

RESOLUTION NO. 2011- 59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE CERTAIN PURCHASE AGREEMENTS FOR FEE SIMPLE PROPERTY AND A TEMPORARY CONSTRUCTION EASEMENT REQUIRED FOR PHASE II OF THE CR 210 AT I-95 ROADWAY IMPROVEMENT PROJECT.

RECITALS

WHEREAS, the property owner, Community First Credit Union of Florida, has executed and presented to the County Purchase Agreements for fee simple property and a Temporary Construction Easement, attached hereto as Exhibit "A" and "B", incorporated by reference and made a part hereof; and

WHEREAS, the owner has agreed to the appraised value for the fee simple property of \$4,550.00 and \$4,750.00 for the temporary easement, identified by Prosser Hallock Planners & Engineers as needed for the project; and

WHEREAS, per Resolution No. 2008-326, the Board of County Commissioners approved and joined in with the Transportation Regional Incentive Program (TRIP) Agreement executed by the State of Florida Department of Transportation (FDOT) which provides that FDOT and St. Johns County each share one-half of the cost of the roadway improvement project, pursuant to Florida Statute 339.2819; and

WHEREAS, this Phase of the project includes acquisition of 47 parcels for the widening of CR210 at I95 to accommodate dual turn lanes and dual through lanes and ultimate six-lane traffic; and

WHEREAS, these represent the 20<sup>th</sup> and 21<sup>st</sup> of the 47 parcels required for this Capital Improvement Project which is funded jointly with FDOT TRIP funds and St. Johns County 2006 Transportation Bond; and

WHEREAS, it is in the best interest of the County to acquire this property in order to move forward with the needed roadway improvements.

**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 Board of County Commissioners hereby approves the terms of the Purchase Agreements and authorizes the County Administrator, or designee, to execute the original Purchase Agreements and take all steps necessary to move forward to close this transaction.

**Section 3.** To the extent that there are typographical and/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.

**Section 4.** The Clerk is instructed to file the original Purchase Agreements in the Clerk's Office.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 15<sup>th</sup> day of March, 2011.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 3/18/11



**III. Conditions and Limitations**

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records of arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Exhibit "A"** until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Exhibit "A"** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Exhibit "A"** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Exhibit "A"** shall be conveyed to Buyer by conveyance instruments(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Buyer and Seller agree there are no fees, costs, or business damage claims associated with this agreement.
- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**.

**IV. Closing Date**

The closing will occur no later than 120 days after Final Agency Acceptance.

The closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, (a) ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC., 3670 US 1 South, Suite 110, St. Augustine, Florida 32086,(904) 797- 4777, on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

**V. Typewritten or Handwritten Provisions**

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in Section VII of this agreement.

**Seller(s)**

*[Handwritten Signature]*                      2/15/11  
Signature    Date

MICHAEL A. TOMKO, SVP  
Type or print name

\_\_\_\_\_  
Signature    Date

\_\_\_\_\_  
Type or print name

**Buyer**

St. Johns County, Florida

BY: \_\_\_\_\_  
Signature    Date

\_\_\_\_\_  
Type or print name and title

**VII. Final Agency Acceptance**

The Buyer has granted Final Agency Acceptance this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
Signature    Type or print name and title

Legal Review: *Michael D. Hunt* 12/14/10  
Date

*Michael D. Hunt -- Deputy County Attorney*  
Type or print and title

**ADDITIONAL SIGNATURES**

SELLERS(S):

\_\_\_\_\_  
Signature Date

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Type or print name

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EXHIBIT "A"

PARCEL 735

TEMPORARY CONSTRUCTION EASEMENT

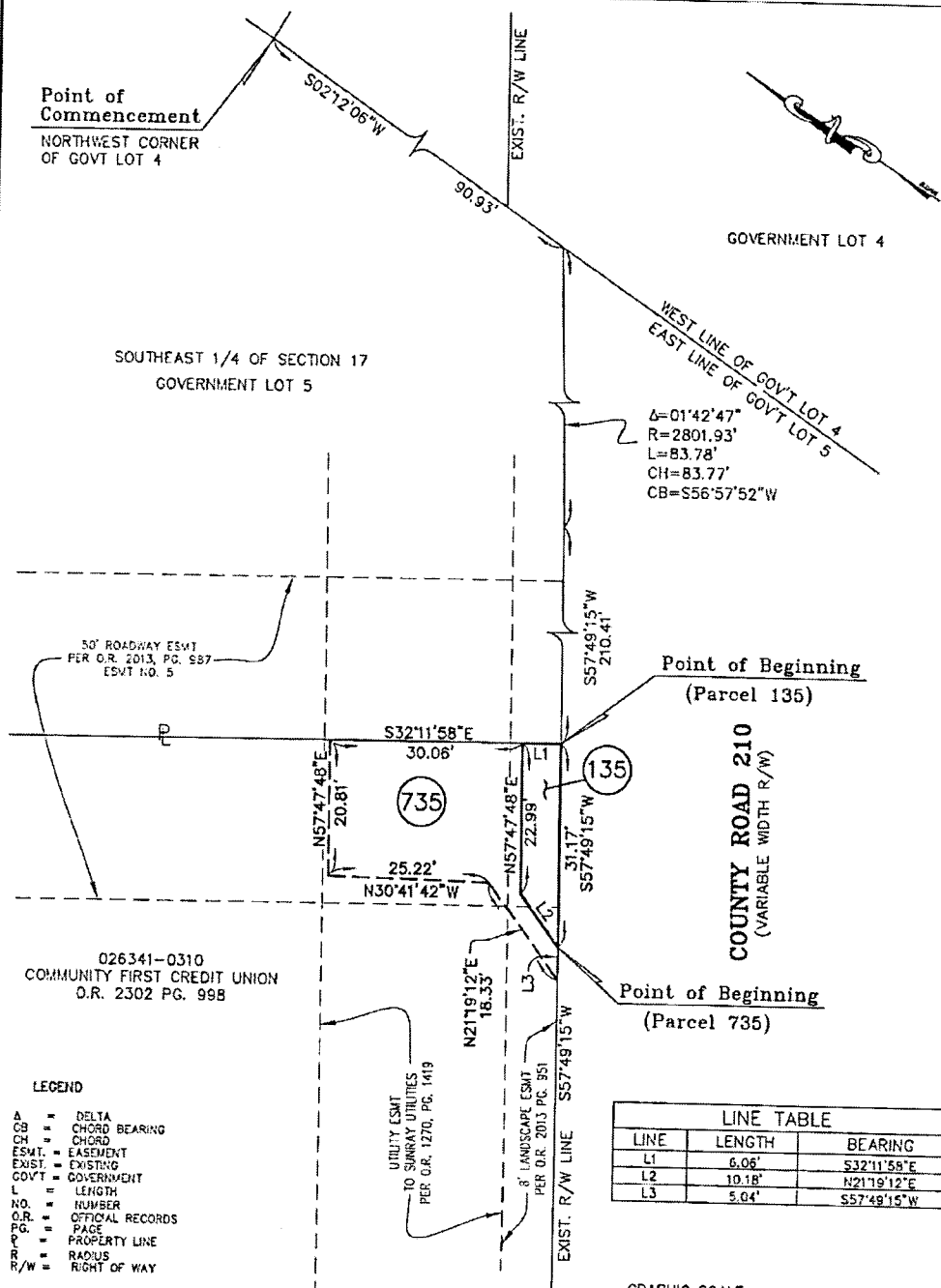
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2302, PAGE 998 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH  $02^{\circ}12'06''$  WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF  $01^{\circ}42'47''$ , AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $56^{\circ}57'52''$  WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH  $57^{\circ}49'15''$  WEST, A DISTANCE OF 241.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $57^{\circ}49'15''$  WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 5.04 FEET; THENCE NORTH  $21^{\circ}19'12''$  EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 18.33 FEET; THENCE NORTH  $30^{\circ}41'42''$  WEST, A DISTANCE OF 25.22 FEET; THENCE NORTH  $57^{\circ}47'48''$  EAST, A DISTANCE OF 20.81 FEET; THENCE SOUTH  $32^{\circ}11'58''$  EAST, A DISTANCE OF 30.06 FEET; THENCE SOUTH  $57^{\circ}47'48''$  WEST, A DISTANCE OF 22.99 FEET; THENCE SOUTH  $21^{\circ}19'12''$  WEST, A DISTANCE OF 10.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 684 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

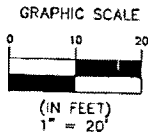
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



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  - P.C. = PAGE
  - P.L. = PROPERTY LINE
  - R = RADIUS
  - R/W = RIGHT OF WAY

**LINE TABLE**

LINE	LENGTH	BEARING
L1	6.06'	S32°11'58"E
L2	19.18'	N21°19'12"E
L3	5.04'	S57°49'15"W



- GENERAL NOTES**
- BEARINGS SHOWN HEREDY ARE BASED ON THE WESTERLY LINE OF GOVERNMENT LOT 4, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AS S 02°12'06" W. (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983 1990 NGS ADJUSTMENT.)
  - THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. ITS SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 1 OF 2

JOB NO. 2008-811-B  
 DRAFTER JES  
 P.C. N/A  
 F.B. N/A PG. N/A  
 SCALE 1"=40'  
 DATE MAY 18, 2010  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3530 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 249-2763  
 WWW.CLARYASSOC.COM

ST. JOHNS COUNTY REAL ESTATE DIVISION  
**PURCHASE AGREEMENT**

DISTRICT NO.: FDOT District #2  
STATE ROAD NO.: SR 9/I-95/CR 210  
COUNTY: St. Johns  
PARCEL NO.: 026341-0310 (735)

**Seller: Community First Credit Union of Florida**  
c/o Michael A. Tomko  
637 N. Lee St., Jacksonville, Florida 32204

**Buyer: St. Johns County, Florida**, a political subdivision of the State of Florida

Buyer and Seller hereby agree that Seller shall sell and Buyer shall buy the following described property pursuant to the following terms and conditions:

**I. Description of Property**

(a) Estate being purchased:  Fee Simple  Permanent Easement  Temporary Easement  Leasehold

(b) Real Property Described as: (see Exhibit "A")

Buildings, structures, fixtures and other improvements owned by others: none

These items are **NOT** included in this agreement. A separate offer is being, or has been, made for these items.

**II. PURCHASE PRICE**

**(a) Real Property**

Land 1. \$ 4,750.00  
Improvements 2. \$ 0.00  
Real Estate Damages 3. \$ 0.00  
(Severance/Cost-to-Cure)

**Total Real Property** 4. \$ 4,750.00

**(b) Total Personal Property** 5. \$ 0.00

**(c) Fees and Costs**  
Attorney Fees 6. \$ 0.00  
Appraiser Fees 7. \$ \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ Fee(s) 8. \$ 0.00  
**Total Fees and Costs** 9. \$ 0.00

**(d) Total Business Damages** 10. \$ 0.00

**(e) Total Other Costs** 11. \$ 0.00

List: \_\_\_\_\_

**Total Purchase Price (Add Lines 4, 5, 9, 10 and 11)** \$ 4,750.00

(f) Portion of Total Purchase Price to be paid to Seller by Buyer at Closing \$ 4,750.00

(g) Portion of Total Purchase Price to be paid to Seller by Buyer upon surrender of possession \$ 0.00

### III. Conditions and Limitations

- (a) Seller is responsible for all taxes due on the property up to, but not including, the day of closing.
- (b) Seller is responsible for delivering marketable title to Buyer. Marketable title shall be determined according to applicable title standards adopted by the Florida Bar in accordance with Florida Law subject only to those exceptions that are acceptable to Buyer. Seller shall be liable for any encumbrances not disclosed in the public records of arising after closing as a result of actions of the Seller.
- (c) Seller shall maintain the property described in **Exhibit "A"** until the day of closing. The property shall be maintained in the same condition existing on the date of this agreement, except for reasonable wear and tear.
- (d) Any occupancy of the property described in **Exhibit "A"** of this agreement by Seller extending beyond the day of closing must be pursuant to a lease from Buyer to Seller.
- (e) The property described in **Exhibit "A"** of this agreement is being acquired by Buyer for transportation purposes under threat of condemnation pursuant to **Section 337.25 Florida Statutes**.
- (f) Pursuant to Rule 14-10.004, Florida Administrative Code, Seller shall deliver completed Outdoor Advertising Permit Cancellation Form(s), Form Number 575-070-12, executed by the outdoor advertising permit holder(s) for any outdoor advertising structure(s) described in Section I of this agreement and shall surrender, or account for, the outdoor advertising permit tag(s) at closing.
- (g) Seller agrees that the real property described in **Exhibit "A"** shall be conveyed to Buyer by conveyance instruments(s) acceptable to Buyer.
- (h) Seller and Buyer agree that this agreement represents the full and final agreement for the herein described sale and purchase and no other agreements or representations, unless incorporated into this agreement, shall be binding on the parties.
- (i) Buyer and Seller agree there are no fees, costs, or business damage claims associated with this agreement.
- (j) Seller and Buyer agree that a real estate closing pursuant to the terms of this agreement shall be contingent on delivery by Seller of an executed Public Disclosure affidavit in accordance with **Section 286.23, Florida Statutes**.

### IV. Closing Date

The closing will occur no later than 120 days after Final Agency Acceptance.

The closing of the sale of the Property ("Closing") shall take place at the offices of the Escrow Agent, (a) ACTION TITLE SERVICES OF ST. JOHNS COUNTY, INC., 3670 US 1 South, Suite 110, St. Augustine, Florida 32086,(904) 797- 4777, on or before one hundred twenty (120) days from the date of this Agreement ("Closing Date"), TIME BEING OF THE ESSENCE.

### V. Typewritten or Handwritten Provisions

Any typewritten or handwritten provisions inserted into or attached to this agreement as addenda must be initialed by both Seller and Buyer.

- There is an addendum to this agreement. Page 5 is made a part of this agreement.
- There is not an addendum to this agreement.

VI. Seller and Buyer hereby acknowledge and agree that their signatures as Seller and Buyer below constitute their acceptance of this agreement as a binding real estate contract.

It is mutually acknowledged that this Purchase Agreement is subject to Final Agency Acceptance by Buyer pursuant to **Section 119.0711, Florida Statutes**. A closing shall not be conducted prior to 30 days from the date this agreement is signed by Seller and Buyer to allow public review of the transaction. Final Agency Acceptance shall not be withheld by Buyer absent evidence of fraud, coercion, or undue influence involving this agreement. Final Agency Acceptance shall be evidenced by the signature of Buyer in Section VII of this agreement.

**Seller(s)**

Michael A. Tomko                      2/15/11  
Signature                                      Date

MICHAEL A. TOMKO, JVP  
Type or print name

\_\_\_\_\_  
Signature                                      Date

\_\_\_\_\_  
Type or print name

**Buyer**

St. Johns County, Florida

BY: \_\_\_\_\_  
Signature                                      Date

\_\_\_\_\_  
Type or print name and title

**VII. Final Agency Acceptance**

The Buyer has granted Final Agency Acceptance this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

BY: \_\_\_\_\_  
Signature                                      Type or print name and title

Legal Review: Michael D. Hunt                      12/14/10  
Date

Michael D. Hunt - Deputy County Attorney  
Type or print and title

**ADDITIONAL SIGNATURES**

SELLERS(S):

\_\_\_\_\_  
Signature Date

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Type or print name

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EXHIBIT "A"

PARCEL 135

FEE SIMPLE

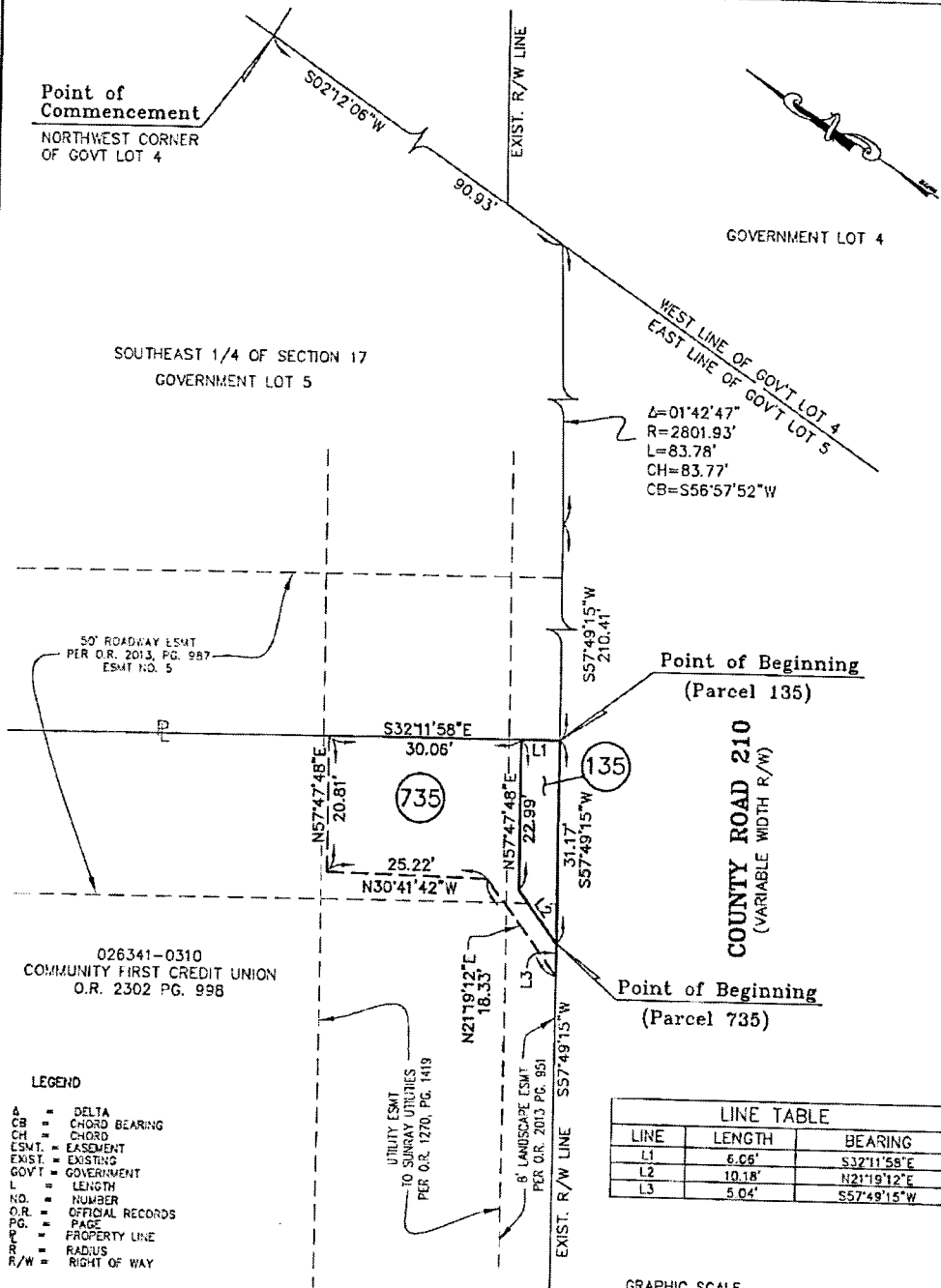
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CONTAINING 164 SQUARE FEET, MORE OR LESS.

# SKETCH AND LEGAL DESCRIPTION OF

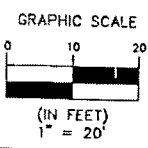
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**GENERAL NOTES**

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2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. IT'S SOLE PURPOSE IS TO GRAPHICALLY ILLUSTRATE THE ATTACHED DESCRIPTION.

SHEET 1 OF 2

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 CHECKED BY:

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*Dennis W. Elswick*  
 DENNIS W. 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

Addendum to Purchase Agreement

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

TEMPORARY CONSTRUCTION EASEMENT

THIS EASEMENT made this 15<sup>TH</sup> day of FEBRUARY, 2011, by and between **Community First Credit Union of Florida**, whose address is 637 N. Lee Street, Jacksonville Florida 32204, as Grantor and **St. Johns County**, a political subdivision of the State of Florida,, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, Grantee.

WITNESSTEH, that for and in consideration of the sum of Four Thousand Seven Hundred Fifty Dollars and 00/100 (\$4,750.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property located in St. Johns County, Florida, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

It is understood and agreed by the parties hereto that the rights granted herein shall terminate when the project is complete, but in no event should extend beyond December 31, 2014, unless the Grantor provides express written permission to extend the duration of this Temporary Construction Easement. In any event, the property will be put back to its original or better condition when the project is complete.

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

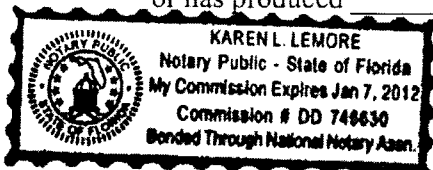
Signed, sealed and delivered in our presence as Witnesses:

David Brandon  
Print Witness Name: DAVID BRANHAM  
Tracy Mann  
Print Witness Name: Tracy Mann

GRANTOR:  
Community First Credit Union of Florida  
Michael A. Tomko  
By: Michael A. Tomko  
Its:

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15<sup>TH</sup> day of FEBRUARY, 2011, by **Michael A. Tomko**, who is personally known to me, or has produced \_\_\_\_\_ as identification.



Karen L. Lemore  
Notary Public  
My Commission Expires: Jan 7 2012

EXHIBIT "A"

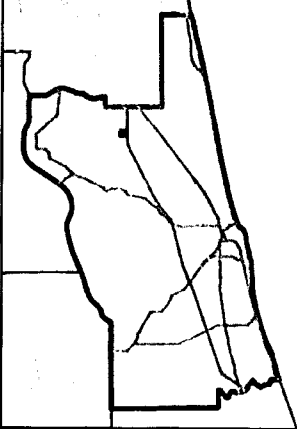
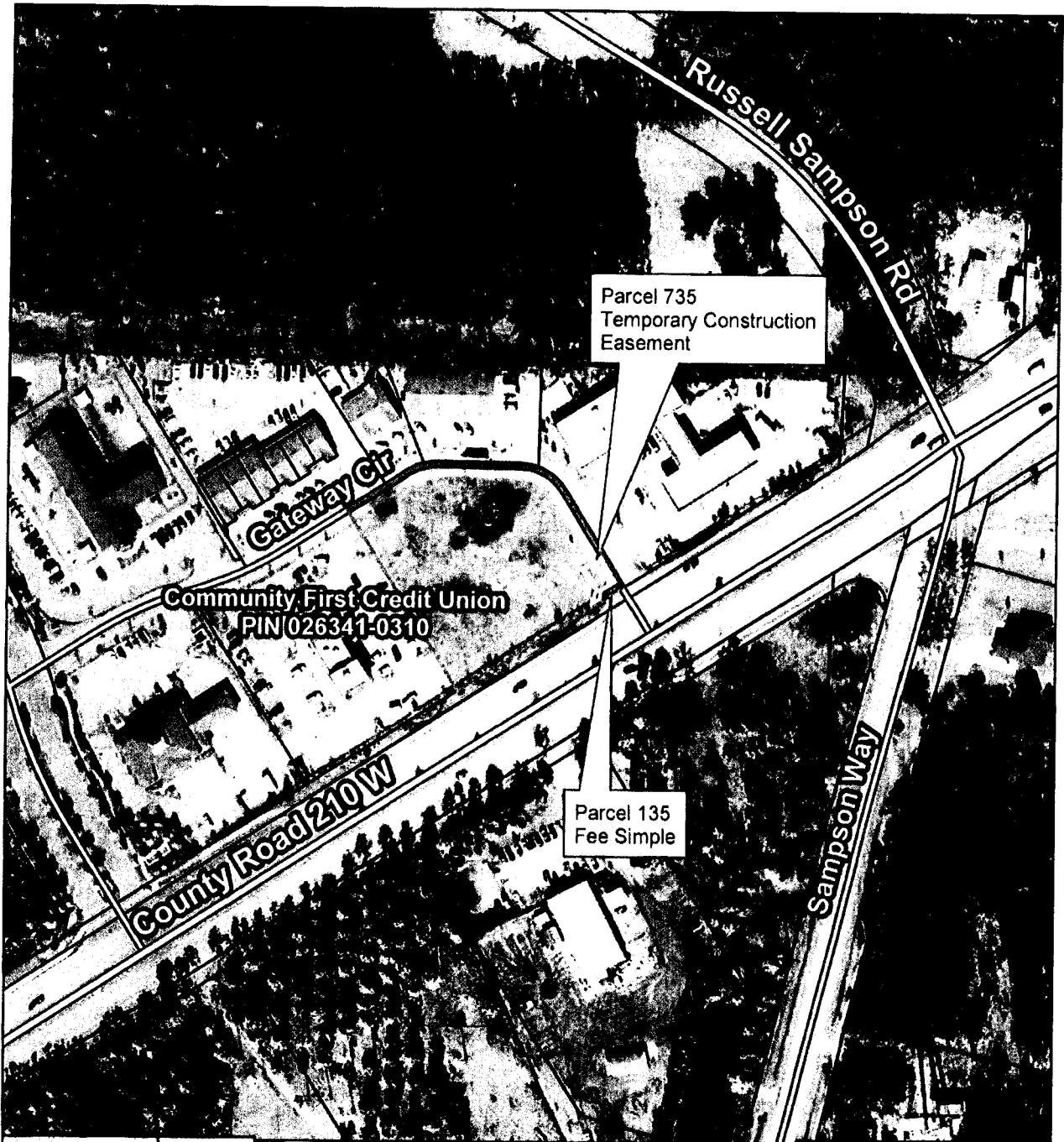
PARCEL 735

TEMPORARY CONSTRUCTION EASEMENT

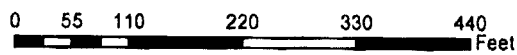
A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 2302, PAGE 998 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF GOVERNMENT LOT 4, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 02°12'06" WEST, ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 90.93 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND A POINT ON A CURVE; THENCE DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 4, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2801.93 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°42'47", AN ARC DISTANCE OF 83.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°57'52" WEST, 83.77 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 57°49'15" WEST, A DISTANCE OF 241.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 57°49'15" WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 5.04 FEET; THENCE NORTH 21°19'12" EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 18.33 FEET; THENCE NORTH 30°41'42" WEST, A DISTANCE OF 25.22 FEET; THENCE NORTH 57°47'48" EAST, A DISTANCE OF 20.81 FEET; THENCE SOUTH 32°11'58" EAST, A DISTANCE OF 30.06 FEET; THENCE SOUTH 57°47'48" WEST, A DISTANCE OF 22.99 FEET; THENCE SOUTH 21°19'12" WEST, A DISTANCE OF 10.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 684 SQUARE FEET, MORE OR LESS.



## Phase II - CR 210 at I-95 Roadway Improvement Project



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
February 16, 2011  
(904) 209-0786



2008 Aerial Imagery

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