

RESOLUTION NO. 2009- 76

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE A CONSERVATION EASEMENT OVER 4.15 ACRES OF LAND AT THE WEST AUGUSTINE DISTRICT PARK TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH THE DEVELOPMENT OF THE PARK.**

**RECITALS**

**WHEREAS**, the construction associated with the West Augustine District Park resulted in wetland impacts; and

**WHEREAS**, the St. Johns River Water Management District required a conservation easement as a condition of permit # 40-109-107976-2 to offset said impacts; and

**WHEREAS**, the attached Conservation Easement, Exhibit "A", preserves 4.15 acres of land on the West Augustine District Park's site.

**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 Chair is authorized to execute the Conservation Easement for the aforementioned 4.15-acre tract to mitigate impacts associated with the West Augustine District Park development.

**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 7<sup>th</sup> day of ~~March~~<sup>APRIL</sup>, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: *Cyndi Stevenson*  
Cyndi Stevenson, Chair



ATTEST: Cheryl Strickland, Clerk

By: *Pam Halterman*  
Deputy Clerk

RENDITION DATE 4/9/09

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 3RD day of DECEMBER, 2008, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 500 San Sebastian View, St. Augustine, Florida 32084, and **ST. AUGUSTINE LITTLE LEAGUE, INC.**, a Florida not-for-profit corporation, whose address is P.O. Box 305, St. Augustine, Florida 32085-0305, ("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 # 4-109-107976-2, issued by Grantee, to off-set adverse 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: \_\_\_\_\_  
Cyndi Stevenson, Chair

**ATTEST:** Cheryl Strickland, Clerk

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

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

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2008, by Cyndi Stevenson as Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. She is personally known to me.

\_\_\_\_\_  
Notary public  
My commission expires: \_\_\_\_\_

ST. AUGUSTINE LITTLE LEAGUE,  
INC., a Florida not-for-profit  
corporation

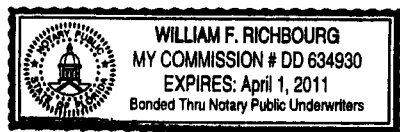
Selma Rodriguez  
Witness

By: X. L. Pellicer  
Xavier L. Pellicer, III  
Its: PRESIDENT

Lynnda Zammie  
Witness

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

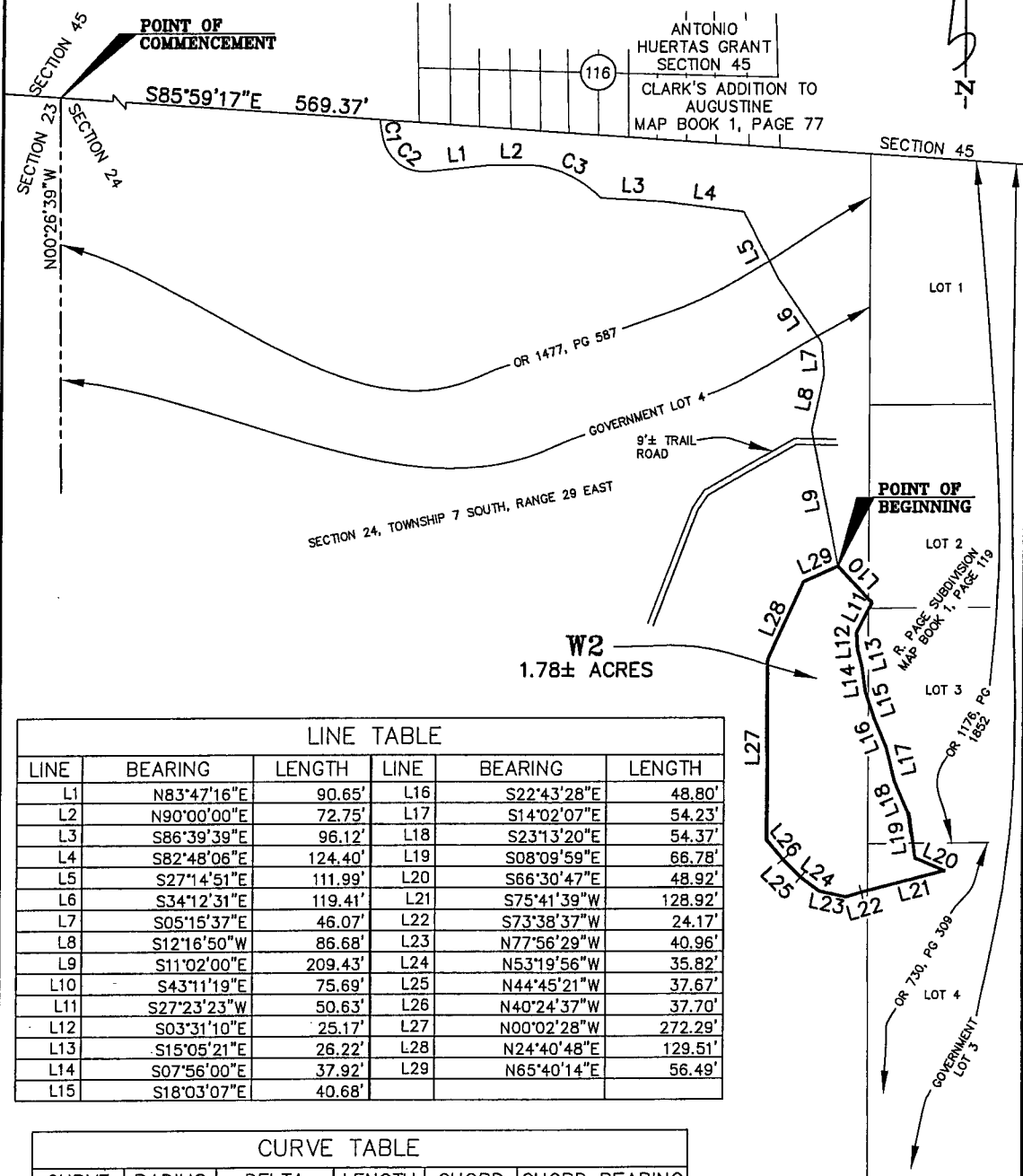
The foregoing instrument was acknowledged before me this 3<sup>RD</sup> day of DECEMBER, 2008, by Xavier L. Pellicer, III, as PRESIDENT of St. Augustine Little League, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



William F. Richbourg  
Notary public  
My commission expires: 4/1/11

# MAP SHOWING

A PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND A PORTION OF LOT 2, LOT 3, AND LOT 4, R. PAGE SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 119 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N83°47'16"E	90.65'	L16	S22°43'28"E	48.80'
L2	N90°00'00"E	72.75'	L17	S14°02'07"E	54.23'
L3	S86°39'39"E	96.12'	L18	S23°13'20"E	54.37'
L4	S82°48'06"E	124.40'	L19	S08°09'59"E	66.78'
L5	S27°14'51"E	111.99'	L20	S66°30'47"E	48.92'
L6	S34°12'31"E	119.41'	L21	S75°41'39"W	128.92'
L7	S05°15'37"E	46.07'	L22	S73°38'37"W	24.17'
L8	S12°16'50"W	86.68'	L23	N77°56'29"W	40.96'
L9	S11°02'00"E	209.43'	L24	N53°19'56"W	35.82'
L10	S43°11'19"E	75.69'	L25	N44°45'21"W	37.67'
L11	S27°23'23"W	50.63'	L26	N40°24'37"W	37.70'
L12	S03°31'10"E	25.17'	L27	N00°02'28"W	272.29'
L13	S15°05'21"E	26.22'	L28	N24°40'48"E	129.51'
L14	S07°56'00"E	37.92'	L29	N65°40'14"E	56.49'
L15	S18°03'07"E	40.68'			

CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	142.49'	17°44'22"	44.12'	43.94'	S11°58'55"E
C2	65.00'	69°46'37"	79.16'	74.36'	S60°55'58"E
C3	171.47'	38°04'18"	113.94'	111.85'	S63°40'15"E

AMENDED SEPTEMBER 16, 2008, TO REVISE EASEMENT. 2008-259-2 (AGP)  
 AMENDED OCTOBER 04, 2007, TO REVISE EASEMENT. 2007-1506 (MGJ)

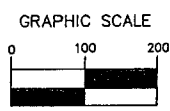
SHEET 1 OF 2

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: TAC  
 JOB No. 2007-1221

UNLESS OTHERWISE SHOWN AND STATED HEREON, 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, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703 LB No. 3731



DATE AUGUST 3, 2007  
 SCALE 1" = 200'

(IN FEET)  
 1" = 200'

CHECKED BY:

B.L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

A PORTION OF GOVERNMENT LOT 4, SECTION 24, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND A PORTION OF LOT 2, LOT 3, AND LOT 4, R. PAGE SUBDIVISION AS RECORDED IN MAP BOOK 1, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST SECTION CORNER OF SAID SECTION 24; THENCE SOUTH 85°59'17" EAST ALONG THE NORTHERLY LINE OF SECTION 24, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE ANTONIO HUERTAS GRANT, SECTION 45, A DISTANCE OF 569.37 FEET TO AN ARC OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 142.49 FEET, AN ARC DISTANCE OF 44.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°58'55" EAST, 43.94 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 79.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°55'58" EAST, 74.36 FEET; THENCE NORTH 83°47'16" EAST, 90.65 FEET; THENCE NORTH 90°00'00" EAST, 72.75 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 171.47 FEET, AN ARC DISTANCE OF 113.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°40'15" EAST, 111.85 FEET; THENCE SOUTH 86°39'39" EAST, 96.12 FEET; THENCE SOUTH 82°48'06" EAST, 124.40 FEET; THENCE SOUTH 27°14'51" EAST, 111.99 FEET; THENCE SOUTH 34°12'31" EAST, 119.41 FEET; THENCE SOUTH 05°15'37" EAST, 46.07 FEET; THENCE SOUTH 12°16'50" WEST, 86.68 FEET; THENCE SOUTH 11°02'00" EAST, 209.43 FEET TO THE POINT OF BEGINNING. THENCE SOUTH 43°11'19" EAST, 75.69 FEET; THENCE SOUTH 27°23'23" WEST, 50.63 FEET; THENCE SOUTH 03°31'10" EAST, 25.17 FEET; THENCE SOUTH 15°05'21" EAST, 26.22 FEET; THENCE SOUTH 07°56'00" EAST, 37.92 FEET; THENCE SOUTH 18°03'07" EAST, 40.68 FEET; THENCE SOUTH 22°43'28" EAST, 48.80 FEET; THENCE SOUTH 14°02'07" EAST, 54.23 FEET; THENCE SOUTH 23°13'20" EAST, 54.37 FEET; THENCE SOUTH 08°09'59" EAST, 66.78 FEET; THENCE SOUTH 66°30'47" EAST, 48.92 FEET; THENCE SOUTH 75°41'39" WEST, 128.92 FEET; THENCE SOUTH 73°38'37" WEST, 24.17 FEET; THENCE NORTH 77°56'29" WEST, 40.96 FEET; THENCE NORTH 53°19'56" WEST, 35.82 FEET; THENCE NORTH 44°45'21" WEST, 37.67 FEET; THENCE NORTH 40°24'37" WEST, 37.70 FEET; THENCE NORTH 00°02'28" WEST, 272.29 FEET; THENCE NORTH 24°40'48" EAST, 129.51 FEET; THENCE NORTH 65°40'14" EAST, 56.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.78 ACRES, MORE OR LESS.

## GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (1990 NATIONAL GEODETIC SURVEY ADJUSTMENT) AND ARE REFERENCED TO THE WESTERLY LINE OF SECTION 24 AS N00°26'39"W.
2. THIS IS NOT A BOUNDARY SURVEY.
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 FILE NO. T7S-560.

AMENDED SEPTEMBER 16, 2008, TO REVISE EASEMENT. 2008-259-2 (AGP)  
AMENDED OCTOBER 04, 2007, TO REVISE EASEMENT. 2007-1506 (MGJ)

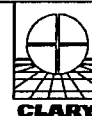
SHEET 2 OF 2

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  
THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: TAC  
JOB No. 2007-1221

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
PROFESSIONAL LAND SURVEYORS  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703 LB NO. 3731



DATE AUGUST 3, 2007

SCALE 1" = 200'

CHECKED BY:

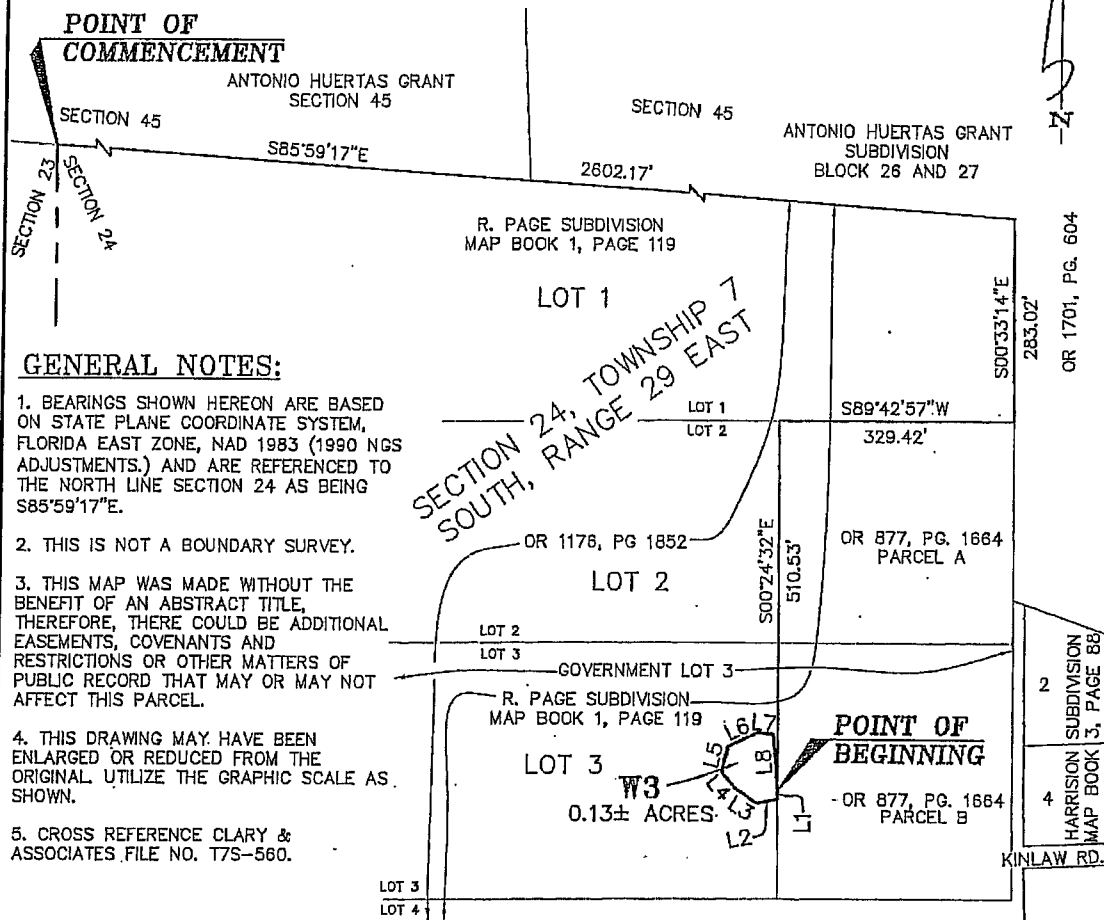
B.L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

A PORTION OF LOT 3, AS SHOWN ON THE PLAT OF R. PAGE SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 29 EAST SAID ST. JOHNS COUNTY; THENCE SOUTH 85°59'17" EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 24, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE ANTONIO HUERTAS GRANT, SECTION 45, SAID TOWNSHIP 7 SOUTH, RANGE 29 EAST, A DISTANCE OF 2602.17 FEET TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 1701, PAGE 604 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°33'14" EAST, ALONG LAST SAID LINE, 283.02 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 877, PAGE 1664 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°42'57" WEST, ALONG LAST SAID LINE, 329.42 FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE SOUTH 00°24'32" EAST, ALONG LAST SAID LINE, 510.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°24'32" EAST, CONTINUING ALONG SAID LINE, 12.04 FEET; THENCE SOUTH 79°14'11" WEST, 29.43 FEET; THENCE NORTH 56°35'18" WEST, 37.88 FEET; THENCE NORTH 39°46'13" WEST, 28.47 FEET; THENCE NORTH 13°25'25" EAST, 36.90 FEET; THENCE NORTH 64°49'41" EAST, 45.41 FEET; THENCE SOUTH 86°04'55" EAST, 22.32 FEET; THENCE SOUTH 04°51'37" EAST, 79.15 FEET TO AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 877, PAGE 1664 OF SAID COUNTY AND TO THE POINT OF BEGINNING.

CONTAINING 5,707 SQUARE FEET, 0.13 ACRES, MORE OR LESS.



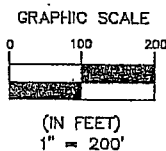
**GENERAL NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 (1990 NGS ADJUSTMENTS.) AND ARE REFERENCED TO THE NORTH LINE SECTION 24 AS BEING S85°59'17"E.
2. THIS IS NOT A BOUNDARY SURVEY.
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 FILE NO. T7S-560.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°24'32"E	12.04'
L2	S79°14'11"W	29.43'
L3	N56°35'18"W	37.88'
L4	N39°46'13"W	28.47'
L5	N13°25'25"E	36.90'
L6	N64°49'41"E	45.41'
L7	S86°04'55"E	22.32'
L8	S04°51'37"E	79.15'

**LEGEND**

L = LINE  
 NAD = NORTH AMERICAN DATUM  
 NGS = NATIONAL GEODETIC SURVEY  
 NGVD = NATIONAL GEODETIC VERTICAL DATUM  
 OR = OFFICIAL RECORDS  
 PLS = PROFESSIONAL LAND SURVEYOR  
 PG.= PAGE(S)

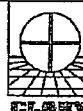


UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: AGP  
 JOB No. 2008-46

UNLESS OTHERWISE SHOWN AND STATED HEREON, THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 61017-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 492.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

**Clary & Associates, Inc.**  
 PROFESSIONAL LAND SURVEYORS  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703 LB NO. 3731



DATE JANUARY 10, 2008

SCALE 1" = 200'

CHECKED BY:

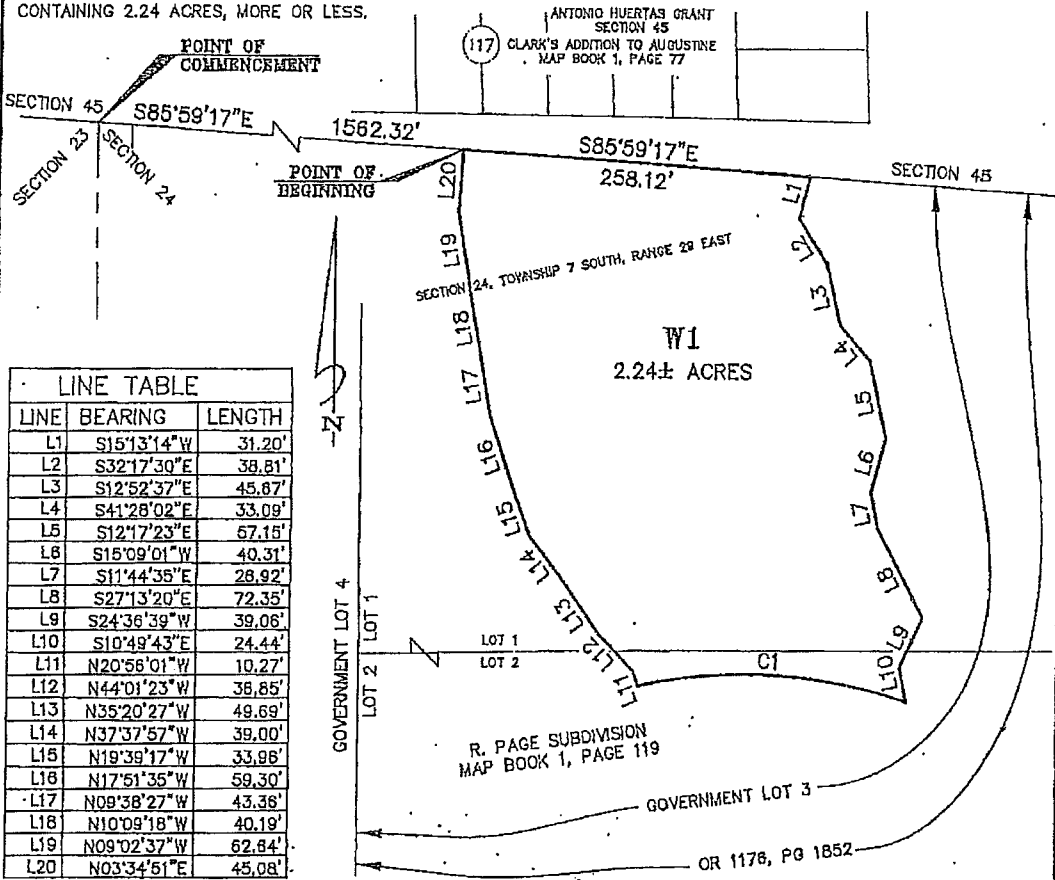
B.L. PITTMAN, P.L.S. CERT. NO. 4827

# MAP SHOWING

A PORTION OF LOTS 1 AND 2, R. PAGE SUBDIVISION, RECORDED IN MAP BOOK 1, PAGE 119, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST SECTION CORNER OF SECTION 24; THENCE SOUTH 85°59'17" EAST, ALONG THE NORTHERLY LINE OF SECTION 24, SAID LINE ALSO BEING THE SOUTHERLY LINE OF THE ANTONIO HUERTAS GRANT, SECTION 45, A DISTANCE OF 1562.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°59'17" EAST, ALONG LAST SAID LINE, 258.12 FEET; THENCE SOUTH 15°13'14" WEST, 31.20 FEET; THENCE SOUTH 32°17'30" EAST, 38.81 FEET; THENCE SOUTH 12°52'37" EAST, 45.67 FEET; THENCE SOUTH 41°28'02" EAST, 33.09 FEET; THENCE SOUTH 12°17'23" EAST, 57.15 FEET; THENCE SOUTH 15°09'01" WEST, 40.31 FEET; THENCE SOUTH 11°44'35" EAST, 26.92 FEET; THENCE SOUTH 27°13'20" EAST, 72.35 FEET; THENCE SOUTH 24°36'39" WEST, 39.06 FEET; THENCE SOUTH 10°49'43" EAST, 24.44 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 384.50 FEET, AN ARC DISTANCE OF 200.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°03'28" WEST, 198.10 FEET; THENCE NORTH 20°56'01" WEST, 10.27 FEET; THENCE NORTH 44°01'23" WEST, 38.85 FEET; THENCE NORTH 35°20'27" WEST, 49.69 FEET; THENCE NORTH 37°37'57" WEST, 39.00 FEET; THENCE NORTH 19°39'17" WEST, 33.98 FEET; THENCE NORTH 17°51'35" WEST, 59.30 FEET; THENCE NORTH 09°38'27" WEST, 43.38 FEET; THENCE NORTH 10°09'18" WEST, 40.19 FEET; THENCE NORTH 09°02'37" WEST, 62.64 FEET; THENCE NORTH 03°34'51" EAST, 45.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.24 ACRES, MORE OR LESS.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S15°13'14"W	31.20'
L2	S32°17'30"E	38.81'
L3	S12°52'37"E	45.67'
L4	S41°28'02"E	33.09'
L5	S12°17'23"E	57.15'
L6	S15°09'01"W	40.31'
L7	S11°44'35"E	26.92'
L8	S27°13'20"E	72.35'
L9	S24°36'39"W	39.06'
L10	S10°49'43"E	24.44'
L11	N20°56'01"W	10.27'
L12	N44°01'23"W	38.85'
L13	N35°20'27"W	49.69'
L14	N37°37'57"W	39.00'
L15	N19°39'17"W	33.98'
L16	N17°51'35"W	59.30'
L17	N09°38'27"W	43.38'
L18	N10°09'18"W	40.19'
L19	N09°02'37"W	62.64'
L20	N03°34'51"E	45.08'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	384.50'	29°51'21"	200.38'	198.10'	N87°03'28"W

### GENERAL NOTES:

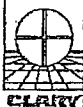
1. BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 (1990 NGS ADJUSTMENTS.) AND ARE REFERENCED TO THE SECTION LINE 24 AS N00°26'39"W.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF AN ABSTRACT TITLE, THEREFORE, THERE COULD BE 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 FILE NO. T75-560.

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAFTER: MJ/TAC  
JOB NO. 2007-1221

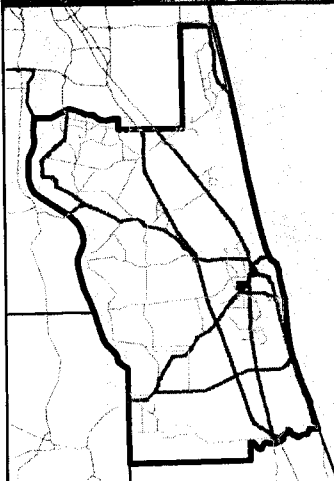
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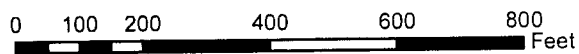


DATE: AUGUST 3, 2007  
SCALE: 1" = 100'  
CHECKED BY:

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# West Augustine District Park Conservation Easement



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
April 1, 2009  
(904) 209-0790



**2008 Aerial Imagery**

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