

RESOLUTION NO. 2014- 285

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING PROPERTY FOR THE WIDENING OF RACETRACK ROAD AS PROVIDED IN THE BARTRAM PARK IMPACT FEE CREDIT AGREEMENT APPROVED ON OCTOBER 7, 2014.

RECITALS

WHEREAS, on October 7, 2014, the St. Johns County Board of Commissioners approved the Bartram Park Impact Fee Credit Agreement (“Agreement”); and

WHEREAS, among other things, the Agreement provides that Winslow Farms, Ltd. (“Developer”) convey property to the County for improvements to Race Track Road and for storm water management; and

WHEREAS, Developer has executed a Special Warranty Deed conveying fee simple property to the County for completion of the improvements to Race Tract Road described above (a copy is attached hereto as Exhibit “A,” and incorporated herein by this reference); and

WHEREAS, conveyance of the property for development of the storm water manage improvements will be provided separately; and

WHEREAS, approval of the Special Warranty Deed and acceptance of the subject property serves a public purpose.

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 Special Warranty Deed and accepts the property conveyed for the improvements to Racetrack Road as provided in the Agreement.

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 file the record the Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21st day of October, 2014.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
By: [Signature]
Chair

ATTEST: Cheryl Strickland, Clerk
By: [Signature]
Deputy Clerk

RENDITION DATE 10/23/14

EXHIBIT "A" TO RESOLUTION

Recording _____
Doc. stamps: _____
Int. tax: _____
TOTAL: _____

THIS INSTRUMENT WAS PREPARED BY AND,
AFTER RECORDING, RETURN TO:
Joel B. Giles, Esquire
Florida Bar No.: 0350591
Carlton Fields, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
jgiles@CFJBlaw.com

SPECIAL WARRANTY DEED
(Parcels 100A, 100B, 102A, 102B, 105, 106A,
110A, and 111A -- Racetrack Road ROW)

THIS SPECIAL WARRANTY DEED is given this 10th day of September, 2014, by WINSLOW FARMS, LTD., a limited partnership organized and existing under the laws of the State of Florida with its principal place of business at (and the mailing address of which is) 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida 32082, ("Grantor") to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, Attention: Real Estate Department, St. Augustine, Florida 32084, ("Grantee").

WITNESSETH:

THAT GRANTOR, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration, to Grantor in hand paid by Grantee, the receipt and legal sufficiency of which are hereby acknowledged by Grantor, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, all of the real property in St. Johns County, Florida, described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Property");

TOGETHER with (i) all and singular, the benefits, rights, privileges, easements, tenements, hereditaments, and other appurtenances pertaining to the Property, if any, and (ii) all improvements of whatever kind, character, or description to or on the Property, if any;

SUBJECT TO ad valorem taxes for the year 2014 (which became a lien on the Property as of January 1, 2014) and any other taxes or assessments levied or assessed against the Property subsequent to the date hereof; matters arising prior to the date of Grantor's acquisition of the Property; and easements, covenants, conditions, restrictions, and other such matters of record arising subsequent to the date of Grantor's acquisition of the Property (collectively, the "Permitted Exceptions");

This conveyance of unencumbered real property is made for no consideration and, under Rule 12B-4.014(2)(b) of the Rules of the Florida Department of Revenue, requires only the payment of the minimum documentary stamp tax.

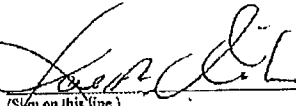
TO HAVE AND TO HOLD the same in fee simple forever; and

GRANTOR hereby covenants with Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; and that, subject to the Permitted Exceptions, it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first above written.

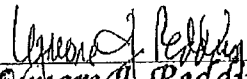
WITNESSES:

WINSLOW FARMS, LTD.



(Sign on this line.)
JOEL B. GILES
(Print name legibly on this line.)

By: WINSLOW FARMS, INC.,
its sole General Partner



(Sign on this line.)
Lynore J. Redding
(Print name legibly on this line.)

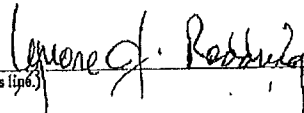
By: 

J. THOMAS DODSON,
its President

(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

The foregoing instrument was acknowledged before me this 10th day of September, 2014, by J. THOMAS DODSON, as President of WINSLOW FARMS, INC., a corporation organized and existing under the laws of the State of Florida, as sole General Partner of WINSLOW FARMS, LTD., a limited partnership organized and existing under the laws of the State of Florida, on behalf of the corporation and the limited partnership, who is personally known to me, or has produced _____ as identification:



(Sign on this line.)

(Print name legibly on this line.)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: _____
EXPIRATION DATE: _____

(SEAL)

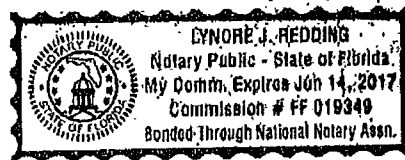


EXHIBIT "A"
Legal Description

PARCEL 100A

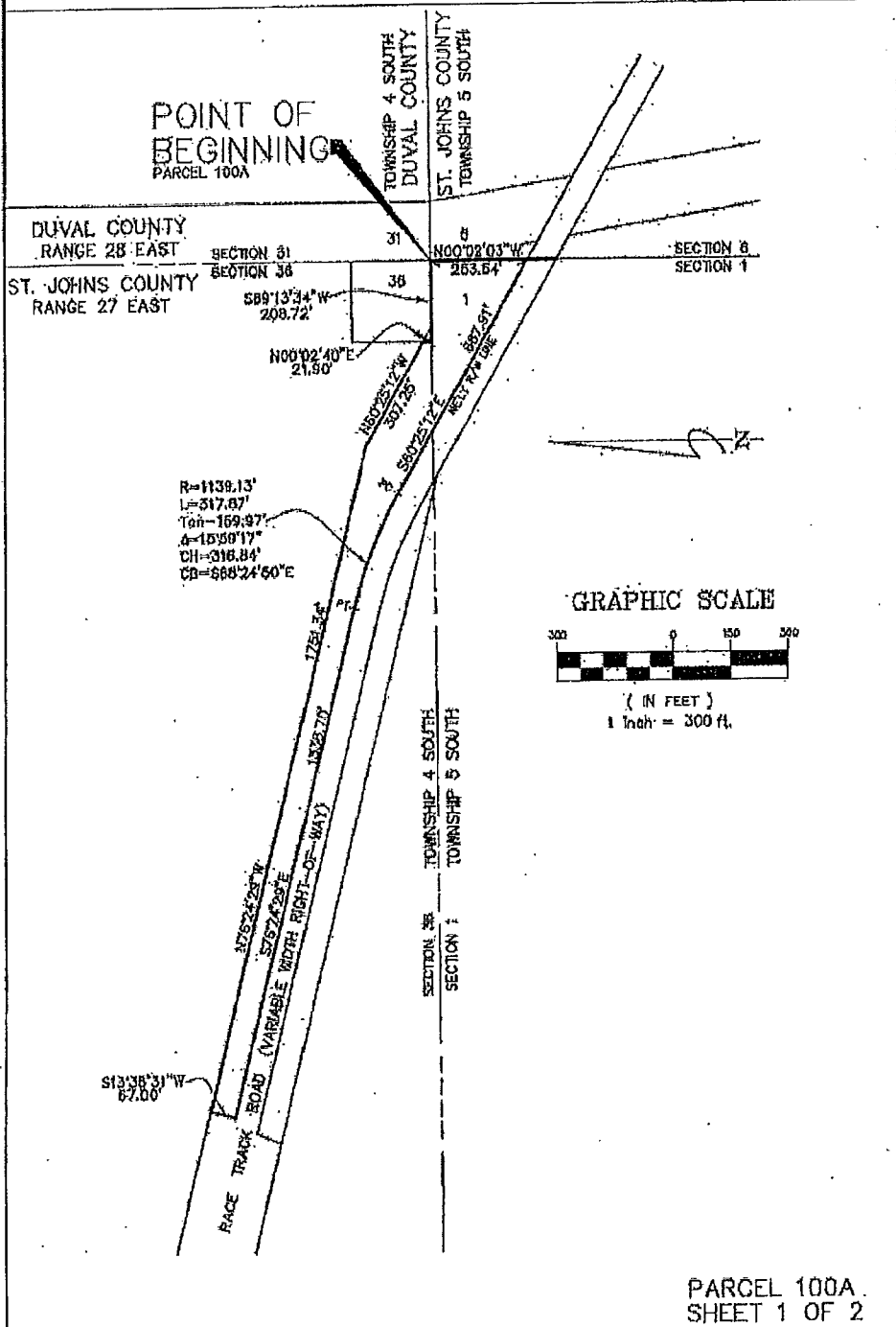
A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 1 (ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36); THENCE SOUTH $89^{\circ}13'34''$ WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 208.72 FEET; THENCE NORTH $00^{\circ}02'40''$ EAST, A DISTANCE OF 21.90 FEET; THENCE NORTH $60^{\circ}25'12''$ WEST, A DISTANCE OF 307.25 FEET; THENCE NORTH $76^{\circ}24'29''$ WEST, A DISTANCE OF 1751.34 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH $13^{\circ}35'31''$ WEST, ALONG A JOG IN SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 67.00 FEET TO AN INTERSECTION WITH THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH $76^{\circ}24'29''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 1338.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $15^{\circ}59'17''$, AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $68^{\circ}24'50''$ EAST, 316.84 FEET; THENCE SOUTH $60^{\circ}25'12''$ EAST, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 687.91 FEET TO THE EASTERLY LINE OF SAID SECTION 1; THENCE NORTH $00^{\circ}02'03''$ WEST, ALONG SAID EASTERLY LINE OF SECTION 1, A DISTANCE OF 253.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 211622 SQUARE FEET (4.858 ACRES), MORE OR LESS.

MAP SHOWING

POINT OF BEGINNING
PARCEL 100A



PARCEL 100A
SHEET 1 OF 2

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

DATE MARCH 27 2008

SCALE 1" = 300'

CHECKED BY: _____

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3830 CROWN POINT ROAD - SUITE "A"
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703 LD. NO. 3731

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3180

LEGEND
 RW - RIGHT-OF-WAY
 CB - POINT OF BEGINNING
 PVI - POINT OF VERTICAL INTERSECTION
 PVI - POINT OF VERTICAL INTERSECTION
 PVI - POINT OF VERTICAL INTERSECTION
 PVI - POINT OF VERTICAL INTERSECTION
 PVI - POINT OF VERTICAL INTERSECTION

MAP SHOWING

PARCEL 100A

A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID SECTION 1 (ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 36); THENCE SOUTH 88°13'34" WEST, ALONG THE NORTH LINE OF SAID SECTION 1, A DISTANCE OF 208.72 FEET; THENCE NORTH 00°02'40" EAST, A DISTANCE OF 21.90 FEET; THENCE NORTH 80°28'12" WEST, A DISTANCE OF 307.25 FEET; THENCE NORTH 76°24'28" WEST, A DISTANCE OF 1751.34 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 13°35'31" WEST, ALONG A JOG IN SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 67.00 FEET TO AN INTERSECTION WITH THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 76°24'28" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1338.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1139.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 18°59'17", AN ARC DISTANCE OF 317.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°24'50" EAST, 316.84 FEET; THENCE SOUTH 80°28'12" EAST, ALONG SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 887.91 FEET TO THE EASTERLY LINE OF SAID SECTION 1; THENCE NORTH 00°02'03" WEST, ALONG SAID EASTERLY LINE OF SECTION 1, A DISTANCE OF 253.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 211622 SQUARE FEET (4.868 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AS NORTH 00°02'03" WEST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. T89-328

PARCEL 100A
SHEET 2 OF 2

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

DRAFTSMAN COLLIGAN
JOB No. 2008-188

UNLESS OTHERWISE SHOWN AND STATED HEREON THIS MAP OR SURVEY PLANS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR. FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER STANDARD OR NATIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CHERRY POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB NO. 3731



LEGEND
 ANE = RIGHT OF WAY
 PS = POINT OF BEGINNING
 CHV = CHORD BEARING AND DISTANCE
 CHC = CHORD BEARING AND DISTANCE
 CHD = CHORD BEARING AND DISTANCE
 CHA = CHORD BEARING AND DISTANCE
 CHB = CHORD BEARING AND DISTANCE
 CHG = CHORD BEARING AND DISTANCE
 CHF = CHORD BEARING AND DISTANCE
 CHI = CHORD BEARING AND DISTANCE
 CHJ = CHORD BEARING AND DISTANCE
 CHK = CHORD BEARING AND DISTANCE
 CHL = CHORD BEARING AND DISTANCE
 CHM = CHORD BEARING AND DISTANCE
 CHN = CHORD BEARING AND DISTANCE
 CHO = CHORD BEARING AND DISTANCE
 CHP = CHORD BEARING AND DISTANCE
 CHQ = CHORD BEARING AND DISTANCE
 CHR = CHORD BEARING AND DISTANCE
 CHS = CHORD BEARING AND DISTANCE
 CHT = CHORD BEARING AND DISTANCE
 CHU = CHORD BEARING AND DISTANCE
 CHV = CHORD BEARING AND DISTANCE
 CHW = CHORD BEARING AND DISTANCE
 CHX = CHORD BEARING AND DISTANCE
 CHY = CHORD BEARING AND DISTANCE
 CHZ = CHORD BEARING AND DISTANCE

DATE MARCH 22 2008
 SCALE 1" = 300'
 CHECKED BY:

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3100

PARCEL 100B

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH $01^{\circ}33'42''$ WEST, ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1216.98 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH $76^{\circ}24'29''$ EAST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3184.19 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, CONTINUE SOUTH $76^{\circ}24'29''$ EAST, A DISTANCE OF 1761.47 FEET TO THE AFORESAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: THENCE NORTH $60^{\circ}25'12''$ WEST, A DISTANCE OF 92.55 FEET TO THE POINT OF CURVATURE; COURSE NO. 2: THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1073.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $15^{\circ}59'17''$, AN ARC DISTANCE OF 299.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $68^{\circ}24'50''$ WEST, 298.48 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: THENCE NORTH $76^{\circ}24'29''$ WEST, A DISTANCE OF 1365.97 FEET; COURSE NO. 4: THENCE SOUTH $22^{\circ}52'54''$ WEST, A DISTANCE OF 67.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 108688 SQUARE FEET (2.495 ACRES), MORE OR LESS.

MAP SHOWING

PARCEL 100B

A PORTION OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND A PORTION OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE NORTH 01°33'42" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 1, A DISTANCE OF 1216.98 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 76°24'29" EAST, ALONG SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3184.19 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE, CONTINUE SOUTH 76°24'29" EAST, A DISTANCE OF 1761.47 FEET TO THE AFORESAID EXISTING SOUTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES; COURSE NO. 1: THENCE NORTH 60°25'12" WEST, A DISTANCE OF 92.55 FEET TO THE POINT OF CURVATURE; COURSE NO. 2: THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1073.13 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 16°58'17", AN ARC DISTANCE OF 298.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°24'50" WEST, 298.48 FEET TO THE POINT OF TANGENCY; COURSE NO. 3: THENCE NORTH 76°24'29" WEST, A DISTANCE OF 1365.97 FEET; COURSE NO. 4: THENCE SOUTH 22°52'54" WEST, A DISTANCE OF 67.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 108688 SQUARE FEET (2.495 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AS NORTH 01°33'42" WEST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. T8S-328

PARCEL 100B
SHEET 2 OF 2

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

DRAFTEN COLLIGAN
JOB No. 2026-429

UNLESS OTHERWISE NOTED, ALL DIMENSIONS SHOWN ON THIS MAP OR SKETCH ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF CLARY & ASSOCIATES, INC. CONSULT THE ENGINEER'S OFFICE FOR A COMPLETE LIST OF DIMENSIONS AND STANDARDS. ANY DIMENSIONS NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3030 OCHON POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 I.B. NO. 3731



LEGEND
 NW = RIGHT-OF-WAY
 CC = POINT OF CURVATURE
 CC = POINT OF TANGENCY
 OR = ORIGINAL RECORDS
 V = VALUE
 PR = PLAT BOOK
 PC = PLAT BOOK
 L = LOG SHEET
 A = AREA
 S = SURFACE
 S = SURFACE

DATE: MARCH 22, 2008
 SCALE: 1" = 300'
 CHECKED BY:

DENNIS E. BLSWICK, P.L.S. CERT. NO. 8190

PARCEL 102A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 5.09 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, A DISTANCE OF 248.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 51.51 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 09°19'08" WEST, ALONG LAST SAID LINE, A DISTANCE OF 277.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 5563 SQUARE FEET (0.127 ACRES), MORE OR LESS.

MAP SHOWING

PARCEL 102A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE SOUTH 00°02'03" EAST, ALONG THE WEST LINE OF SAID SECTION 6, A DISTANCE OF 8.08 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°02'03" EAST, ALONG LAST SAID LINE, A DISTANCE OF 248.45 FEET, TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF RACETRACK ROAD, (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 80°25'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 31.81 FEET TO THE SOUTHWESTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A AS DESCRIBED AND RECORDED IN OFFICIAL RECORD 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 08°18'08" WEST, ALONG LAST SAID LINE, A DISTANCE OF 277.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 8563 SQUARE FEET (0.127 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 00°02'03" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. T6S-328

PARCEL 102A
SHEET 2 OF 2

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

DRAFTER: DOLLIGAN
JOB NO. 208-192

PLEASE OBSERVE: THIS MAP SHOWS THE MAP OR PART OF THE MAP AS SHOWN BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 110, F.S. FLORIDA STATUTES AND CODE, WHICH IS SUBJECT TO THE FLORIDA STATUTES AND CODE AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB NO. 3731



LEGEND
 RW = RIGHT-OF-WAY
 PL = POINT OF BEGINNING
 CO = CORNER OF PARCEL
 ON = OTHER RECORDS
 S = SURVEY
 P = PLAT BOOK
 M = METERS
 F = FEET
 S = SURVEY
 L = LEGAL
 C = CORNER
 S = SURVEY
 & DATA

DATE: MARCH 22, 2008
 SCALE: 1" = 60'
 CHECKED BY:

Dennis E. Elswick
 DENNIS E. ELSWICK, P.L.E. CERT. NO. 8190

PARCEL 102B

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST; THENCE SOUTH 00°02'03" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 6, A DISTANCE OF 253.54 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT OF WAY OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE SOUTH 60°25'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 243.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 60°25'12" EAST, A DISTANCE OF 895.32 FEET; COURSE NO. 2: SOUTH 80°44'28" EAST, A DISTANCE OF 106.91 FEET; COURSE NO. 3: SOUTH 60°26'12" EAST, A DISTANCE OF 105.86 FEET TO A POINT OF CURVATURE OF A CURVE; COURSE NO. 4: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'56", AN ARC DISTANCE OF 831.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°09'38" EAST, 826.90 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 81°53'06" EAST, A DISTANCE OF 599.16 FEET; THENCE NORTH 03°22'25" EAST, A DISTANCE OF 134.46 FEET; THENCE NORTH 81°53'06" WEST, A DISTANCE OF 588.05 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2087.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'54", AN ARC DISTANCE OF 781.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°09'39" WEST, 777.01 FEET; THENCE NORTH 60°26'12" WEST, A DISTANCE OF 129.88 FEET; THENCE NORTH 80°44'28" WEST, A DISTANCE OF 106.89 FEET; THENCE NORTH 60°25'12" WEST, A DISTANCE OF 979.42 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 100-A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 09°19'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 172.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 343353 SQUARE FEET (7.882 ACRES), MORE OR LESS.

MAP SHOWING

PARCEL 102B

A PORTION OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE NORTHWEST CORNER OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 28 EAST, THENCE SOUTH 00°02'03" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 8, A DISTANCE OF 253.54 FEET TO AN INTERSECTION WITH THE EXISTING NORTHEASTERLY RIGHT-OF-WAY OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE SOUTH 80°26'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 243.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 80°25'12" EAST, A DISTANCE OF 898.32 FEET; COURSE NO. 2: SOUTH 80°44'28" EAST, A DISTANCE OF 106.91 FEET; COURSE NO. 3: SOUTH 80°26'12" EAST, A DISTANCE OF 108.88 FEET TO A POINT OF CURVATURE OF A CURVE; COURSE NO. 4: SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2221.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'56", AN ARC DISTANCE OF 831.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°08'30" EAST, 826.90 FEET TO A POINT OF TANGENCY; COURSE NO. 5: SOUTH 81°23'08" EAST, A DISTANCE OF 699.16 FEET; THENCE NORTH 03°22'25" EAST, A DISTANCE OF 134.40 FEET; THENCE NORTH 81°33'08" WEST, A DISTANCE OF 688.05 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 2087.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°26'54", AN ARC DISTANCE OF 781.67 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°09'39" WEST, 777.01 FEET; THENCE NORTH 80°26'12" WEST, A DISTANCE OF 120.88 FEET; THENCE NORTH 80°44'28" WEST, A DISTANCE OF 106.80 FEET; THENCE NORTH 80°25'12" WEST, A DISTANCE OF 879.42 FEET TO THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 10D-A, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS VOLUME 2242, PAGE 1479, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 09°19'08" EAST, ALONG LAST SAID LINE, A DISTANCE OF 172.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 343363 SQUARE FEET (7.882 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY LINE SECTION 1, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 00°02'03" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. T85-32B

**PARCEL 102B
SHEET 2 OF 2**

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.	DEWITT COLLIER 608 N.W. 205th AVE.
UNLESS OTHERWISE SHOWN AND STATED HEREON THIS MAP OR SURVEY NEEDS NO FURTHER PROFESSIONAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 1100-A, TITLE 11, PART 1100.01, F.S. PURSUANT TO SECTION 1100.07, F.S. THIS DRAWING AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.	
DATE <u>MARCH 22, 2008</u> SCALE <u>1" = 300'</u> CHECKED BY:	Clary & Associates, Inc. PROFESSIONAL LAND SURVEYORS 3830 CHORN POINT ROAD, SUITE "A" JACKSONVILLE, FLORIDA 32257 (904) 280-2705 LD NO. 3731
DENNIS E. ELSTWICK, P.L.S., CERT. NO. 8180	LEGEND RW = RIGHT-OF-WAY CR = CORNER OF CURVATURE CH = CHORD BEARING AND DISTANCE CHORD BEARING AND DISTANCE CHORD BEARING AND DISTANCE CHORD BEARING AND DISTANCE CHORD BEARING AND DISTANCE CHORD BEARING AND DISTANCE

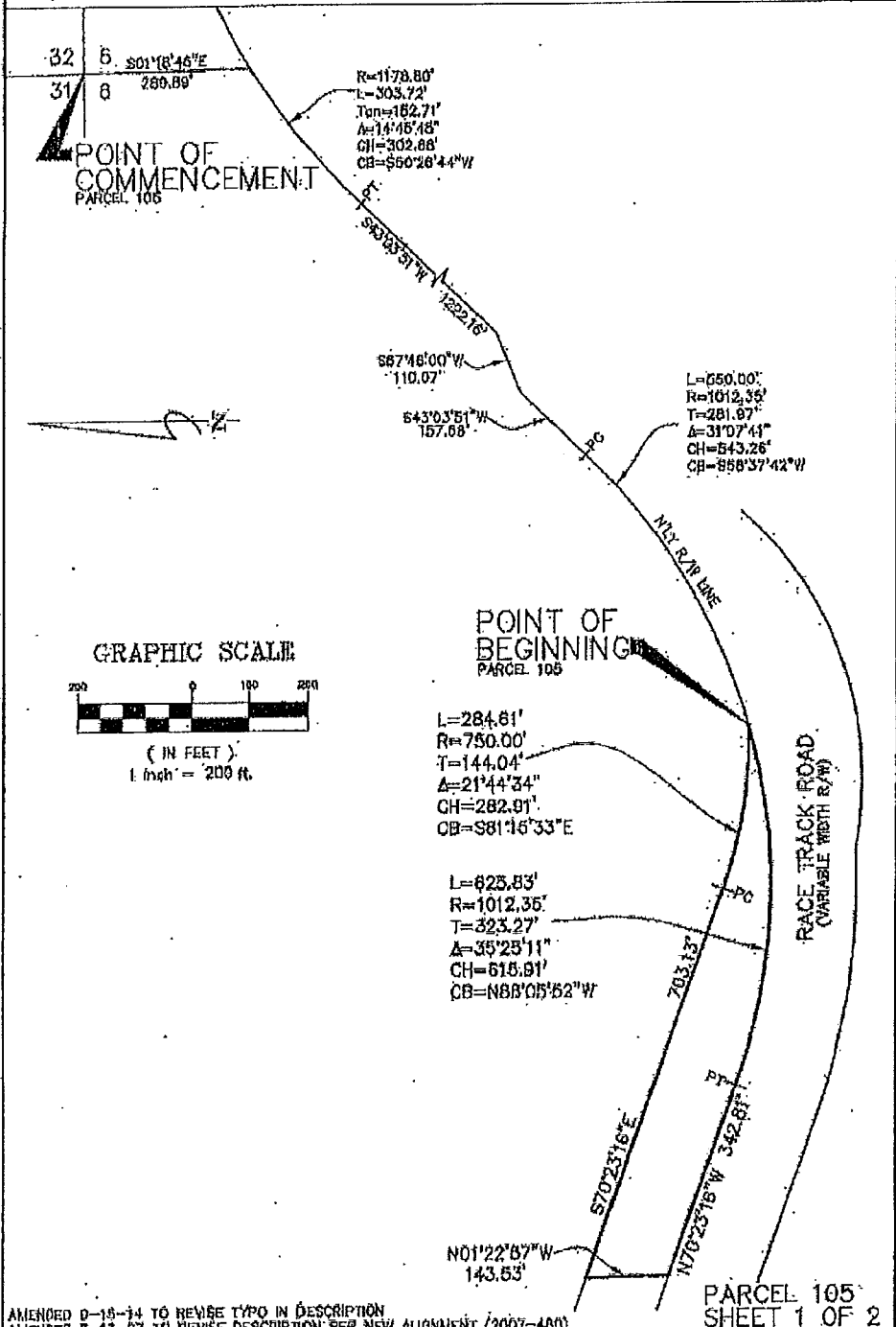
PARCEL 105

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH $01^{\circ}18'46''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 289.89 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $14^{\circ}45'45''$, AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $50^{\circ}26'44''$ WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $43^{\circ}03'51''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 1222.16 FEET TO AN ANGLE POINT IN THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH $67^{\circ}46'00''$ WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 110.07 FEET; THENCE SOUTH $43^{\circ}03'51''$ WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 157.58 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE SOUTHWESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $31^{\circ}07'41''$, AN ARC DISTANCE OF 550.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $58^{\circ}37'42''$ WEST, 543.26 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $35^{\circ}25'11''$, AN ARC DISTANCE OF 625.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $88^{\circ}05'52''$ WEST, 615.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH $70^{\circ}23'16''$ WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 342.81 FEET; THENCE NORTH $01^{\circ}22'57''$ WEST, A DISTANCE OF 143.53 FEET; THENCE SOUTH $70^{\circ}23'16''$ EAST, A DISTANCE OF 703.13 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 750.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $21^{\circ}44'34''$, AN ARC DISTANCE OF 284.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $81^{\circ}15'33''$ EAST, 282.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 97703 SQUARE FEET (2.243 ACRES), MORE OR LESS.

MAP SHOWING



AMENDED 0-19-14 TO REVISE TYPO IN DESCRIPTION
 AMENDED 3-13-07 TO REVISE DESCRIPTION PER NEW ALIGNMENT (2007-400)

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

DATE MARCH 22, 2008
 SCALE 1" = 200'
 CHECKED BY: GREGORY B. CLARY, P.L.S. CERT. NO. 3377

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3830 CROWN POINT ROAD, SUITE "A"
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703 LB NO. 3731

LEGEND:
 A.M. - BOUNDARY
 P.C. - POINT OF CURVATURE
 P.T. - POINT OF TANGENCY
 CH - CHORD
 CB - CHORD BEARING
 L - LENGTH
 R - RADIUS
 T - TANGENT
 A - ANGLE
 CH - CHORD
 CB - CHORD BEARING

MAP SHOWING

PARCEL 105

A. PORTION OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH 01°18'48" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 289.89 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 14°45'48", AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°26'44" WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°03'51" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1222.16 FEET TO AN ANGLE POINT IN THE SAID EXISTING NORTHEASTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 67°48'00" WEST ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 110.07 FEET; THENCE SOUTH 43°03'51" WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 157.58 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE SOUTHWESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 31°07'41", AN ARC DISTANCE OF 580.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°37'42" WEST, 543.28 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE WESTERLY, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1012.35 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 36°25'11", AN ARC DISTANCE OF 625.83 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°05'52" WEST, 615.91 FEET TO THE POINT OF TANGENCY; THENCE NORTH 70°23'15" WEST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 342.81 FEET; THENCE NORTH 01°22'57" WEST, A DISTANCE OF 143.83 FEET; THENCE SOUTH 70°23'18" EAST, A DISTANCE OF 703.13 FEET TO A POINT OF CURVATURE OF A CURVE; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 750.00 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 21°44'34", AN ARC DISTANCE OF 284.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°15'33" EAST, 282.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 97703 SQUARE FEET (2.243 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 01°18'48" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. 156-32B

PARCEL 105
SHEET 2 OF 2

AMENDED 8-15-14 TO REVISE TYPO IN DESCRIPTION
AMENDED 3-13-07 TO REVISE DESCRIPTION PER NEW ALIGNMENT (2007-480)
UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS BEARING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DRAWING COLLISION
JOB NO. 2008-486

UNLESS OTHERWISE NOTED AND STATED HEREON THIS MAP OR SKETCH REPRESENTS THE WORK OF THE SURVEYOR AND MAPPER AND IS NOT TO BE CONSIDERED A PROFESSIONAL SURVEYOR'S OR MAPPER'S WORK UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. UNLESS OTHERWISE NOTED AND STATED HEREON THIS MAP OR SKETCH REPRESENTS THE WORK OF THE SURVEYOR AND MAPPER AND IS NOT TO BE CONSIDERED A PROFESSIONAL SURVEYOR'S OR MAPPER'S WORK UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB NO. 3731



LEGEND
 N.W. = NORTH WEST
 S.E. = SOUTH EAST
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 O.V. = OTHER VERTICES
 I.L. = INTERSECTION
 P.L. = POINT OF BEGINNING
 P.E. = POINT OF ENDING
 P.C. = POINT OF CURVATURE
 P.T. = POINT OF TANGENCY
 O.V. = OTHER VERTICES
 I.L. = INTERSECTION
 P.L. = POINT OF BEGINNING
 P.E. = POINT OF ENDING

DATE MARCH 22, 2008
SCALE 1" = 200'
CHECKED BY:

GREGORY B. CLARY, P.L.S. CERT. NO. 9377

PARCEL 106A

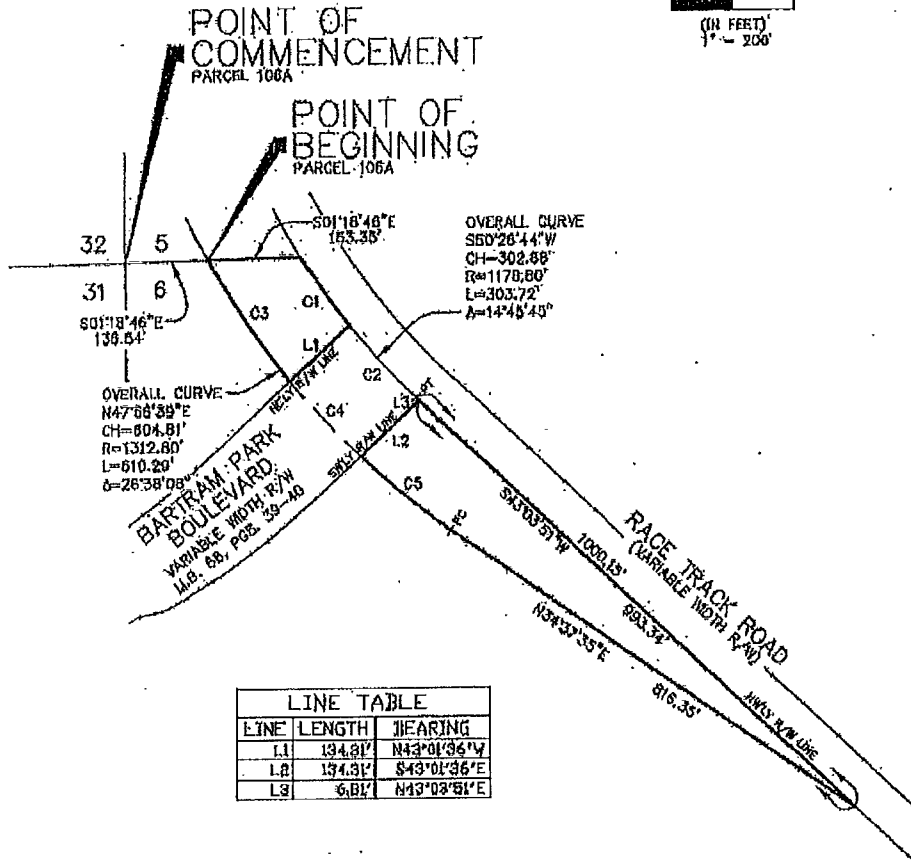
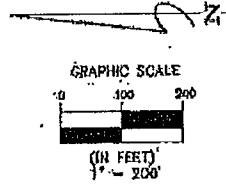
A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH $01^{\circ}18'46''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $01^{\circ}18'46''$ EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 153.35 FEET TO AN INTERSECTION WITH THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $14^{\circ}45'45''$, AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $50^{\circ}26'44''$ WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $43^{\circ}03'51''$ WEST, ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 1000.15 FEET; THENCE NORTH $34^{\circ}37'35''$ EAST, 816.35 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $26^{\circ}38'08''$, AN ARC DISTANCE OF 610.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $47^{\circ}56'39''$ EAST, 604.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT OF WAY OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY PER THE PLAT OF BARTRAM PARK UNIT 3-B, AS RECORDED IN MAP BOOK 66, PAGES 39 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 98,650 SQUARE FEET (2.265 ACRES), MORE OR LESS.

MAP SHOWING



OVERALL CURVE
 S50°26'44"W
 CH=302.88'
 R=1178.80'
 L=303.72'
 Δ=14°48'45"

OVERALL CURVE
 N47°56'39"E
 CH=804.81'
 R=1312.80'
 L=610.20'
 Δ=26°38'09"

LINE TABLE		
LINE	LENGTH	BEARING
L1	134.81'	N43°01'36"W
L2	134.31'	S43°01'36"E
L3	6.81'	N43°03'51"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	139.98'	1178.80'	6°46'25"	139.98'	S84°26'22"W
C2	164.94'	1178.80'	7°59'16"	164.94'	S47°03'29"W
C3	243.49'	1312.80'	10°57'57"	243.49'	S55°56'54"W
C4	171.12'	1312.80'	7°28'06"	171.00'	S46°54'03"W
C5	195.68'	1312.80'	0°32'25"	195.50'	S88°53'47"W

PARCEL 106A.
SHEET 1 OF 2

AMENDED 8-13-14 TO REMOVE PORTION WITHIN R/W OF BARTRAM PARK BLVD (2014-362)
 AMENDED 3-13-07 TO REVISE DESCRIPTION PER NEW ALIGNMENT (2007-480)

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.

<p>Clary & Associates, Inc. PROFESSIONAL LAND SURVEYORS 3830 CROWN POINT ROAD, SUITE "A" JACKSONVILLE, FLORIDA 32227 (904) 260-2705 LD NO. 3731</p>		<p>LEGEND:</p> <p>NW = NORTH OF WAY SW = SOUTH OF WAY PL = POINT OF BEGINNING POB = POINT OF COMMENCEMENT ORY = OFFICIAL RECORDS PL = PLAT POC = POINT OF COMMENCEMENT POC = POINT OF BEGINNING POC = POINT OF COMMENCEMENT POC = POINT OF COMMENCEMENT</p>
<p>DATE: MARCH 22, 2008 SCALE: 1" = 300' CHECKED BY: GREGORY B. CLARY, P.L.S. CERT. NO. 3977</p>		

MAP SHOWING

PARCEL 106A

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6 (ALSO BEING THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, OF SAID COUNTY); THENCE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 136.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°18'46" EAST, ALONG THE EASTERLY LINE OF SAID SECTION 6, A DISTANCE OF 153.35 FEET TO AN INTERSECTION WITH THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1478.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 14°45'45", AN ARC DISTANCE OF 303.72 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°28'44" WEST, 302.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 43°03'51" WEST, ALONG THE EXISTING NORTHWESTERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 1000.15 FEET; THENCE NORTH 34°37'35" EAST, 816.35 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1312.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 28°38'08", AN ARC DISTANCE OF 610.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°56'39" EAST, 604.81 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED LANDS LYING WITHIN THE RIGHT OF WAY OF BARTRAM PARK BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY PER THE PLAT OF BARTRAM PARK UNIT 3-B, AS RECORDED IN MAP BOOK 66, PAGES 39 THROUGH 40, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY.

CONTAINING 98,650 SQUARE FEET (2.265 ACRES), MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 01°18'46" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. 133-32B

PARCEL 106A
SHEET 2 OF 2

AMENDED 8-15-44 TO REMOVE PORTION WITHIN R/W OF BARTRAM PARK BLVD (2014-382)
AMENDED 3-12-07 TO REVISE DESCRIPTION PER NEW ALIGNMENT (2007-480)

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.

DRAWN: COLLIGAN
JOB No. 2005-185

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS AND BEARINGS ARE TO BE TAKEN FROM THE SURFACE TO THE SURFACE. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONS ARISING FROM THE USE OF THIS MAP. THIS MAP IS NOT TO BE USED FOR ANY PURPOSE OTHER THAN THAT FOR WHICH IT WAS DESIGNED. THE USER ASSUMES ALL LIABILITY FOR ANY DAMAGE OR LOSS OF PROPERTY OR PERSONS ARISING FROM THE USE OF THIS MAP.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 DROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32227
(904) 280-2703 LB. NO. 3731



LEGEND
R/W - RIGHT OF WAY
C/S - POINT OF CURVATURE
P/B - POINT OF BEGINNING
C/B - CHORD BEARING
C/D - CHORD DISTANCE
A - AREA
L - LENGTH
C - CURVE
R - RADIUS
A - ANGLE

DATE MARCH 22, 2008

SCALE 1" = 300'

CHECKED BY:

GREGORY B. CLARY, P.L.S. CERT. NO. 3877

PARCEL 110A

A PORTION OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

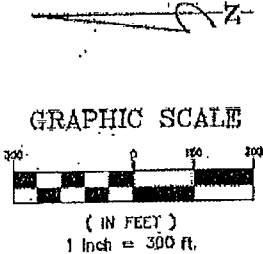
COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32); THENCE SOUTH $01^{\circ}18'46''$ EAST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 289.89 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $18^{\circ}07'48''$, AN ARC DISTANCE OF 373.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $66^{\circ}53'30''$ EAST, 371.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH $75^{\circ}57'24''$ EAST, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 859.36 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1191.76 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $15^{\circ}16'35''$, AN ARC DISTANCE OF 317.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $83^{\circ}35'42''$ EAST, 316.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $88^{\circ}46'01''$ EAST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 742.89 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $12^{\circ}38'58''$, AN ARC DISTANCE OF 638.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $82^{\circ}26'32''$ EAST, 637.68 FEET TO AN INTERSECTION WITH THE LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHN'S COUNTY, A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $12^{\circ}33'07''$, AN ARC DISTANCE OF 634.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $69^{\circ}50'30''$ EAST, 632.79 FEET TO THE POINT OF TANGENCY; THENCE SOUTH $63^{\circ}33'56''$ EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 113.89 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1876.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $11^{\circ}23'28''$, AN ARC DISTANCE OF 373.14, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $69^{\circ}15'40''$ EAST, 372.52 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTH $15^{\circ}02'36''$ EAST, ALONG SAID JOG, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE,

CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1859.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $10^{\circ}30'31''$, AN ARC DISTANCE OF 341.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $80^{\circ}12'40''$ EAST, 340.64 FEET TO THE EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE NORTH $86^{\circ}16'01''$ EAST, ALONG SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 332.84 FEET TO AND INTERSECTION WITH THE EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 78080-2403 AND SECTION NO. 72002-2513) AND TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $01^{\circ}15'13''$, AN ARC DISTANCE OF 163.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $39^{\circ}47'52''$ WEST, 163.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH $40^{\circ}25'29''$ WEST, ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 1.91 FEET; THENCE SOUTH $86^{\circ}16'01''$ WEST, A DISTANCE OF 225.36 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1725.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $10^{\circ}11'35''$, AN ARC DISTANCE OF 307.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $80^{\circ}03'12''$ WEST, 306.63 FEET; THENCE SOUTH $15^{\circ}02'36''$ WEST, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 1742.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $11^{\circ}23'29''$, AN ARC DISTANCE OF 346.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $69^{\circ}15'40''$ WEST, 345.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH $63^{\circ}33'56''$ WEST, A DISTANCE OF 113.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3028.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF $04^{\circ}43'51''$, AN ARC DISTANCE OF 250.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $65^{\circ}55'52''$ WEST, 249.97 FEET TO AN INTERSECTION WITH THE AFORESAID LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHN'S COUNTY; THENCE SOUTH $89^{\circ}28'46''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 425.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 201731 SQUARE FEET (4.631 ACRES), MORE OR LESS.

MAP SHOWING

INTERSTATE NO. 95
 (A VARIABLE WIDTH R/W AS PER FLA. S.R.O. R/W MAP
 SECTION NO. 78080-2403 & SECTION NO. 72002-2573)



POINT OF BEGINNING
 PARCEL 110A

R=2894.27'
 L=838.88'
 Tan=320.79'
 Δ=12°38'58"
 CH=837.88'
 CB=S82°28'32"E

R=1191.78'
 L=317.78'
 Tan=190.82'
 Δ=18°16'28"
 CH=316.81'
 CB=N63°35'42"E

R=1178.80'
 L=273.01'
 Tan=188.08'
 Δ=18°07'48"
 CH=371.45'
 CB=N88°53'30"E

POINT OF COMMENCEMENT
 PARCEL 110A

32 5
 501°10'40"E
 289.89'
 31 6

PARCEL 110A
 SHEET 1 OF 3

AMENDED 4-10-07 TO REVISE LEGAL DESCRIPTION
 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.

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, 10 CHAPTER 11B17-4, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 11B17.01(4), FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE MARCH 22, 2006
 SCALE 1" = 300'
 CHECKED BY: _____

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 3920 CROWN POINT ROAD, SUITE "A"
 JACKSONVILLE, FLORIDA 32217
 (904) 260-2703 LD NO. 3731

DENNIS E. ELSWICK, P.L.S. CERT. NO. 8190

DRAWN BY: CEDRAN
 JOB NO. 2005-457

LEGEND
 A/V = POINT OF VIEW
 P/C = POINT OF COMMENCEMENT
 P/T = POINT OF TANGENCY
 O/V = OFFICIAL RECORDS
 V/LINE = VERTICAL CURVE
 P/B = PLAT BOOK
 P/P = PLAT PAGE
 P/E = PLAT EDITION
 P/L = PLAT LENGTH
 P/W = PLAT WIDTH
 P/S = PLAT SURFACE
 P/D = PLAT DELTA

MAP SHOWING

PARCEL 110A

A PORTION OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHN'S COUNTY (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32); THENCE SOUTH 01°18'48" EAST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 289.80 FEET TO AN INTERSECTION WITH THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND TO A POINT ON A CURVE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1178.80 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 18°07'48"; AN ARC DISTANCE OF 373.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°53'30" EAST, 371.48 FEET TO THE POINT OF TANGENCY; THENCE NORTH 75°57'24" EAST, ALONG THE SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 898.38 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1191.76 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 15°18'38", AN ARC DISTANCE OF 317.75 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°35'42" EAST, 318.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°48'01" EAST ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 742.89 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 12°38'58", AN ARC DISTANCE OF 838.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°28'32" EAST, 837.68 FEET TO AN INTERSECTION WITH THE LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHN'S COUNTY, A POINT ON A CURVE AND THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2894.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 12°33'07", AN ARC DISTANCE OF 834.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°50'30" EAST, 832.78 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°33'56" EAST, ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 113.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1876.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 11°23'28", AN ARC DISTANCE OF 373.14, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°18'40" EAST, 372.52 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE NORTH 18°02'36" EAST, ALONG SAID JOG, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG SAID EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1889.63 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°38'31", AN ARC DISTANCE OF 341.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°12'40" EAST, 340.64 FEET TO THE EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD; THENCE NORTH 88°18'01" EAST, ALONG SAID EXISTING NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACETRACK ROAD, A DISTANCE OF 332.84 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA STATE ROAD STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION NO. 78080-2403 AND SECTION NO. 72002-2513) AND TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 AND ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7489.44 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°18'13", AN ARC DISTANCE OF 103.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°47'52" WEST, 103.87 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°25'28" WEST, ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 1.01 FEET; THENCE SOUTH 80°18'01" WEST, A DISTANCE OF 225.36 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1725.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°11'35", AN ARC DISTANCE OF 307.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°03'12" WEST, 308.63 FEET; THENCE SOUTH 18°02'38" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 1742.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 11°23'29", AN ARC DISTANCE OF 348.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°15'40" WEST, 348.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°33'56" WEST, A DISTANCE OF 113.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3028.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 04°43'51", AN ARC DISTANCE OF 250.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°55'52" WEST, 249.97 FEET TO AN INTERSECTION WITH THE AFORESAID LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHN'S COUNTY; THENCE SOUTH 89°28'48" WEST, ALONG LAST SAID LINE, A DISTANCE OF 425.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 201731 SQUARE FEET (4.631 ACRES), MORE OR LESS.

PARCEL 110A
SHEET 3 OF 3

AMENDED 4-10-07 TO REVISE LEGAL DESCRIPTION

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

DRAFTER: COLLINAH
JOB NO. 2005-180

UNLESS OTHERWISE SHOWN AND STATED HEREON, THE MAP OR SURVEY PLANS ARE MEASURED ACCORDING TO THE STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS & MAPPERS, IN CHAPTER 11017-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER MATERIAL OR REGIONAL STANDARDS.

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD, SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LD NO. 3731



LEGEND
 NW = RIGHT-OF-WAY
 BY = POINT OF BEGINNING
 ORV = OFFICIAL RECORDING NUMBER
 PS = PLAT BOOK NUMBER
 PLS = PLAT LOCATION
 T = TANGENCY
 C = CURVE
 CH = CHORD
 A = AREA

DATE: MARCH 22, 2008
 SCALE: 1" = 300'
 CHECKED BY:

DENNIS E. ELSWICK, P.L.S. CERT. NO. 5190

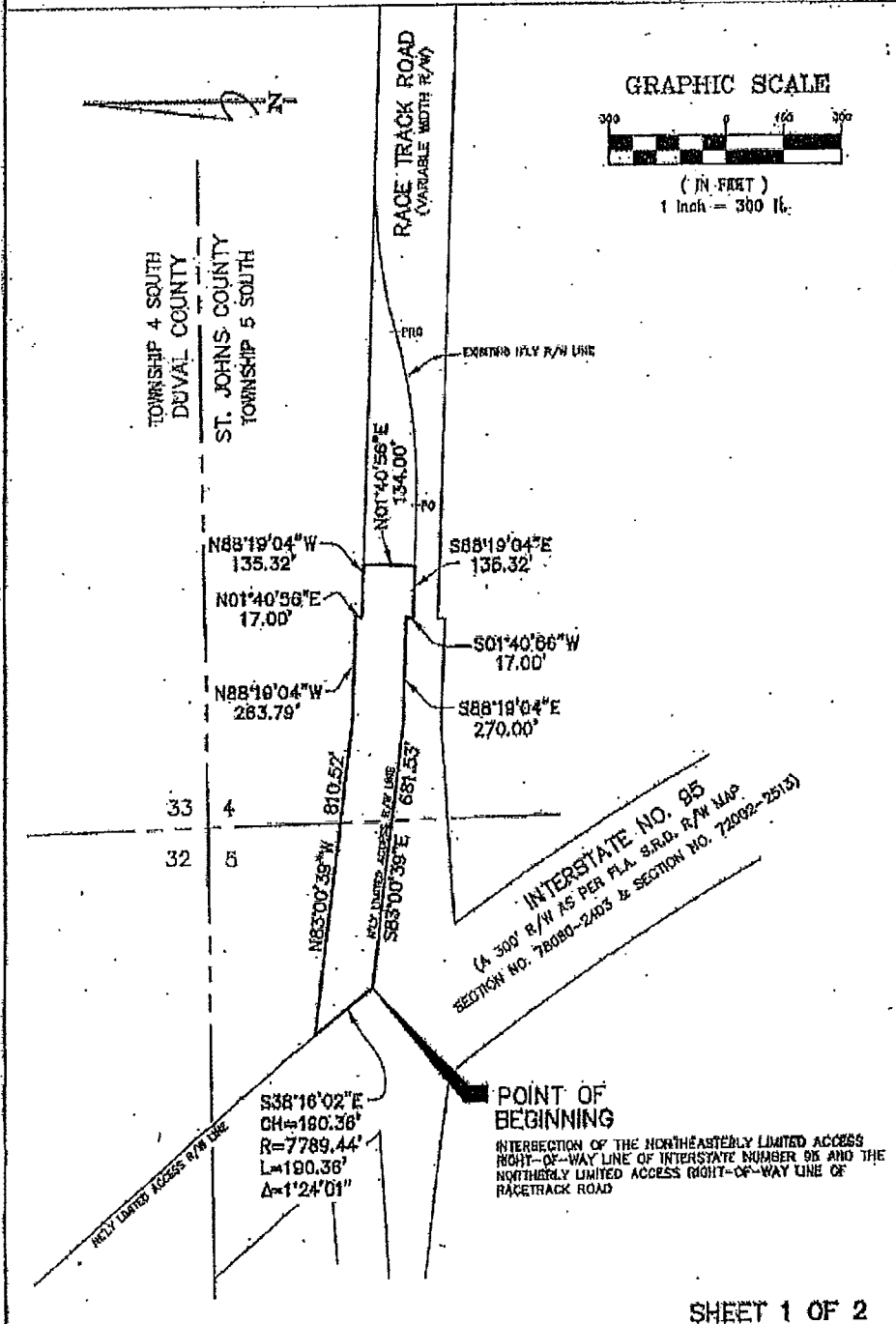
PARCEL 111A

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 78080-2403, DATED APRIL 1, 1964), AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF RACETRACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 83°00'39" EAST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 681.53 FEET TO THE END OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACE TRACK ROAD AND TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 88°19'04" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 270.00 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 01°40'56" WEST ALONG SAID JOG, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88°19'04" EAST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 134.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 263.79 FEET; THENCE NORTH 83°00'39" WEST, A DISTANCE OF 810.52 FEET TO AN INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95, AND THE ARC OF A CURVE; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 190.36 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°24'01", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°16'02" EAST, 190.36 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.530 ACRES, MORE OR LESS.

MAP SHOWING



GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

SHEET 1 OF 2

JOB NO. 2014-395

DRAFTER JRB

DATE 05/29/2014

SCALE 1"=300'

CHECKED BY: *MSC*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY SERVICES, IN CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 179.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SECTION, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE PHYSICAL HANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
GREGORY B. CLARY, P.S.M., CERT. NO. 8377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
1110 S.W. 11th Street, Suite 100
Gainesville, Florida 32607
(352) 336-2763
WWW.CLARYASASSOCIATES.COM

MAP SHOWING

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN: AT THE INTERSECTION OF THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95 (A 300 FOOT RIGHT-OF-WAY PER FLORIDA STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 78080-2403, DATED APRIL 1, 1964), AND THE NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF RACETRACK ROAD (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 83°00'38" EAST, ALONG SAID NORTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE, A DISTANCE OF 581.53 FEET TO THE END OF THE NORTHERLY LIMITED ACCESS RIGHT OF WAY LINE OF RACE TRACK ROAD AND TO THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 88°19'04" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 270.00 FEET TO A JOG IN THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD; THENCE SOUTH 01°40'56" WEST ALONG SAID JOG, A DISTANCE OF 17.00 FEET; THENCE SOUTH 88°19'04" EAST, ALONG THE EXISTING NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 134.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 135.32 FEET; THENCE NORTH 01°40'56" EAST, A DISTANCE OF 17.00 FEET; THENCE NORTH 88°19'04" WEST, A DISTANCE OF 283.79 FEET; THENCE NORTH 83°00'38" WEST, A DISTANCE OF 810.52 FEET TO AN INTERSECTION WITH THE SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NUMBER 95, AND THE ARC OF A CURVE; THENCE SOUTHEASTERLY, ALONG SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 7789.44 FEET, AN ARC DISTANCE OF 190.38 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 01°24'01", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°16'02" EAST, 190.38 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.530 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NLY R/W LINE OF RACE TRACK ROAD, AS SOUTH 88°19'04" EAST.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE CLARY & ASSOC. MAP FILE NO. 155-328

LEGEND

R/W = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 ORV = OFFICIAL RECORDS VOLUME
 FB = PLAT BOOK
 PG(S) = PAGE(S)
 L = ARC LENGTH
 T = TANGENT
 R = RADIUS
 CH = CHORD
 Δ = DELTA

SHEET 2 OF 2

JOB NO. 2014-395

DRAFTER JRG

DATE 08/28/2014

SCALE 1"=300'

CHECKED BY: MSL

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN CHAPTER 92-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 42-222, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BOUND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 46-17, FLORIDA ADMINISTRATIVE CODE).

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