

RESOLUTION NO. 2009- 190

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE COUNTY DEED.**

**WHEREAS**, Christ Episcopal Church of Ponte Vedra “hereinafter referred to as “Church”) notified St. Johns County that the location of a public sidewalk and a portion of the County right of way of Golfview Circle are within the property boundary of the Church property. This encroachment was discovered after a recent boundary survey of the property was completed; and

**WHEREAS**, to resolve this encroachment the Church has agreed to convey four parcels totaling 3,473 square feet, where a portion of the right of way of Golfview Circle and a public sidewalk are located within Church boundaries, as described in the letter attached hereto as Exhibit “A” and further described in the Special Warranty Deed attached hereto as Exhibit “B” and Exhibit “C”, incorporated by reference and made a part hereof; and

**WHEREAS**, in exchange, they request the County convey the 1,320 square foot sliver between the sidewalk and their boundary adjacent to the right of way of Golfview Drive, as described in the County Deed attached hereto as Exhibit “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, based on the Property Appraiser assessed value of the property proposed to be exchanged by the Church to the County is approximately \$56,000 and the property being conveyed by the County to the Church is approximately \$21,000; and

**WHEREAS**, the proposed exchange of real property was advertised June 10, and June 17, 2009 in accordance with Section 125.37, Florida Statutes; and

**WHEREAS**, to the extent that there are typographical, or administrative 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.

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

1. The above recitals are incorporated into the body of this Resolution and such recitals are adopted as findings of fact.

2. The Exchange of Real Property is hereby approved by the Board of County Commissioners and the County Administrator, or designee, is authorized to execute said County Deed.

3. The Clerk of Circuit Court is instructed to record the Special Warranty Deeds and the County Deed in the public records of St. Johns County, Florida.

PASSED AND ADOPTED, this 7<sup>th</sup> day of July, 2009.

**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 7/8/09



Exhibit "A" to Resolution



ATTORNEYS AT LAW

Christine T. Adams

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Ponte Vedra Florida 32082

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June 1, 2009

**VIA EMAIL & U.S. MAIL**

Nanette Bradbury, Real Estate Appraisal Coordinator  
St. Johns County Land Management Division  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**Re: Christ Episcopal Church (Our File No. C1258-39842)**

Dear Nanette:

This confirms that our client, Christ Episcopal Church ("Church") has requested to convey the four parcels described in Exhibit "A" attached herein to the County in exchange for the conveyance by the County of the one parcel described in Exhibit "B" attached hereto. These conveyances will benefit the Church and the County by conforming the fee simple ownership of these parcels to the existing road and sidewalk improvement area. The parcels to be conveyed to the County are located within the existing road and sidewalk area, and the parcel to be conveyed to the Church is located outside of that area.

The Church intends to use the parcel to be conveyed by the County to the Church consistent with the uses allowed under the zoning and land use regulations presently affecting that parcel. Please do not hesitate to contact me should you require any additional information relating to this request.

Thank you very much for your assistance with this matter.

Very truly yours,  
**ROGERS TOWERS, PA**

A handwritten signature in black ink, appearing to read "C. Adams", written in a cursive style.

Christine T. Adams

CTA/jcm

cc: Christ Episcopal Church  
James W. Middleton, Esq.

Exhibit "A": to Rogers Towers letter

**COUNTY PARCEL 1**  
A PORTION OF LOTS 1, 2, BLOCK 5, ST. JOHNS SEAVIEW PARK, RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK 5 OF SAID ST. JOHNS SEAVIEW PARK, THENCE IN A SOUTHERLY DIRECTION ON A NON-TANGENT CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 123.72 FEET, AN ARC DISTANCE OF 57.20 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 21°25'18" EAST, 56.69 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 55.34 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.26 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 52°48'04" EAST, 38.44 FEET; THENCE SOUTH 58°31'53" EAST, A DISTANCE OF 16.59 FEET; THENCE SOUTH 54°45'11" EAST, 30.24 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLF VIEW CIRCLE; THENCE NORTH 71°45'11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 68.45 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 34.02 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 41.59 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 36°43'47" WEST, 39.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°42'23" WEST, A DISTANCE OF 49.80 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1,213 SQUARE FEET / 0.03 ACRES, MORE OR LESS.

**COUNTY PARCEL 2**  
A PORTION OF LOTS 6 AND 7, BLOCK 5, ST. JOHNS SEAVIEW PARK, AS RECORDED IN MAP BOOK 5, PAGE 40; PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 5, OF SAID GOLF VIEW PARK THENCE SOUTH 70°32'36" WEST, .70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GOLF VIEW CIRCLE; THENCE NORTH 19°00'42" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 84.44 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°46'52" EAST, 80.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°01'07" EAST, A DISTANCE OF 3.13 FEET; THENCE SOUTH 17°45'35" WEST, A DISTANCE OF 31.62 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 12.32 FEET, AN ARC DISTANCE OF 10.13 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 30°18'02" WEST, A DISTANCE OF 9.84 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5.29 FEET; THENCE ALONG AND AROUND SAID ARC A DISTANCE OF 2.46 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 25°08'40" WEST, A DISTANCE OF 2.44 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 110.99 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 52.82 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 03°42'41" EAST, 52.32 FEET; THENCE SOUTH 18°54'18" EAST, A DISTANCE OF 77.52 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 695 SQUARE FEET / 00.2 ACRES, MORE OR LESS.

**COUNTY PARCEL 3**

A PORTION OF THE PARK PARCEL BEING IN BLOCK 5, ST. JOHNS SEAVIEW PARK, AS RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 11, BLOCK 5 OF SAID ST. JOHNS SEAVIEW PARK SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VIEW CIRCLE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 103.10 FEET, THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 79.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°02'24" EAST, 77.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY ON A BEARING OF SOUTH 01°49'30" EAST, A DISTANCE OF 28.76 FEET TO THE INTERSECTION OF A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.33 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 27.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°47'22" WEST, 26.89 FEET; THENCE SOUTH 38°39'07" WEST, A DISTANCE OF 10.78 FEET; THENCE SOUTH 43°15'17" WEST, A DISTANCE OF 15.41 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 166 SQUARE FEET MORE OR LESS.

**County Parcel 4:**

A PARCEL OF LAND LYING IN GOVERNMENT LOT 6, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE NORTH 01°41'00" WEST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 6, 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOLANA ROAD; THENCE NORTH 88°38'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 170.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 734.45 FEET, AN ARC DISTANCE OF 118.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°49'21" EAST 118.44 FEET TO THE POINT OF BEGINNING; THENCE ALONG A SOUTHEASTERLY PROLONGATION OF SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 83.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°04'31" EAST 83.01 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAN JUAN DRIVE; THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 384.62 FEET, AN ARC DISTANCE OF 81.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°00'25" WEST 80.91 FEET TO A POINT OF SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 84.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°31'39" WEST 69.39 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1399.41 SQUARE FEET MORE OR LESS.

ABOVE DESCRIBED LANDS BEING WHOLLY CONTAINED IN DEED BOOK 190 PAGE 436 OF THE PUBLIC RECORDS OF SAID COUNTY.

Exhibit "B" to Rogers Towers letter

**PARCEL 1**

**BEING A PORTION OF THE RIGHT-OF-WAY OF GOLF VIEW CIRCLE, ST. JOHNS SEAVIEW PARK, AS RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 5 OF SAID ST. JOHNS SEAVIEW PARK, SAID POINT BEING ON THE EAST BOUNDARY LINE OF SAID SUBDIVISION; THENCE SOUTH 01°49'30" EAST ALONG SAID EAST BOUNDARY LINE A DISTANCE OF 59.80 FEET TO THE EAST RIGHT-OF-WAY LINE OF GOLF VIEW DRIVE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, SOUTH 01°49'30" EAST, A DISTANCE OF 92.63 FEET; THENCE NORTH 07°29'16" WEST, 67.89 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 88.73 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 32.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°14'21" WEST, 32.19 FEET; THENCE NORTH 53°01'54" WEST, A DISTANCE OF 69.37 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLF VIEW CIRCLE; THENCE SOUTH 71°45'11" EAST, A DISTANCE OF 29.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 63.49 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 77.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°47'20" EAST, A DISTANCE OF 72.77 FEET, TO THE POINT OF BEGINNING.**

Exhibit "B" to Resolution

This Instrument Prepared By:  
Rogers Towers, PA  
Attn: Christine T. Adams  
818 A1A North, Suite 208  
Ponte Vedra Beach, Florida 32082

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated \_\_\_\_\_ day of \_\_\_\_\_ 2009, is by and from **CHRIST EPISCOPAL CHURCH OF PONTE VEDRA CHARITABLE FOUNDATION, INC.**, a Florida not for profit corporation, whose address is 400 San Juan Drive, Ponte Vedra Beach, Florida 32082, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2007; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

**CHRIST EPISCOPAL CHURCH  
OF PONTE VEDRA  
CHARITABLE FOUNDATION,  
INC.**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Donald Roller  
Its: President

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by Donald Roller, Christ Episcopal Church of Ponte Vedra Charitable Foundation, Inc., its President who is personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Exhibit "A" to Special Warranty Deed

**COUNTY PARCEL 2**

A PORTION OF LOTS 6 AND 7, BLOCK 5, ST. JOHNS SEAVIEW PARK, AS RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF LOT 6 BLOCK 5, OF SAID GOLF VIEW PARK THENCE SOUTH 70°32'36" WEST, .70 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF GOLF VIEW CIRCLE; THENCE NORTH 19°00'42" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 90.00 FEET TO THE POINT OF CURVATURE OF A CURVE SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 84.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°46'52" EAST, 80.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 41°01'07" EAST, A DISTANCE OF 3.13 FEET; THENCE SOUTH 17°45'35" WEST, A DISTANCE OF 31.62 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE; SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 12.32 FEET, AN ARC DISTANCE OF 10.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°19'02" WEST, A DISTANCE OF 9.84 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 5.29 FEET; THENCE ALONG AND AROUND SAID ARC A DISTANCE OF 2.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°08'40" WEST, A DISTANCE OF 2.44 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE, SAID CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 110.99 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 52.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°42'41" EAST, 52.32 FEET; THENCE SOUTH 18°54'18" EAST, A DISTANCE OF 77.52 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 695 SQUARE FEET / 00.2 ACRES, MORE OR LESS.

Exhibit "C" to Resolution

This Instrument Prepared By:  
Rogers Towers, PA  
Attn: Christine T. Adams  
818 A1A North, Suite 208  
Ponte Vedra Beach, Florida 32082

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated \_\_\_\_\_ day of \_\_\_\_\_ 2009, is by and from **THE EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.**, a Florida not for profit corporation formerly known as The Protestant Episcopal Church in the Diocese of Florida, a Florida not for profit corporation, whose address is 325 North Market Street, Jacksonville, Florida 32202, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE  
A PART HEREOF (THE "PROPERTY")**

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2007; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

**IN WITNESS WHEREOF**, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered

**THE EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.**, formerly known as the Protestant Episcopal Church in the Diocese of Florida

in our presence:

\_\_\_\_\_  
Print Name: \_\_\_\_\_

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

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_, The Episcopal Church in the Diocese of Florida, Inc., formerly known as The Protestant Episcopal Church in the Diocese of Florida its \_\_\_\_\_ who is personally known to me or have produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

Exhibit "A" to Special Warranty Deed - 1 of 3

**COUNTY PARCEL 1**  
A PORTION OF LOTS 1, 2, BLOCK 5, ST. JOHNS SEAVIEW PARK, RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF LOT 2, BLOCK 5 OF SAID ST. JOHNS SEAVIEW PARK, THENCE IN A SOUTHERLY DIRECTION ON A NON-TANGENT CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 123.72 FEET, AN ARC DISTANCE OF 57.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°25'18" EAST, 58.69 FEET TO THE INTERSECTION OF A NON-TANGENT CURVE BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 55.34 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 39.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°48'04" EAST, 38.44 FEET; THENCE SOUTH 56°31'53" EAST, A DISTANCE OF 18.59 FEET; THENCE SOUTH 54°45'11" EAST, 30.24 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID GOLF VIEW CIRCLE; THENCE NORTH 71°45'11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 68.46 FEET TO THE POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 34.02 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 41.59 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°43'47" WEST, 39.05 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 01°42'23" WEST, A DISTANCE OF 49.90 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1,213 SQUARE FEET / 0.03 ACRES, MORE OR LESS.

**COUNTY PARCEL 3**

**A PORTION OF THE PARK PARCEL BEING IN BLOCK 5, ST. JOHNS SEAVIEW PARK, AS RECORDED IN MAP BOOK 5, PAGE 40, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEASTERLY CORNER OF LOT 11, BLOCK 5 OF SAID ST. JOHNS SEAVIEW PARK SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF GOLF VIEW CIRCLE (A 50 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 103.10 FEET, THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 79.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°02'24" EAST, 77.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE DEPARTING SAID CURVE AND SAID RIGHT-OF-WAY ON A BEARING OF SOUTH 01°49'30" EAST, A DISTANCE OF 28.76 FEET TO THE INTERSECTION OF A CURVE SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 60.33 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 27.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°47'22" WEST, 26.89 FEET; THENCE SOUTH 38°39'07" WEST, A DISTANCE OF 10.78 FEET; THENCE SOUTH 43°15'17" WEST, A DISTANCE OF 15.41 FEET TO THE POINT OF BEGINNING.**

**LANDS THUS DESCRIBED CONTAIN 166 SQUARE FEET MORE OR LESS.**

County Parcel 4:

A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 22, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE NORTH 01°41'00" WEST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 5, 30.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SOLANA ROAD; THENCE NORTH 88°38'00" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 170.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 734.45 FEET, AN ARC DISTANCE OF 115.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°49'21" EAST 115.44 FEET TO THE POINT OF BEGINNING; THENCE ALONG A SOUTHEASTERLY PROLONGATION OF SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 83.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°04'31" EAST 83.01 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY PROLONGATION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID SAN JUAN DRIVE; THENCE NORTHWESTERLY ALONG SAID PROLONGATION AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 364.52 FEET, AN ARC DISTANCE OF 81.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°00'25" WEST 80.91 FEET TO A POINT OF SAID WESTERLY RIGHT-OF-WAY LINE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG AND AROUND THE ARC OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 84.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°31'39" WEST 69.39 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 1399.41 SQUARE FEET MORE OR LESS.

ABOVE DESCRIBED LANDS BEING WHOLLY CONTAINED IN DEED BOOK 190 PAGE 436 OF THE PUBLIC RECORDS OF SAID COUNTY.

This Instrument Prepared By:  
Nanette Bradbury  
St. Johns County Real Estate Division  
4020 Lewis Speedway  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_ day of \_\_\_\_\_, 2009, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida, 32084, hereinafter "Grantor", to **THE EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA, INC.**, a Florida not for profit corporation, for the use and benefit of **CHRIST EPISCOPAL CHURCH OF PONTE VEDRA BEACH, FLORIDA** (FED ID# 59-0806965) whose address is 325 North Market Street, Jacksonville, Florida 32202, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")**

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

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;

- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

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

By: \_\_\_\_\_  
Cyndi Stevenson, Chair

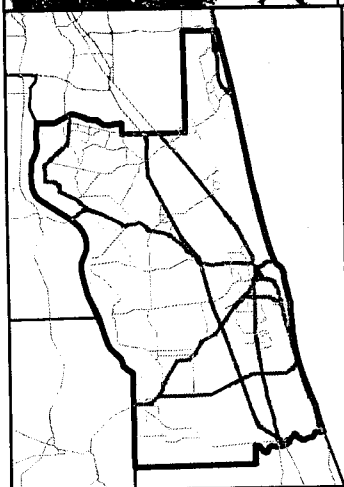
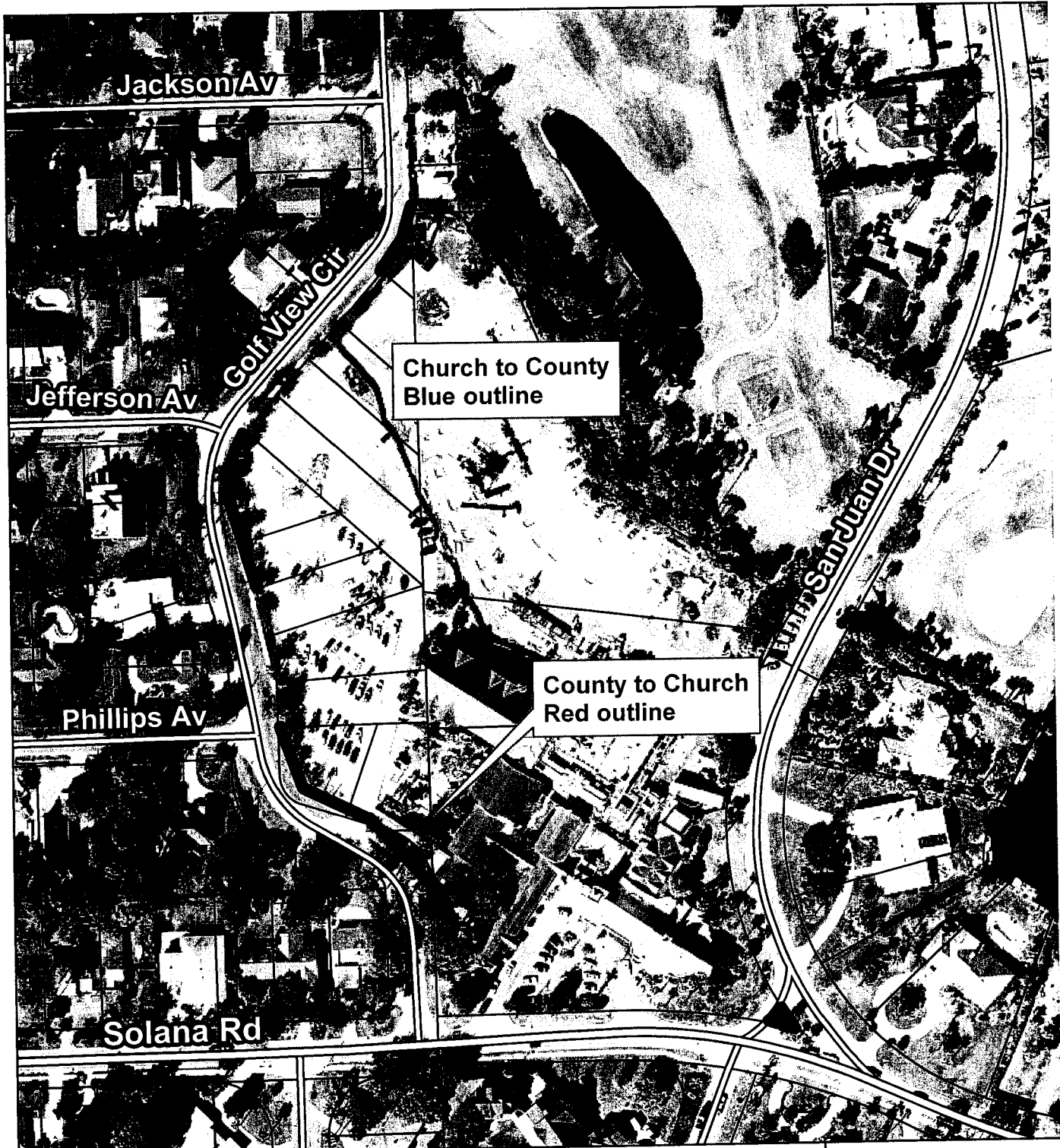
**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

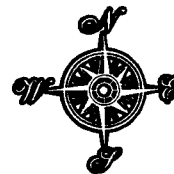
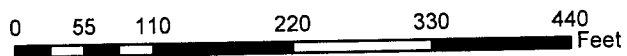
**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2009, by Cyndi Stevenson, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. Who is personally known to me.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_



## Exchange of Real Property



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
June 2, 2009  
(904) 209-0788

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