

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIRMAN TO EXECUTE A CONSERVATION EASEMENT OVER APPROXIMATELY 712 ACRES AT TURNBULL REGIONAL OFFSITE MITIGATION AREA TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH FUTURE COUNTY PUBLIC WORKS PROJECTS

RECITALS

WHEREAS, on March 1, 2011, a Memorandum of Agreement between St. Johns County and the St. Johns River Water Management District was approved formalizing the Turnbull Regional Offsite Mitigation Area; and

WHEREAS, the Memorandum of Agreement required a conservation easement be recorded to assure that the property will be restored, preserved and maintained; and

WHEREAS, the attached Conservation Easement, Exhibit "A", preserves approximately 712 acres at Turnbull Regional Offsite Mitigation Area.

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

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Chairman is authorized to execute the Conservation Easement for the aforementioned 712 acres at Turnbull Regional Offsite Mitigation Area to mitigate wetland impacts associated with future County Public Works Projects.

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.

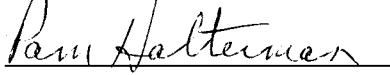
Section 4. To the extent that there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of April 2011.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

REVISION DATE 04/21/11



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 ____ day of _____, 2011, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 4020 Lewis Speedway, St. Augustine, Florida 32095 (“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 in connection with the “Memorandum of Agreement between the St. Johns River Water Management District and St. Johns County for Turnbull Creek Regional Offsite Mitigation Area (ROMA)” which sets forth Grantor’s provision of mitigation for future permits to be issued by Grantee; and

WHEREAS, Grantee issued permits 4-109-107782-1 and -2 to Grantor to authorize certain activities on the Property and the Corps also issued permit SAJ-2006-7358 (SP-MRE) authorizing certain activities and wetland functional unit credits; 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. Notwithstanding the prohibitions in Section 2, Grantor may conduct the activities described in District permits 4-109-107782-1 and -2 and Corps permit SAJ-2006-7358 (SP-MRE) and the "Memorandum of Agreement between the St. Johns River Water Management District and St. Johns County for Turnbull Creek Regional Offsite Mitigation Area (ROMA)." In addition, Grantor may use, operate and maintain 8-foot-wide, at grade, upland trail roads shown in Exhibit "B" for the purpose of fire management, exotic species removal, public equestrian and pedestrian use, non-motorized vehicle access, and maintenance and monitoring of the Property. Maintenance of the trail roads may include mowing, disking and similar methods that maintain the current character and width of the trail roads.

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: _____


J. Ken Bryan
Chair

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

Print Name

LEGAL DESCRIPTION

PARCEL 1

A PART OF SUB-SECTION 9, TOGETHER WITH A PART OF SUB-SECTION 16, AS SHOWN ON THE PLAN OF SURVEY OF THE ANTONIO HUERTAS GRANT. SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, PREPARED BY JAMES M. GOULD, AND SURVEYED APRIL 1, 1859, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEASTERLY CORNER OF THE PLAT OF TURNBULL WOODS, AS RECORDED IN MAP BOOK 25, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING SITUATE ON THE EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38; THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, 323.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTIONS 9 AND 16, 3891.05 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209 (A 200' RIGHT OF WAY) AND A POINT ON A CURVE IN SAID NORTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2600.00 FEET, AN ARC LENGTH OF 970.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 03 MINUTES 09 SECONDS WEST, 964.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 33 DEGREES 44 MINUTES 39 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209, 726.79 FEET TO THE SOUTHEASTLY CORNER OF POND SITE "PART C" AS SHOWN ON THE RIGHT OF WAY MAP OF SAID COUNTY ROAD 2209; THENCE NORTH 56 DEGREES 15 MINUTES 21 SECONDS EAST ALONG THE SOUTHEASTERLY LINE OF SAID POND SITE "PART C", 300.00; THENCE NORTH 33 DEGREES 44 MINUTES 39 SECONDS WEST ALONG THE NORTHEASTERLY LINE OF SAID POND SITE "PART C", 702.00 FEET; THENCE SOUTH 56 DEGREES 15 MINUTES 21 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID POND SITE "PART C", 300.00 FEET TO AN INTERSECTION WITH SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209; THENCE NORTH 33 DEGREES 44 MINUTES 39 SECONDS WEST ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209, 874.23 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1800.00 FEET, AN ARC LENGTH OF 929.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 32 MINUTES 30 SECONDS WEST, 919.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE

NORTH 63 DEGREES 20 MINUTES 21 SECONDS WEST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209, 878.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID NORTHEASTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1400.00 FEET, AN ARC LENGTH OF 1351.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 35 DEGREES 41 MINUTES 03 SECONDS WEST, 1299.61 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF SAID SUB-SECTION 9, THENCE NORTH 18 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, 879.99 FEET; THENCE NORTH 85 DEGREES 17 MINUTES 05 SECONDS EAST, DEPARTING SAID WESTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, 497.13 FEET; THENCE NORTH 26 DEGREES 33 MINUTES 54 SECONDS EAST, 193.61 FEET; THENCE NORTH 03 DEGREES 05 MINUTES 39 SECONDS EAST, 246.80 FEET; THENCE NORTH 33 DEGREES 41 MINUTES 24 SECONDS EAST, 600.36 FEET; THENCE NORTH 75 DEGREES 58 MINUTES 47 SECONDS EAST, 653.03 FEET TO AN INTERSECTION WITH THE NOTHERLY LINE OF SAID SUB-SECTION 9; THENCE SOUTH 72 DEGREES 13 MINUTES 55 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID SUB-SECTION 9, 2431.13 FEET; THENCE SOUTH 16 DEGREES 12 MINUTES 22 SECONDS WEST, DEPARTING SAID NORTHERLY LINE OF SUB-SECTION 9, 400.00 FEET; THENCE NORTH 77 DEGREES 13 MINUTES 34 SECONDS WEST, 422.45 FEET; THENCE SOUTH 19 DEGREES 54 MINUTES 19 SECONDS WEST, 1440.03 FEET; THENCE SOUTH 69 DEGREES 37 MINUTES 26 SECONDS EAST, 2167.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 359.11 ACRES MORE OR LESS.

PARCEL 2

A PART OF SUB-SECTION 9, TOGETHER WITH A PART OF SUB-SECTION 16, AS SHOWN ON THE PLAN OF SURVEY OF THE ANTONIO HUERTAS GRANT. SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, PREPARED BY JAMES M. GOULD, AND SURVEYED APRIL 1, 1859, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF THE PLAT OF TURNBULL WOODS, AS RECORDED IN MAP BOOK 25, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING SITUATE ON THE EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38; THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTIONS 9 AND 16, 4325.75 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209 (A 200' RIGHT OF WAY) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 16, 1328.37 FEET TO A NORTHEASTERLY CORNER OF POND SITE "PART B" AS SHOWN

ON THE RIGHT OF WAY MAP OF SAID COUNTY ROAD 2209; THENCE RUN THE FOLLOWING 9 COURSES ALONG THE NORTHERLY, WESTERLY, SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID POND SITE "PART B": 1) NORTH 70 DEGREES 53 MINUTES 22 SECONDS WEST, 48.55 FEET, 2) NORTH 04 DEGREES 42 MINUTES 52 SECONDS EAST, 126.25 FEET; 3) NORTH 43 DEGREES 27 MINUTES 35 SECONDS WEST, 517.47 FEET; 4) SOUTH 62 DEGREES 57 MINUTES 49 SECONDS WEST, 333.92 FEET; 5) SOUTH 47 DEGREES 04 MINUTES 16 SECONDS WEST, 266.30 FEET; 6) SOUTH 44 DEGREES 46 MINUTES 45 SECONDS EAST, 424.32 FEET; 7) SOUTH 56 DEGREES 13 MINUTES 55 SECONDS EAST, 376.29 FEET; 8) NORTH 35 DEGREES 24 MINUTES 48 SECONDS EAST, 361.86 FEET; 9) SOUTH 70 DEGREES 53 MINUTES 22 SECONDS EAST, 48.56 FEET TO AN INTERSECTION WITH SAID EASTERLY LINE OF SUB-SECTION 16; THENCE SOUTH 19 DEGREES 22 MINUTES 25 SECONDS WEST, ALONG SAID EASTERLY BOUNDARY LINE OF SAID SUB-SECTION 16, 1643.20 FEET TO THE NORTHEAST CORNER OF SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38; THENCE NORTH 72 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38, 1648.08 FEET TO THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 01, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 19 DEGREES 21 MINUTES 05 SECONDS EAST, DEPARTING FROM THE NORTH LINE OF THE SOUTH ONE HALF (1/2) OF THE SOUTHEAST ONE QUARTER (1/4) OF SUB-SECTION 16, SECTION 38, AND ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 771, PAGE 01, 4027.20 FEET TO A POINT SITUATE ON THE SOUTHERLY BOUNDARY LINE OF THE AFORESAID SUB-SECTION 9, SECTION 38; THENCE NORTH 72 DEGREES 16 MINUTES 00 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID SUB-SECTION 9, SECTION 38, 3610.19 FEET TO THE SOUTHWESTERLY CORNER THEREOF; THENCE NORTH 18 DEGREES 54 MINUTES 06 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID SUB-SECTION 9, SECTION 38, 2501.89 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209 AND A POINT ON A CURVE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1600.00 FEET, AN ARC LENGTH OF 1215.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41 DEGREES 35 MINUTES 00 SECONDS EAST, 1186.08 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 63 DEGREES 20 MINUTES 21 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209, 878.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, BEING CONCAVE

SOUTHWESTERLY AND HAVING A RADIUS OF 1600.00 FEET, AN ARC LENGTH OF 826.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48 DEGREES 32 MINUTES 30 SECONDS EAST, 817.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 33 DEGREES 44 MINUTES 39 SECONDS EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209 TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2400.00 FEET, AN ARC LENGTH OF 1266.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 37 MINUTES 18 SECONDS EAST, 1252.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 280.81 ACRES MORE OR LESS.

EASEMENT C

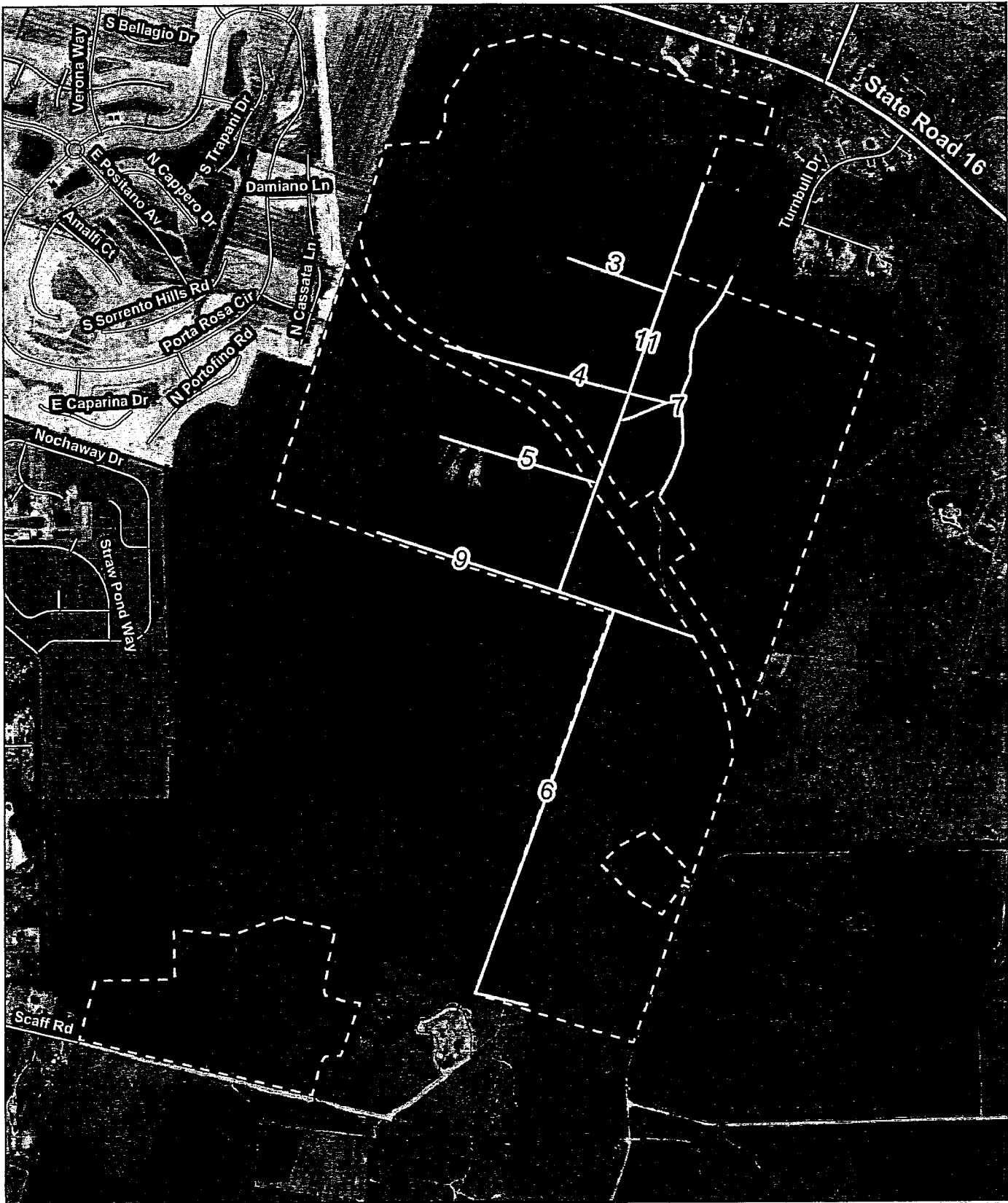
A PART OF GOVERNMENT LOTS 16 AND 17 (ALSO KNOWN AS SUB-SECTIONS 16 AND 17 OF THE ANTONIO HUERTAS GRANT), SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD AS RECORDED IN OFFICIAL RECORDS 845, PAGE 1083 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT LYING ON THE WESTERLY LINE OF SAID GOVERNMENT LOT 17, OF SAID SECTION 38, THENCE NORTH 19°05'30" EAST, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 76°29'14"EAST, LEAVING SAID WESTERLY LINE AND ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID SCAFF ROAD, A DISTANCE OF 2449.11 FEET; THENCE ALONG THE SOUTHWESTERLY BOUNDARY OF EASEMENT B AS RECORDED IN OFFICIAL RECORDS 1166, PAGE 503 OF SAID PUBLIC RECORDS, THE FOLLOWING 83 COURSES:

THENCE NORTH 25°45'05" EAST A DISTANCE OF 50.73 FEET; THENCE NORTH 09°59'13" EAST A DISTANCE OF 49.17 FEET; THENCE NORTH 20°31'00" EAST A DISTANCE OF 53.93 FEET; THENCE NORTH 11°58'14" EAST A DISTANCE OF 50.73 FEET; THENCE NORTH 11°55'49" EAST A DISTANCE OF 48.78 FEET; THENCE NORTH 10°51'35" EAST A DISTANCE OF 54.88 FEET; THENCE NORTH 16°50'59" EAST A DISTANCE OF 61.19 FEET; THENCE NORTH 20°03'21" EAST A DISTANCE OF 64.26 FEET; THENCE SOUTH 81°22'37" EAST A DISTANCE OF 40.77 FEET; THENCE SOUTH 87°50'20" EAST A DISTANCE OF 41.14 FEET; THENCE SOUTH 82°12'44" EAST A DISTANCE OF 40.75 FEET; THENCE NORTH 71°46'56" EAST A DISTANCE OF 42.43 FEET; THENCE NORTH 67°00'53" EAST A DISTANCE OF 32.24 FEET; THENCE NORTH 28°38'07' EAST A DISTANCE OF 33.49 FEET; THENCE NORTH 25°52'35" EAST A DISTANCE OF 23.08 FEET; THENCE NORTH 07°14'43" WEST A DISTANCE OF 27.55 FEET; THENCE NORTH 33°42'30" EAST A DISTANCE OF 45.28 FEET; THENCE NORTH 42°31'57" EAST A DISTANCE OF 28.48 FEET; THENCE NORTH 05°05'36" EAST A DISTANCE OF 43.94 FEET; THENCE NORTH 20°20'54" EAST A DISTANCE OF 52.26 FEET; THENCE NORTH 23°37'01" EAST A DISTANCE OF 37.98 FEET; THENCE NORTH 15°03'29" WEST A DISTANCE OF 31.14 FEET; THENCE NORTH 72°12'12" EAST A DISTANCE OF 22.01 FEET; THENCE NORTH 17°17'54" EAST A DISTANCE OF 61.15 FEET; THENCE NORTH 32°15'36" EAST A DISTANCE OF 46.59 FEET; THENCE NORTH 17°15'23" EAST A DISTANCE OF 78.06 FEET; THENCE NORTH 76°54'20" WEST A DISTANCE OF 71.01 FEET; THENCE NORTH 65°12'21" WEST A DISTANCE OF 61.89 FEET; THENCE NORTH 76°16'09" WEST A DISTANCE OF 36.52 FEET; THENCE NORTH 66°59'30" WEST A DISTANCE OF 46.63 FEET; THENCE NORTH 74°55'34" WEST A DISTANCE OF 56.15 FEET; THENCE NORTH 77°35'03" WEST A DISTANCE OF 50.62 FEET; THENCE NORTH 73°11'17" WEST A DISTANCE OF 61.06 FEET; THENCE NORTH 11°38'45" EAST A DISTANCE OF 42.61 FEET; THENCE NORTH 03°13'59" EAST A DISTANCE OF 85.24 FEET; THENCE NORTH 10°41'11" EAST A DISTANCE OF 34.95 FEET; THENCE NORTH

15°04'49" EAST A DISTANCE OF 46.90 FEET; THENCE NORTH 02°35'39" EAST A DISTANCE OF 46.31 FEET; THENCE NORTH 08°07'31" EAST A DISTANCE OF 49.45 FEET; THENCE NORTH 06°22'36" EAST A DISTANCE OF 42.95 FEET; THENCE NORTH 25°42'24" EAST A DISTANCE OF 57.64 FEET; THENCE NORTH 03°55'01" WEST A DISTANCE OF 68.58 FEET; THENCE NORTH 10°41'17" EAST A DISTANCE OF 69.00 FEET; THENCE NORTH 10°33'51" EAST A DISTANCE OF 52.48 FEET; THENCE NORTH 13°47'54" EAST A DISTANCE OF 65.53 FEET; THENCE NORTH 65°45'39" WEST A DISTANCE OF 51.14 FEET; THENCE NORTH 86°54'56" WEST A DISTANCE OF 58.37 FEET; THENCE NORTH 78°34'54" WEST A DISTANCE OF 65.52 FEET; THENCE NORTH 71°22'31" WEST A DISTANCE OF 71.99 FEET; THENCE NORTH 73°42'53" WEST A DISTANCE OF 77.24 FEET; THENCE NORTH 75°36'58" WEST A DISTANCE OF 57.52 FEET; THENCE NORTH 58°44'00" WEST A DISTANCE OF 64.92 FEET; THENCE SOUTH 88°07'57" WEST A DISTANCE OF 65.99 FEET; THENCE NORTH 77°22'57" WEST A DISTANCE OF 24.72 FEET; THENCE NORTH 77°04'29" WEST A DISTANCE OF 76.96 FEET; THENCE NORTH 78°10'31" WEST A DISTANCE OF 57.09 FEET; THENCE NORTH 58°09'06" WEST A DISTANCE OF 35.03 FEET; THENCE SOUTH 81°59'52" WEST A DISTANCE OF 33.87 FEET; THENCE SOUTH 10°07'02" EAST A DISTANCE OF 60.14 FEET; THENCE SOUTH 69°33'39" WEST A DISTANCE OF 31.05 FEET; THENCE SOUTH 44°44'30" WEST A DISTANCE OF 54.92 FEET; THENCE SOUTH 54°00'31" WEST A DISTANCE OF 31.47 FEET; THENCE SOUTH 74°20'15" WEST A DISTANCE OF 56.24 FEET; THENCE NORTH 35°56'20" WEST A DISTANCE OF 41.43 FEET; THENCE NORTH 25°04'25" WEST A DISTANCE OF 59.96 FEET; THENCE SOUTH 55°09'43" WEST A DISTANCE OF 37.41 FEET; THENCE SOUTH 41°09'33" EAST A DISTANCE OF 36.60 FEET; THENCE SOUTH 19°13'27" EAST A DISTANCE OF 54.75 FEET; THENCE SOUTH 57°32'15" WEST A DISTANCE OF 32.92 FEET; THENCE SOUTH 68°31'08" WEST A DISTANCE OF 49.78 FEET; THENCE SOUTH 85°55'29" WEST A DISTANCE OF 50.22 FEET; THENCE NORTH 86°02'09" WEST A DISTANCE OF 29.33 FEET; THENCE SOUTH 55°38'32" WEST A DISTANCE OF 28.49 FEET; THENCE NORTH 87°30'16" WEST A DISTANCE OF 35.76 FEET; THENCE NORTH 87°45'01" WEST A DISTANCE OF 44.74 FEET; THENCE NORTH 80°40'02" WEST A DISTANCE OF 48.64 FEET; THENCE NORTH 84°59'36" WEST A DISTANCE OF 57.38 FEET; THENCE NORTH 84°51'07" WEST A DISTANCE OF 33.57 FEET; THENCE NORTH 83°17'40" WEST A DISTANCE OF 51.37 FEET; THENCE NORTH 83°49'52" WEST A DISTANCE OF 35.70 FEET; THENCE NORTH 82°58'04" WEST A DISTANCE OF 46.52 FEET; THENCE NORTH 85°06'22" WEST A DISTANCE OF 35.86 FEET; THENCE NORTH 86°16'00" WEST A DISTANCE OF 165.58 FEET TO THE EASTERLY LINE OF THE ANDREW PACETTI DONATION, SECTION 37, AFOREMENTIONED TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 00°58'56" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 475.24 FEET TO THE SOUTHERLY LINE OF SAID ANDREW PACETTI DONATION, SECTION 37; THENCE SOUTH 88°23'17" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 761.87 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF EASEMENT A AS RECORDED IN OFFICIAL RECORDS 1166 PAGE 503 OF SAID PUBLIC RECORDS THE FOLLOWING 7 COURSES:

THENCE SOUTH 00°06'58" WEST A DISTANCE OF 62.64 FEET; THENCE SOUTH 24°16'21" WEST A DISTANCE OF 59.28 FEET; THENCE SOUTH 13°33'51" WEST A DISTANCE 27.38 FEET; THENCE SOUTH 12°25'31" WEST A DISTANCE OF 80.28 FEET; THENCE SOUTH 23°58'48" WEST A DISTANCE OF 33.22 FEET; THENCE SOUTH 41°31'56" WEST A DISTANCE OF 26.57 FEET; THENCE NORTH 84°29'16" WEST A DISTANCE OF 53.34 FEET; THENCE SOUTH 19°05'30" WEST ALONG AFOREMENTIONED WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO THE POINT OF BEGINNING. CONTAINING 72.53 ACRES, MORE OR LESS.

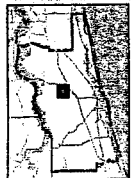


**Turnbull Creek ROMA:
Wetland Enhancement Work**

St. Johns County
Real Estate Division
(904) 209-0794
August 2007

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

2005 Aerial Imagery



0 250 500 1,000
Feet