

RESOLUTION NO. 2012- 178

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR, OR DESIGNEE, TO EXECUTE A SUBORDINATION OF EASEMENT AGREEMENT FOR JEA UTILITY INTERESTS TO ST. JOHNS COUNTY FOR THE CR210/I95 ROADWAY IMPROVEMENT PROJECT.

RECITALS

WHEREAS, St. Johns County proposes to construct and improve CR210, west of I95 to St. Johns Golf and Country Club Subdivision, in St. Johns County, Florida; and

WHEREAS, it is necessary for certain easement rights now owned by JEA be subordinated to the rights of St. Johns County, Florida, as stipulated in the Subordination of Easement Agreement, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; 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); and

WHEREAS, St. Johns County has made a request to JEA to execute and deliver to St. Johns County a subordination of utility interests in favor of St. Johns County, Florida.

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 and authorizes the Chair, or designee, to execute a Subordination of Easement Agreement for JEA utility interests.

Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the original Subordination of Easement Agreement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of July, 2012.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Mark P. Miner*
Mark P. Miner, Chair

ATTEST: Cheryl Strickland, Clerk

By: *Ram Halter*
Deputy Clerk

RENDITION DATE 7/19/12



EXHIBIT "A" TO RESOLUTION

Prepared by and return to:
Brian Dawes
Edwards Cohen
200 W. Forsyth Street, Suite 1300
Jacksonville, FL 32202

SUBORDINATION OF EASEMENT AGREEMENT

This Subordination of Easement Agreement is made this ____ day of _____, 2012, by and between JEA, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida 32202 ("JEA"), and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, FL 32084 Florida ("County").

RECITALS:

A. JEA is the current holder of certain utility easement rights originally created pursuant to the following instrument (the "Easement"): Easement for Utilities dated October 14, 1997, recorded in the public records of St. Johns County, Florida in Book 1270, page 1419.

B. JEA has agreed to subordinate its interest in the Easement to the interest of County in certain property, as set forth herein.

NOW, THEREFORE, in consideration of the foregoing and ten dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. JEA hereby subordinates its interest in the Easement to the right of the County to construct, reconstruct, maintain, operate, and control a roadway (and related facilities) on, over, or under the property legally described in Exhibit A attached hereto (the "Land").

2. Any alteration and/or relocation of JEA's facilities within the Land which is required by County in connection with its planned road widening project shall be performed by County at its sole expense. With respect to any of JEA's facilities that remain within the Land after completion of County's planned road widening project, or future improvements installed by JEA within the Land pursuant to the terms of the Easement, any future alteration and/or relocation of said improvements that is required by County, or its successors and assigns shall be performed by JEA, provided the reasonable costs therefore (including, but not limited to the cost of acquiring appropriate easements) shall be reimbursed to JEA by County, its successors and assigns.

3. This subordination shall only be effective to the extent as may reasonably required to construct, reconstruct, maintain, operate, and control a roadway (and related facilities), to insure sufficient lateral and vertical support thereof, and to enable County to control access thereto. Other than as specifically set forth herein, the rights of JEA in the Easement shall not be affected or impaired, including the right to construct additional facilities on, above, or under said roadway; provided that the construction of any future facilities shall be performed in such a manner so as not to interfere with the use of the roadway and shall conform to all state, federal, and local laws and regulations.

EXECUTED as of the day and year first above written.

WITNESSES:

JEA, a body politic and corporate

By: _____
Print: _____
Title: _____

Print _____

Print _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ___ day of _____, 2012, by _____, the _____ of JEA, a body politic and corporate, on behalf of the JEA. Said person (check one) is _____ personally known to me, or _____ produced _____ as identification.

Print _____
Notary Public, State of Florida

(seal)

WITNESSES:

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

Print _____

By: _____

Print: _____

Title: _____

Print _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2012,
by _____, the _____ of ST.
JOHNS COUNTY, FLORIDA a political subdivision of the State of Florida, on behalf of the
county. Said person (check one) is _____ personally known to me, or _____ produced
_____ as identification.

Print _____
Notary Public, State of Florida

(seal)

EXHIBIT "A"
FEE SIMPLE

PARCEL 134

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 2071, page 1753 of the Public Records of St. Johns County, Florida), and being more particularly described as follows:

Commence at the northwest corner of Government of Lot 4, Section 17, Township 5 South, Range 28 East, St. Johns County, Florida; thence south 02 degrees, 12 minutes, 06 seconds west, along the westerly line of said Government Lot 4, a distance of 84.95 feet to the point of beginning; thence continue south 02 degrees, 12 minutes, 06 seconds west, along said westerly line of government lot 4, a distance of 5.98 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, northwesterly, having a radius of 2801.93 feet, through a total central angle of 01 degree, 42 minutes, 47 seconds, an arc distance of 83.78 feet, said arc being subtended by a chord bearing and distance of south 56 degrees, 57 minutes, 52 seconds west, 83.77 feet to a point of tangency; (2) thence south 57 degrees, 49 minutes, 15 seconds west, a distance of 210.41 feet; thence north 32 degrees, 11 minutes, 58 seconds west, departing said northwesterly existing right of way line of County Road 210, a distance of 6.06 feet, thence north 57 degrees, 47 minutes, 48 seconds east, a distance of 297.55 feet to the point of beginning.

EXHIBIT "A" CONTINUED

PARCEL 135

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 210.41 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 31.17 FEET; THENCE NORTH $21^{\circ}19'12''$ EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 10.18 FEET; THENCE NORTH $57^{\circ}47'48''$ EAST, A DISTANCE OF 22.99 FEET; THENCE SOUTH $32^{\circ}11'58''$ EAST, A DISTANCE OF 6.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 164 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED

PARCEL 137

FEE SIMPLE

PROJECT NO. 08/811

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 2155, PAGE 1271 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 637.25 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 148.01 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND A POINT ON A CURVE; THENCE NORTHWESTERLY, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $07^{\circ}01'04''$, AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $35^{\circ}41'16''$ WEST, 7.34 FEET; THENCE NORTH $57^{\circ}47'48''$ EAST, DEPARTING SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 148.46 FEET; THENCE SOUTH $32^{\circ}10'45''$ EAST, A DISTANCE OF 7.39 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,091 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED

PARCEL 131

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PART OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 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 785.26 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER PLAT OF ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA) AND 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 180.00 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF SAID ST. JOHNS FOREST BOULEVARD; THENCE NORTH $12^{\circ}49'12''$ EAST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET; THENCE SOUTH $32^{\circ}10'18''$ EAST, DEPARTING SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 15.25 FEET; THENCE NORTH $57^{\circ}47'48''$ EAST, A DISTANCE OF 124.76 FEET; THENCE NORTH $32^{\circ}12'12''$ WEST, A DISTANCE OF 2.51 FEET; THENCE NORTH $57^{\circ}47'48''$ EAST, A DISTANCE OF 34.79 FEET TO THE SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, AND A POINT ON A CURVE; THENCE SOUTHEASTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $07^{\circ}01'04''$, AN ARC DISTANCE OF 7.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $35^{\circ}41'16''$ EAST, 7.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,053 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED

PARCEL 138 (FEE SIMPLE RIGHT OF WAY)

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°38'16" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 02°25'37" WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 5, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, THE FOLLOWING TWO COURSES AND DISTANCES: (1) THENCE SOUTH 57°49'15" WEST, 29.41 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2229.01 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 05°07'17", AN ARC DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°22'54" WEST, 199.17 FEET TO THE WESTERLY LINE OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 16°14'22" WEST, DEPARTING SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, ALONG SAID WESTERLY LINE OF TRACT C-1, A DISTANCE OF 21.55 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, DEPARTING SAID WESTERLY LINE OF TRACT C-1, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2207.85 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 05°00'59", AN ARC DISTANCE OF 193.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 60°19'45" EAST, 193.24 FEET TO A POINT OF TANGENCY; THENCE NORTH 57°49'15" EAST, A DISTANCE OF 505.28 FEET TO THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, (A PRIVATE VARIABLE WIDTH RIGHT OF WAY PER SAID PLAT OF ST. JOHNS FOREST, UNIT ONE); THENCE SOUTH 32°10'18" EAST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 1.16 FEET; THENCE SOUTH 12°49'12" WEST, ALONG SAID SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF ST. JOHNS FOREST BOULEVARD, A DISTANCE OF 28.29 FEET TO THE SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE SOUTH 57°49'15" WEST, ALONG SAID NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 455.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,648 SQUARE FEET, MORE OR LESS.

EXHIBIT "A" CONTINUED

PARCEL 141

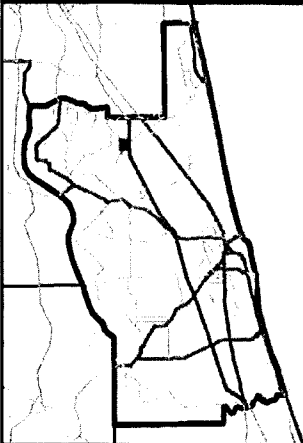
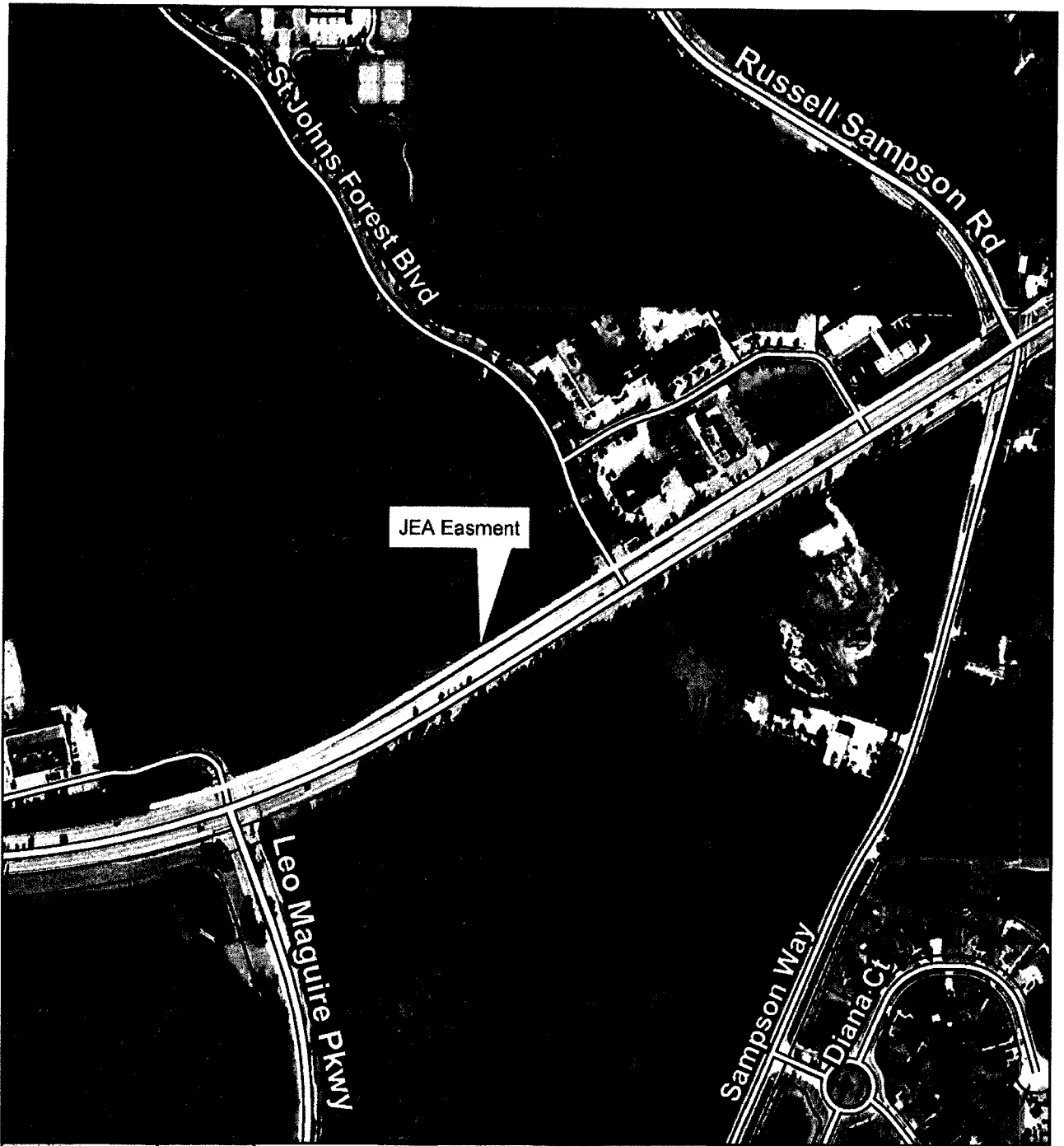
FEE SIMPLE

PROJECT NO. 08/811
SHEET NO. 4

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 1373, PAGE 239 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $89^{\circ}38'16''$ WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 17, A DISTANCE OF 1210.45 FEET TO THE WESTERLY LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH $02^{\circ}25'37''$ WEST, DEPARTING SAID SOUTHERLY LINE OF SECTION 17, ALONG SAID WESTERLY LINE OF GOVERNMENT LOT 5, A DISTANCE OF 389.94 FEET TO THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE OF GOVERNMENT LOT 5, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 THE FOLLOWING 2 COURSES AND DISTANCES: (1) THENCE SOUTH $57^{\circ}49'15''$ WEST, 29.41 FEET TO A POINT OF CURVATURE; (2) THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2229.01 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $05^{\circ}07'17''$, AN ARC DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $60^{\circ}22'54''$ WEST, 199.17 FEET TO A JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, AND THE POINT OF BEGINNING; THENCE SOUTH $16^{\circ}14'22''$ EAST, ALONG LAST SAID JOG, A DISTANCE OF 13.11 FEET TO A POINT ON A CURVE; THENCE SOUTHWESTERLY, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2240.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $12^{\circ}48'06''$, AN ARC DISTANCE OF 500.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $69^{\circ}23'16''$ WEST, 499.44 FEET TO A JOG IN SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE NORTH $22^{\circ}04'30''$ WEST, ALONG LAST SAID JOG, A DISTANCE OF 30.69 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY, DEPARTING SAID JOG, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2209.60 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $13^{\circ}03'38''$, AN ARC DISTANCE OF 503.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $69^{\circ}22'02''$ EAST, 502.59 FEET TO THE WESTERLY LINE OF TRACT C-1, ST. JOHNS FOREST, UNIT ONE, AS RECORDED IN MAP BOOK 50, PAGES 5 THROUGH 24 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $16^{\circ}14'22''$ EAST, ALONG SAID WESTERLY LINE OF TRACT C-1, A DISTANCE OF 17.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 15,263 SQUARE FEET, MORE OR LESS.



**CR210/I95 ROADWAY
IMPROVEMENT PROJECT**

JEA Easement



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
Date: 6/23/12
(904) 209-0796



2008 Aerial Imagery

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