grantor from exercising any right reserved to Grantor in paragraph 2 above;

C. Non-Compliance with Covenants: Grantee fails to comply with any one of the covenants and restrictions described in paragraph 3 above; or

D. Failure to Provide Services: Grantee fails to install sidewalk.

6. Entire Understanding; Binding Effect. This agreement represents the entire

understanding between the parties, and shall be binding upon and inure to the benefit of the successors and assigns of the parties hereto. No agreements or representations outside the express provisions of this document shall be binding upon the parties, and no modification or change shall be binding upon the parties unless in writing and executed by the party or parties to be bound thereby.

7. **Judicial Interpretation.** All parties hereto have actively participated in the preparation of this agreement and agree that if any provision requires judicial interpretation, for any reason, then the court so interpreting or construing same shall not strictly construe the provision or apply any presumption against one party because it or its agent prepared drafted the agreement.

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

9. **Severability.** In the event any one or more of the provisions of this Easement Agreement are determined to be illegal or unenforceable as to one or more of the parties, all other provisions, nevertheless, shall remain effective and binding on the parties hereto.

10. **Notice.** Any notice necessary under this Easement Agreement shall be in writing and sent by U.S. or Express Mail or hand delivered to the parties at the following addresses and shall be deemed given upon receipt:

TO GRANTOR: The School Board of St. Johns County, Florida
40 Orange Street
St. Augustine, Florida 32084
Attn: Dr. Joseph Joyner, Superintendent

TO GRANTEE: St. Johns County, a political subdivision in the State of Florida
500 San Sebastian View
St. Augustine, Florida 32084
Attn: Linda White, SJC Land Management Systems, Real Estate
Division

Any reference herein to periods of less than six (6) days shall in the computation thereof, exclude Saturdays, Sundays and legal holidays, and any time period provided for herein which shall end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m., of the next full business day.

IN WITNESS WHEREOF, the parties have caused this Easement Agreement to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR

THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

Witness #1 Veronica L. Moody
print name Veronica L. Moody

By: Joseph Joyner
Dr. Joseph Joyner
Its Superintendent

Witness #2 Sharon C. Carcaba
print name Sharon C. Carcaba

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 12 day of May, 2009, by Joseph Joyner, as Superintendent of the School Board of St. Johns County, Florida, on behalf of the school district, who () is personally known to me or () has produced driver's license no. _____ as identification.

(SEAL)



Veronica L. Moody
Signature of Notary
1-19-13

(Name of notary, typed/printed)
Commission Number:
My Commission Expires:

GRANTEE

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

Witness #1 _____
print name _____

By: _____
County Administrator, Michael D. Wanchick

Witness #2 _____
print name _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this _____ day of _____, 2009, by St. Johns County Administrator, Michael D. Wanchick, who () is personally known to me or () has produced driver's license no. _____ as identification.

(SEAL)

Signature of Notary

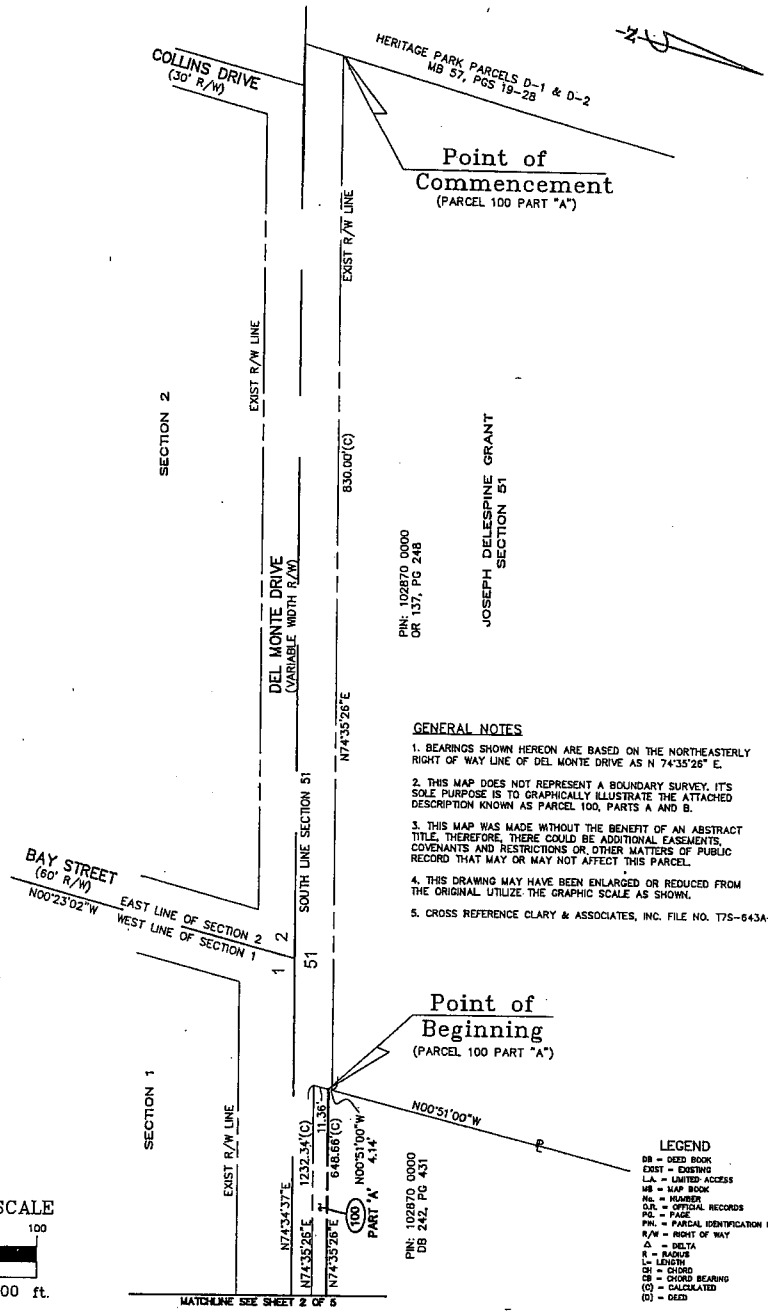
(Name of notary, typed/printed)

Commission Number:

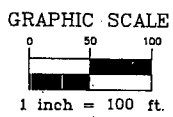
My Commission Expires:

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



- GENERAL NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DEL MONTE DRIVE AS N 74°35'28" E.
 2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION KNOWN AS PARCEL 100, PARTS A AND B.
 3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
 4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL UTILIZE THE GRAPHIC SCALE AS SHOWN.
 5. CROSS REFERENCE CLARY & ASSOCIATES, INC. FILE NO. 175-643A-E



- LEGEND**
- DB = DEED BOOK
 - EXT = EIGHTING
 - LA = LIMITED ACCESS
 - ME = MAP BOOK
 - MS = NUMBER
 - OR = OFFICIAL RECORDS
 - PG = PAGE
 - PK = PARCEL IDENTIFICATION NUMBER
 - R/W = RIGHT OF WAY
 - Δ = DELTA
 - R = RADIUS
 - L = LENGTH
 - SB = CHORD BEARING
 - (C) = CALCULATED
 - (D) = DEED

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY: SES

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

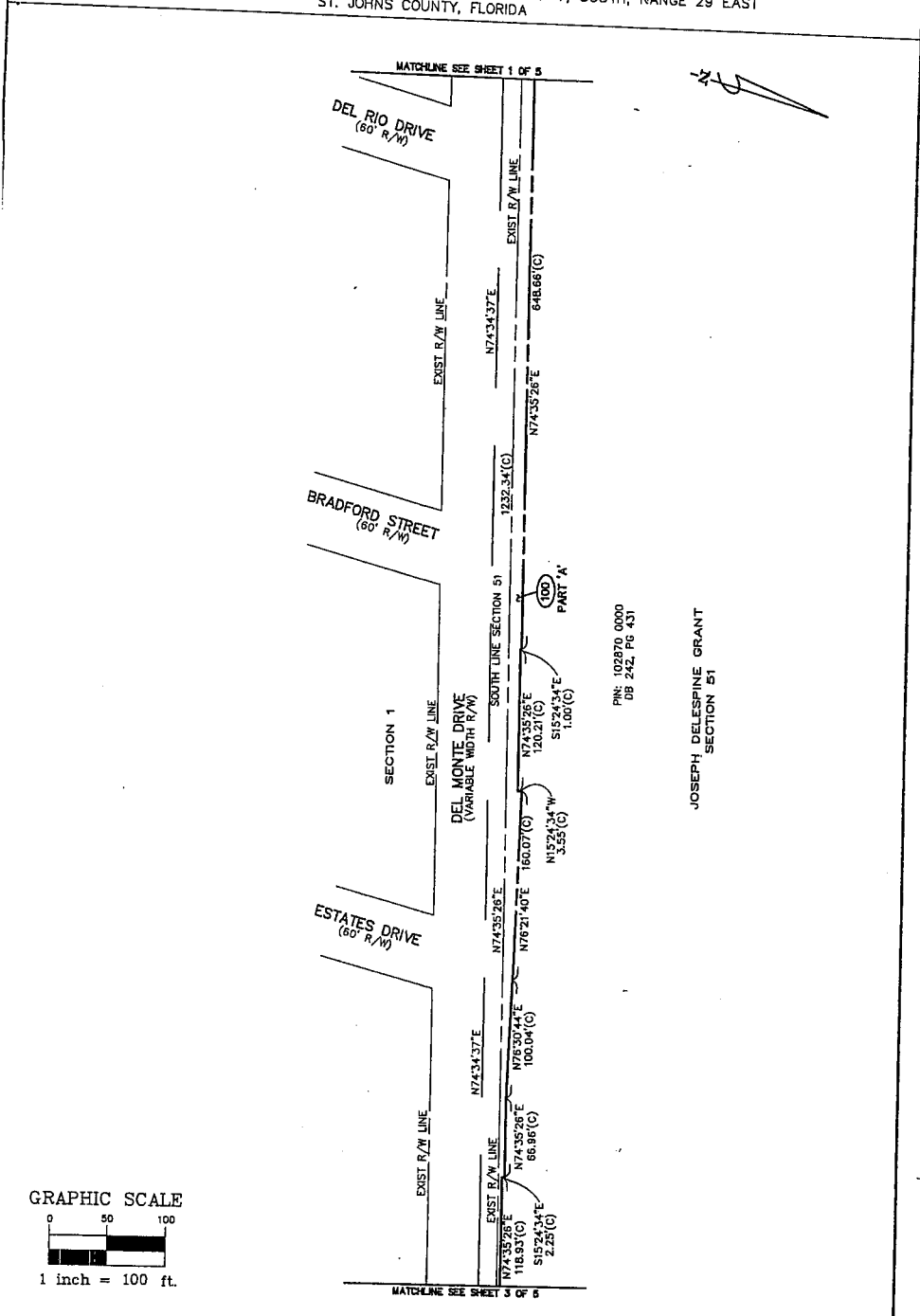
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID, (CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dennis E. Elswick
 DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LIC. NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-0703
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

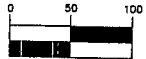
A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



PN: 102870 0000
DB 242, PG 431

JOSEPH DELESPINE GRANT
SECTION 51

GRAPHIC SCALE



1 inch = 100 ft.

SHEET 2 OF 5

JOB NO. 2006-2072

DRAWN BY JES

DATE N/A

SCALE N/A PG. N/A

SCALE 1"=100'

FIELD DATE N/A

CHECKED BY JES

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID, (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

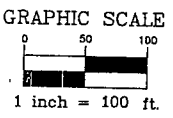
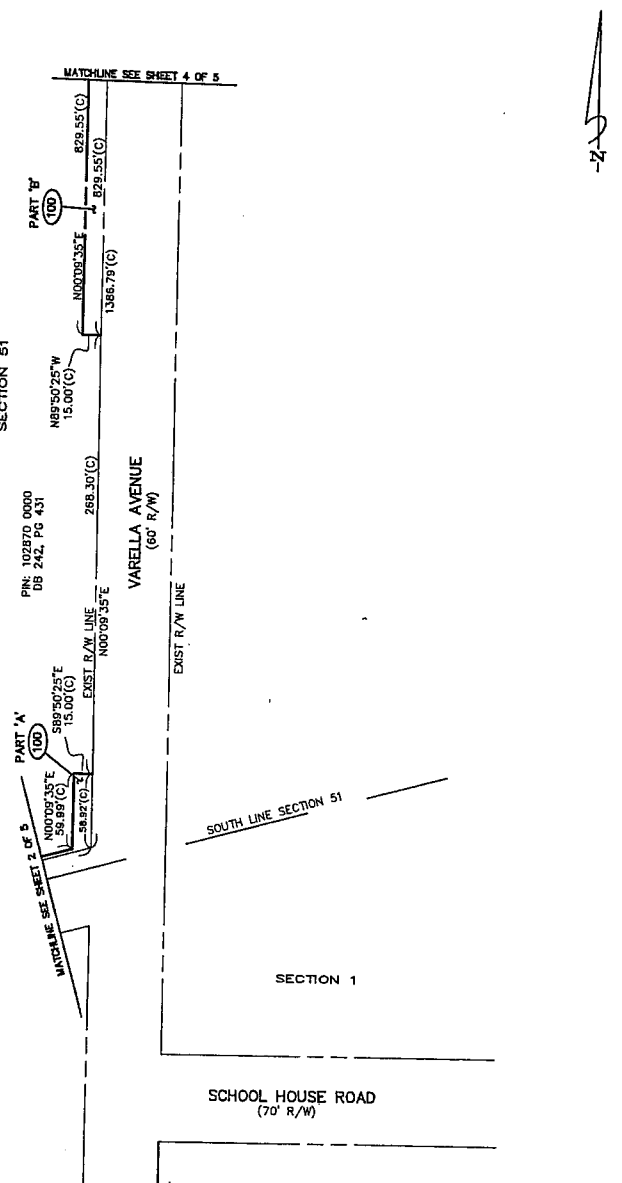
Dennis E. Elswick

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



OB NO. 2008-2072
 RAFTER JES
 C. N/A
 B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY: SES

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

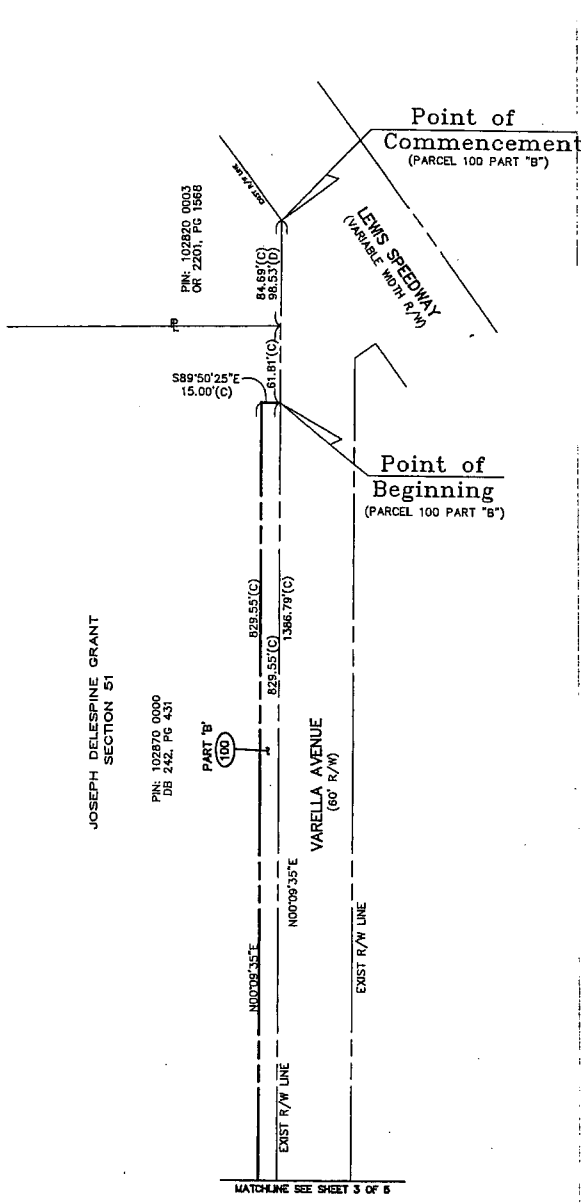
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-5, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dennis E. Elswick
 DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3530 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



JOSEPH DELESPINE GRANT
SECTION 51

PIN: 102870 0000
DB 242, PG 431

PART 'B'
100

VARELLA AVENUE
(60' R/W)

EXIST R/W LINE

MATCHLINE SEE SHEET 3 OF 5

GRAPHIC SCALE



1 inch = 100 ft.

SHEET 4 OF 5

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY: JES

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID, (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Dennis E. Elswick
 DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LD No. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2705
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA

PARCEL 100
PART 'A'

A PORTION OF THE JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY BOUNDARY OF HERITAGE PARK
PARCELS D-1 AND D-2, AS RECORDED IN MAP BOOK 57, PAGES 19 THROUGH 28,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY
EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, (A VARIABLE WIDTH RIGHT OF
WAY AS NOW ESTABLISHED); THENCE NORTH 74°35'26" EAST, ALONG SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, A DISTANCE OF
830.00 FEET TO A JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE;
THENCE SOUTH 00°51'00" EAST, ALONG LAST SAID JOG, A DISTANCE OF 4.14 FEET TO
THE POINT OF BEGINNING; THENCE NORTH 74°35'26" EAST, DEPARTING SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 648.66 FEET; THENCE
SOUTH 15°24'34" EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 74°35'26" EAST,
A DISTANCE OF 120.21 FEET; THENCE NORTH 15°24'34" WEST, A DISTANCE OF 3.55
FEET; THENCE NORTH 76°21'40" EAST, A DISTANCE OF 160.07 FEET; THENCE NORTH
76°30'44" EAST, A DISTANCE OF 100.04 FEET; THENCE NORTH 74°35'26" EAST, A
DISTANCE OF 66.96 FEET; THENCE SOUTH 15°24'34" EAST, A DISTANCE OF 2.25
FEET; THENCE NORTH 74°35'26" EAST, A DISTANCE OF 118.93 FEET; THENCE NORTH
00°09'35" EAST, A DISTANCE OF 59.99 FEET; THENCE SOUTH 89°50'25" EAST, A
DISTANCE OF 15.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF
VARELLA AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH
00°09'35" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA
AVENUE, A DISTANCE OF 58.92 FEET TO THE SAID NORTHWESTERLY EXISTING RIGHT
OF WAY LINE OF DEL MONTE DRIVE; THENCE SOUTH 74°35'26" WEST, ALONG SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, A DISTANCE OF
1232.34 FEET TO THE AFORESAID JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF
WAY LINE; THENCE NORTH 00°51'00" WEST, ALONG SAID JOG, A DISTANCE OF 11.36
FEET TO THE POINT OF BEGINNING.

CONTAINING 12,440 SQUARE FEET (0.286 ACRES), MORE OR LESS.

TOGETHER WITH:

PARCEL 100
PART 'B'

A PORTION OF THE JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY EXISTING RIGHT OF WAY
LINE OF LEWIS SPEEDWAY, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED),
WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, (A 60 FOOT
RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°09'35" WEST, ALONG SAID
WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, A DISTANCE OF 146.50
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'35" WEST,
ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, A
DISTANCE OF 829.55 FEET; THENCE NORTH 89°50'25" WEST, DEPARTING SAID
WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH
00°09'35" EAST, A DISTANCE OF 829.55 FEET; THENCE SOUTH 89°50'25" EAST, A
DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,443 SQUARE FEET (0.286 ACRES), MORE OR LESS.

SHEET 5 OF 5

OB NO. 2006-2072

RAFTER JES

.C. N/A

.B. N/A PG. N/A

SCALE 1"=100'

ELD DATE N/A

CHECKED BY: JES

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND
STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA
ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

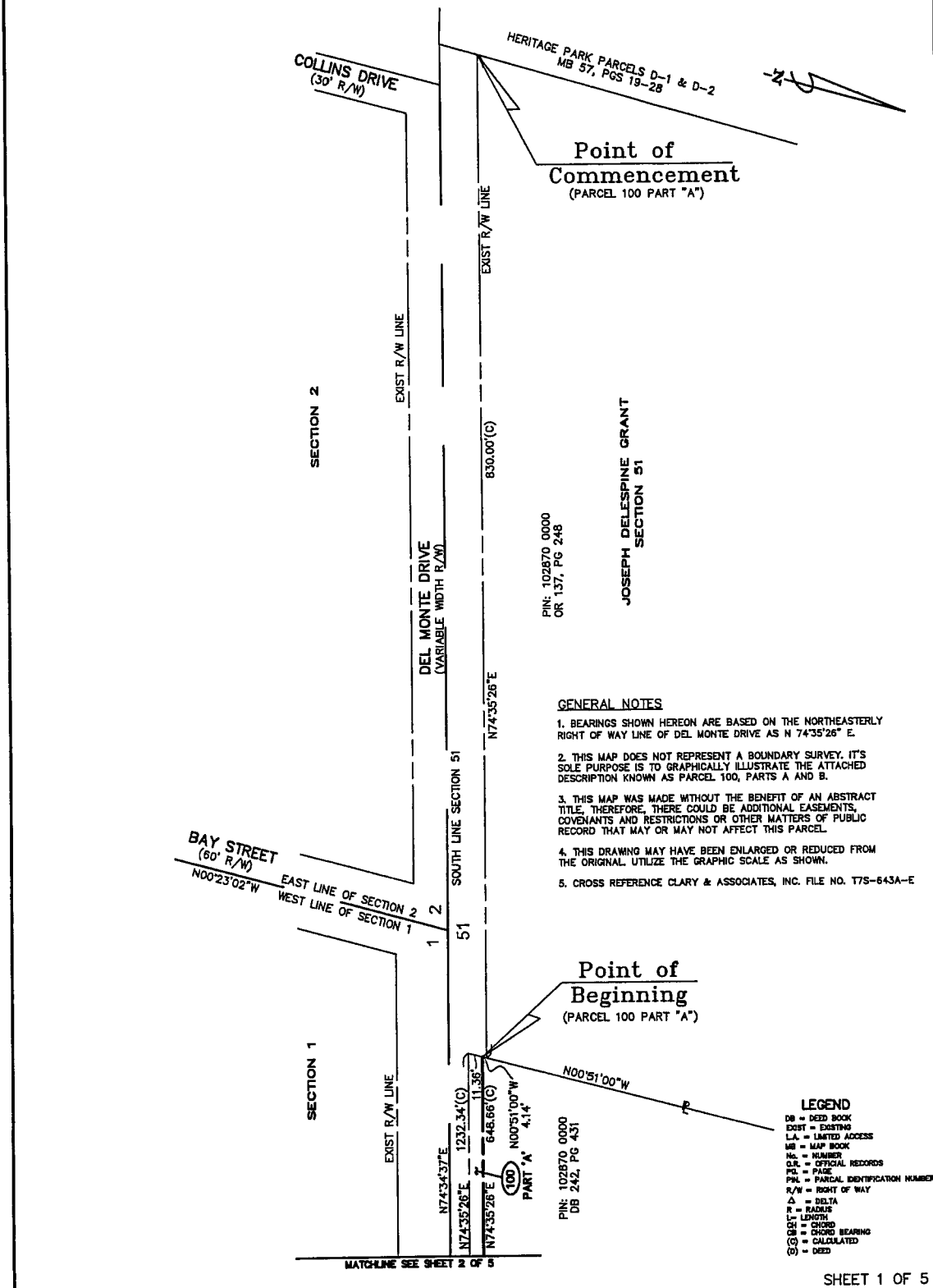
Dennis E. Elswick

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190



SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



- GENERAL NOTES**
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF DEL MONTE DRIVE AS N 74°35'26" E.
 - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION KNOWN AS PARCEL 100, PARTS A AND B.
 - THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE. THEREFORE, THERE COULD BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY OR MAY NOT AFFECT THIS PARCEL.
 - THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
 - CROSS REFERENCE CLARY & ASSOCIATES, INC. FILE NO. T75-643A-E

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

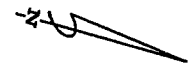
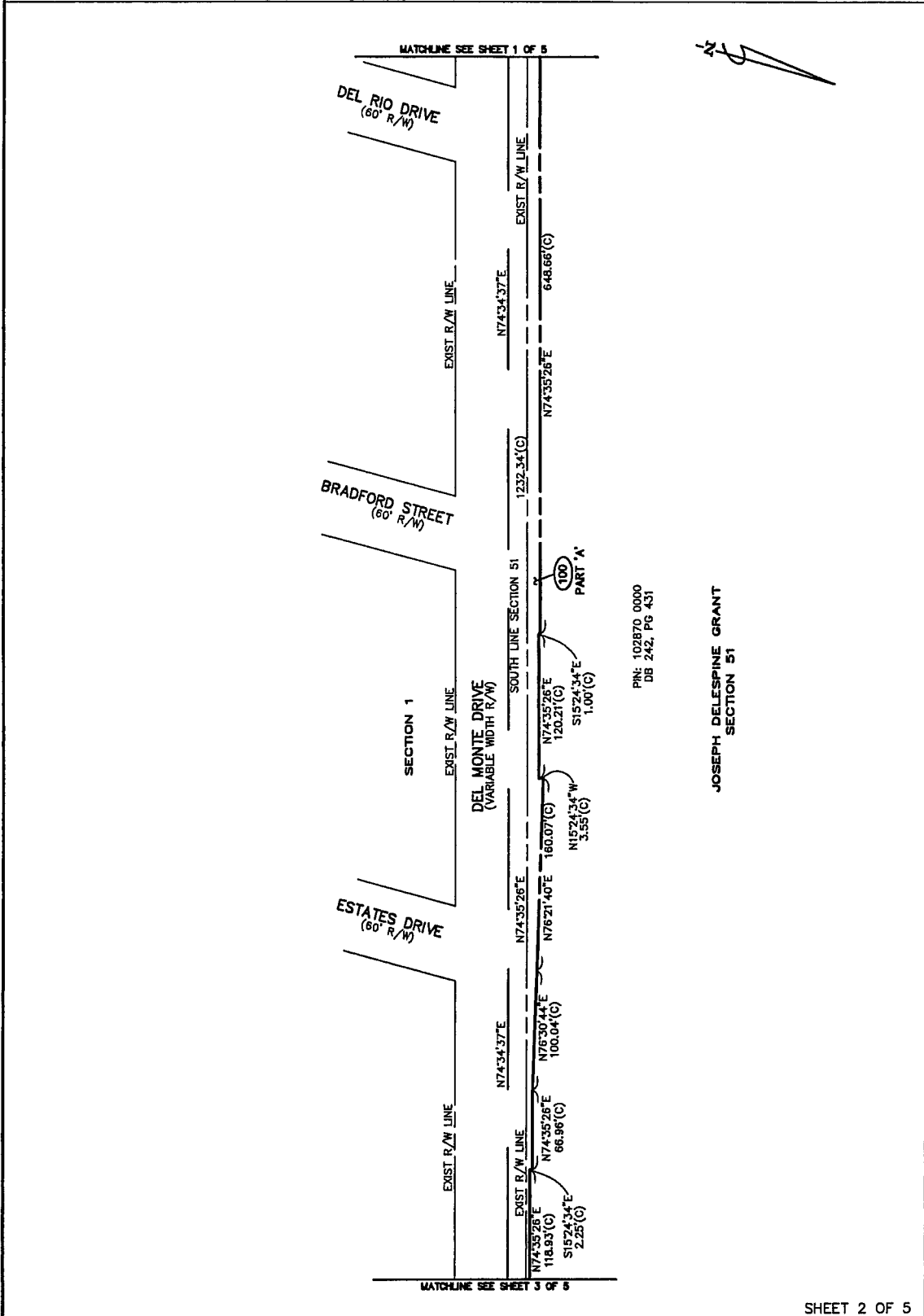
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 (LS NO. 3731)
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



PIN: 102870 0000
DB 242, PG 431

JOSEPH DELESPINE GRANT
SECTION 51

SHEET 2 OF 5

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

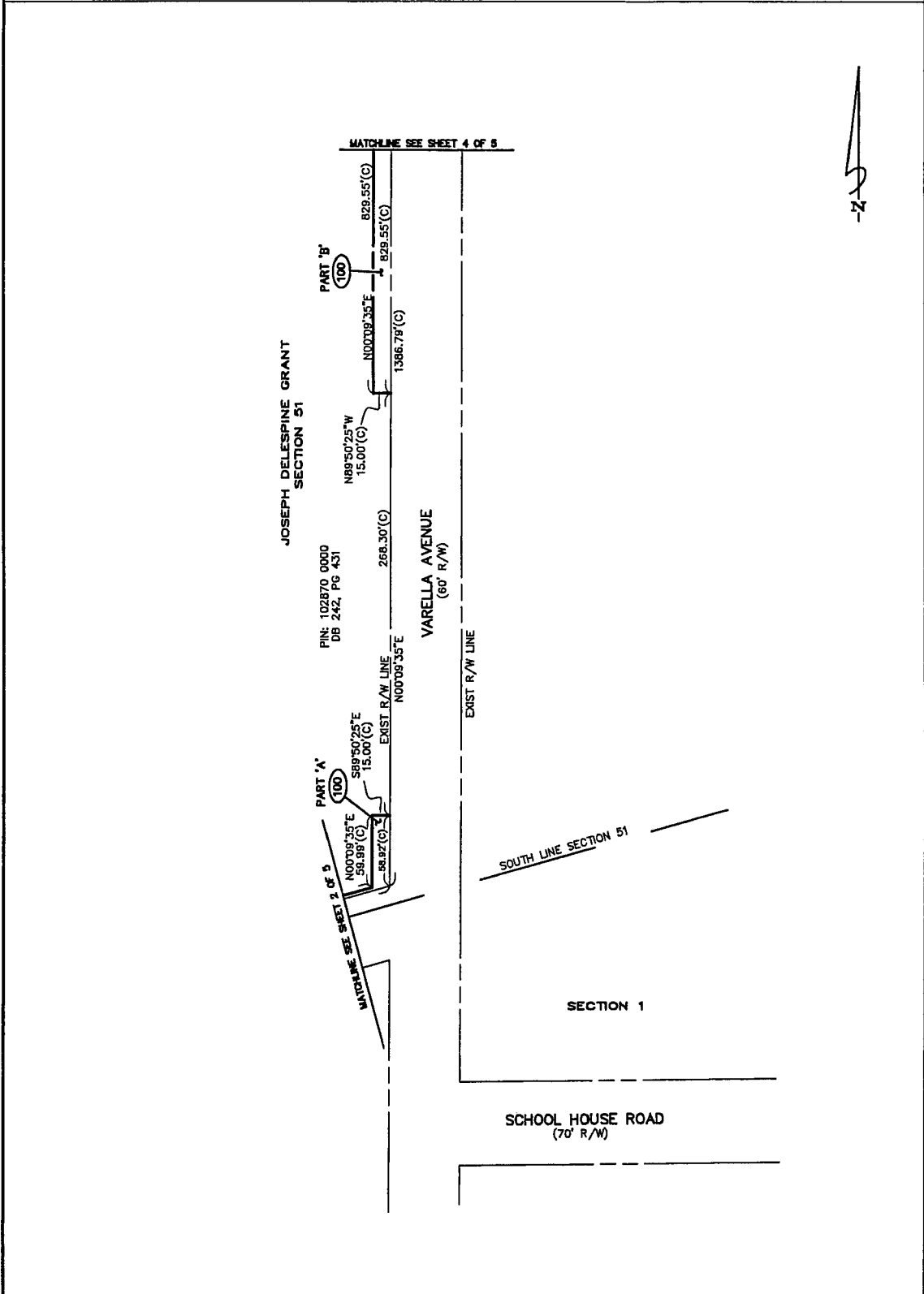
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



SHEET 3 OF 5

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

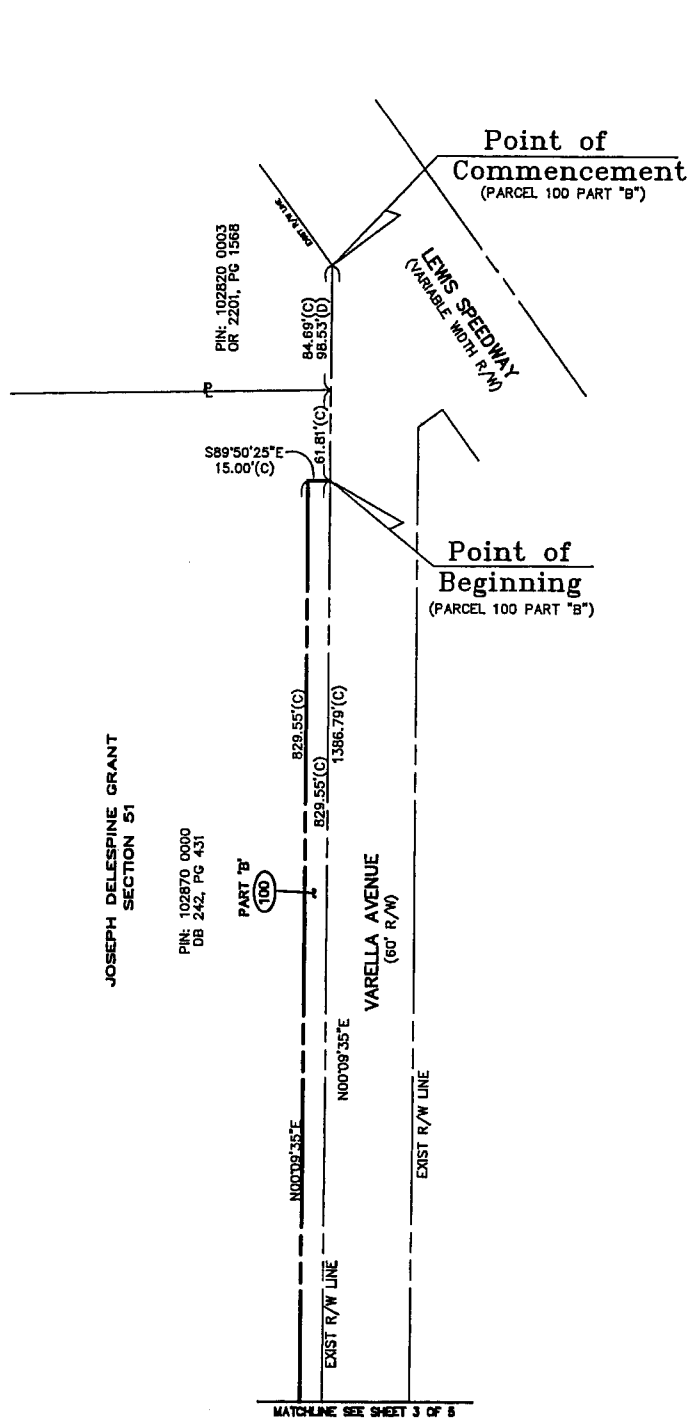
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



SHEET 4 OF 5

JOB NO. 2006-2072
 DRAFTER JES
 P.C. N/A
 F.B. N/A PG. N/A
 SCALE 1"=100'
 FIELD DATE N/A
 CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

SKETCH AND LEGAL DESCRIPTION OF

A PART OF JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7, SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA

PARCEL 100
PART 'A'

A PORTION OF THE JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY BOUNDARY OF HERITAGE PARK
PARCELS D-1 AND D-2, AS RECORDED IN MAP BOOK 57, PAGES 19 THROUGH 28,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHWESTERLY
EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, (A VARIABLE WIDTH RIGHT OF
WAY AS NOW ESTABLISHED); THENCE NORTH 74°35'26" EAST, ALONG SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, A DISTANCE OF
830.00 FEET TO A JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE;
THENCE SOUTH 00°51'00" EAST, ALONG LAST SAID JOG, A DISTANCE OF 4.14 FEET TO
THE POINT OF BEGINNING; THENCE NORTH 74°35'26" EAST, DEPARTING SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 648.66 FEET; THENCE
SOUTH 15°24'34" EAST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 74°35'26" EAST,
A DISTANCE OF 120.21 FEET; THENCE NORTH 15°24'34" WEST, A DISTANCE OF 3.55
FEET; THENCE NORTH 76°21'40" EAST, A DISTANCE OF 160.07 FEET; THENCE NORTH
76°30'44" EAST, A DISTANCE OF 100.04 FEET; THENCE NORTH 74°35'26" EAST, A
DISTANCE OF 66.96 FEET; THENCE SOUTH 15°24'34" EAST, A DISTANCE OF 2.25
FEET; THENCE NORTH 74°35'26" EAST, A DISTANCE OF 118.93 FEET; THENCE NORTH
00°09'35" EAST, A DISTANCE OF 59.99 FEET; THENCE SOUTH 89°50'25" EAST, A
DISTANCE OF 15.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY LINE OF
VARELLA AVENUE, (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH
00°09'35" WEST, ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA
AVENUE, A DISTANCE OF 58.92 FEET TO THE SAID NORTHWESTERLY EXISTING
RIGHT OF WAY LINE OF DEL MONTE DRIVE; THENCE SOUTH 74°35'26" WEST, ALONG SAID
NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF DEL MONTE DRIVE, A DISTANCE OF
1232.34 FEET TO THE AFORESAID JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF
WAY LINE; THENCE NORTH 00°51'00" WEST, ALONG SAID JOG, A DISTANCE OF 11.36
FEET TO THE POINT OF BEGINNING.

CONTAINING 12,440 SQUARE FEET (0.286 ACRES), MORE OR LESS.

TOGETHER WITH:

PARCEL 100
PART 'B'

A PORTION OF THE JOSEPH DELESPINE GRANT, SECTION 51, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY EXISTING RIGHT OF WAY
LINE OF LEWIS SPEEDWAY, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED),
WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, (A 60 FOOT
RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°09'35" WEST, ALONG SAID
WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, A DISTANCE OF 146.50
FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°09'35" WEST,
ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE OF VARELLA AVENUE, A
DISTANCE OF 829.55 FEET; THENCE NORTH 89°50'25" WEST, DEPARTING SAID
WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH
00°09'35" EAST, A DISTANCE OF 829.55 FEET; THENCE SOUTH 89°50'25" EAST, A
DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,443 SQUARE FEET (0.286 ACRES), MORE OR LESS.

SHEET 5 OF 5

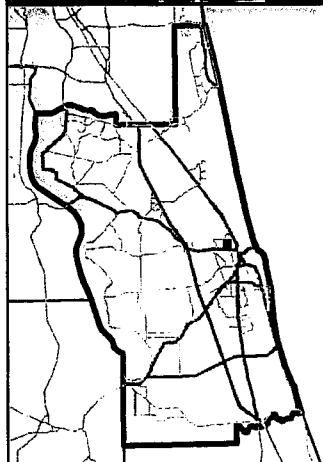
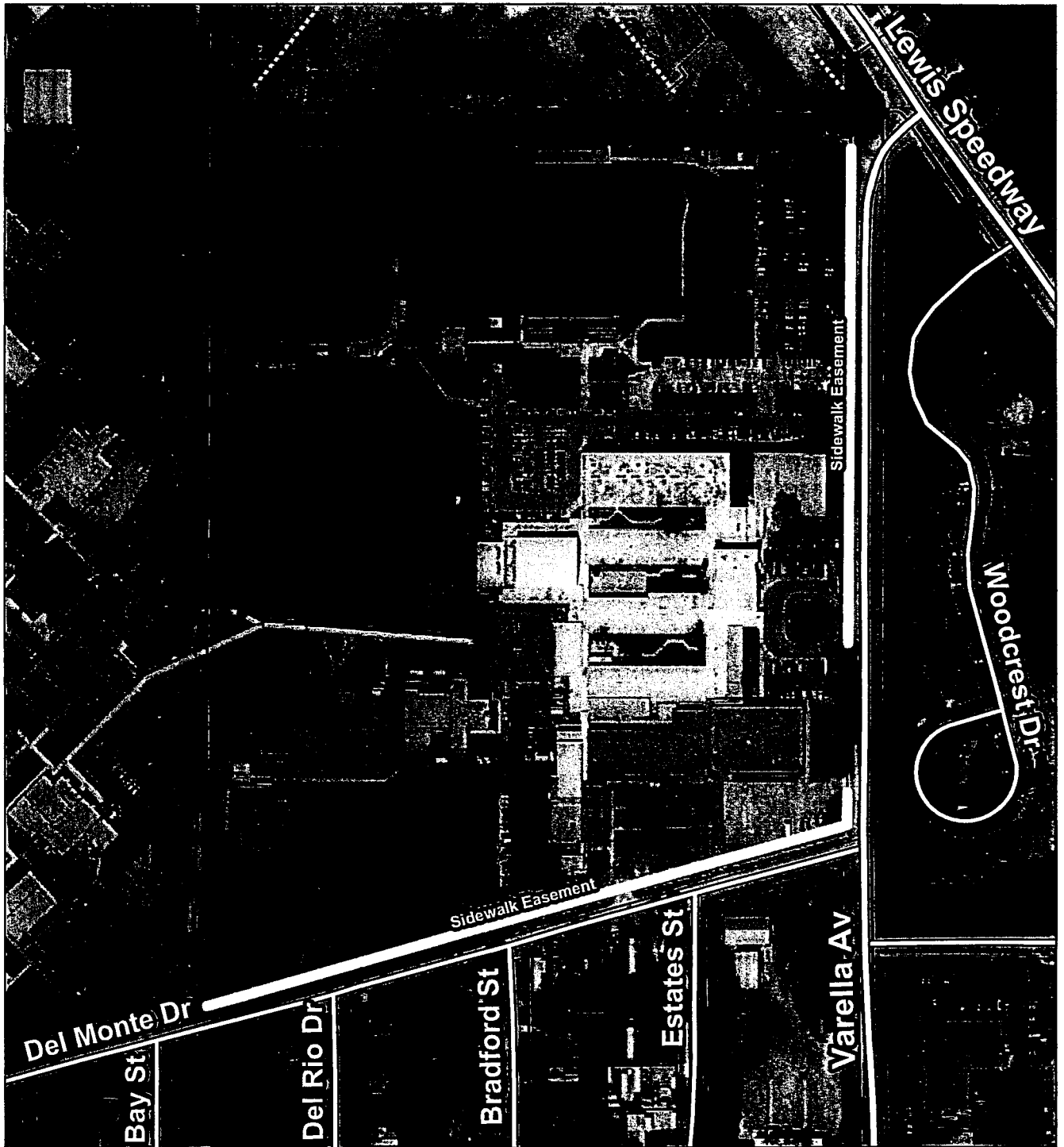
JOB NO. 2006-2072
DRAFTER JES
P.C. N/A
F.B. N/A PG. N/A
SCALE 1"=100'
FIELD DATE N/A
CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET
FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS,
IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO
SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND
STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL
PURPOSES ONLY AND IS NOT VALID. (CHAPTER 61G17-6, FLORIDA
ADMINISTRATIVE CODE), UNLESS IT BEARS THE SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3190





Sidewalk Easement SJC School Board

0 50 100 200 300 400
Feet

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
April 27, 2009
(904) 209-0794



2008 Aerial Imagery

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