

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER A COUNTY DEED AND PERPETUAL EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR STATE ROAD NO. 313.

RECITALS

WHEREAS, the State of Florida Department of Transportation (“FDOT”) proposes to construct or improve State Road No. 313, Section No. 78006, F.P. No. 2102302, in St. Johns County, Florida; and

WHEREAS, it is necessary that certain lands now owned by St. Johns County (“County”), not needed for County purposes and set aside for such purposes, be acquired by FDOT for the project; and

WHEREAS, per the requirements of Section 125.38, Florida Statutes, FDOT has made application to the County to execute and deliver a County Deed, attached hereto as Exhibit “A” together with a Perpetual Easement, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, in favor of FDOT, for a nominal fee, conveying all rights, title and interest that the County has in and to said lands required for transportation purposes which is in the public or community interest and for public welfare and said request having been duly considered.

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.

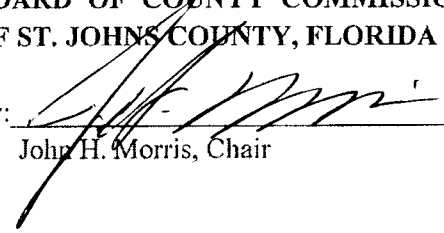
Section 2. The Board of County Commissioners hereby authorizes the Chair of the Board, on behalf of the County, to execute and deliver to FDOT the County Deed and Perpetual Easement, attached hereto.

Section 3. The Clerk is instructed to record the original County Deed and Perpetual Easement in the public records of St. Johns County, Florida, and return the original recorded County Deed and Perpetual Easement along with a certified copy of this Resolution to the State of Florida Department of Transportation, 1109 South Marion Avenue, MS 2020, Lake City, Florida 32025-5874, Attention: Philip Brown.


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

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

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 1/23/14



03-BSD.03-Date: September 26, 2013

T. S. No. 07-0194-12, 18
R/W Map Sheet No. 5, 6, 7, 8
Tax Parcel No. 098240-0000
096250-0010
098420-0100

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO's 110.1, 112.1,
142.1
SECTION NO. 78006
F.P. NO. 2102302
STATE ROAD NO. 313
COUNTY OF St. Johns

COUNTY DEED

THIS DEED, made this _____ day of _____, 2013, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32084, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, more particularly described as:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

Print Name: _____
Clerk (or Deputy Clerk)

St. Johns County, Florida
By Its Board of County Commissioners

BY: _____

Print Name: _____
Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2013, by _____, Chairperson (or Vice-Chairperson), who is personally known to me.

(Notary Seal)

Print Name: _____
Notary Public
My Commission Expires: _____

Exhibit "A"

Section No. 78006
F.P. No. 2102302

State Road No. 313

St. Johns County

Parcel No. 110

Fee Simple

A Part Of Government Lot 4 Of Section 24, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 3/4" Iron Pipe, No Identification, Marking The Southwest Corner Of Government Lot 1 Of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 89°16'15" East, Along The South Line Of Said Government Lot 1, A Distance Of 748.30 Feet To A Point On The Centerline Of Survey Of State Road No. 207, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 44°02'32" East, Along Said Centerline Of Survey, A Distance Of 75.10 Feet; Thence North 43°49'44" East, Along Said Centerline Of Survey, A Distance Of 855.44 Feet To A Point Of Intersection With The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302), Said Point Being On The Arc Of A Curve Concave Northeasterly Having A Radius Of 4,631.83 Feet; Thence From A Tangent Bearing Of North 59°45'30" West, Northwesterly, Along Said Centerline Of Survey Of State Road No. 313 And The Arc Of Said Curve, Through An Angle Of 08°47'24", An Arc Length Of 710.60 Feet To The Point Of Tangency; Thence North 50°58'05" West, Along Said Centerline Of Survey, A Distance Of 414.75 Feet To The Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 1,100.00 Feet; Thence Northerly, Along Said Centerline Of Survey And The Arc Of Said Curve, Through An Angle Of 50°29'28", An Arc Length Of 969.36 Feet To The Point Of Tangency; Thence North 00°28'37" West, Along Said Centerline Of Survey, A Distance Of 776.78 Feet To The Point Of Curvature Of A Curve Concave Westerly Having A Radius Of 881.00; Thence Northerly Along Said Centerline Of Survey And The Arc Of Said Curve, Through An Angle Of 22°18'20", An Arc Length Of 342.98 Feet To The South Line Of Government Lot 4, Section 24, Township 7 South, Range 29 East, St. Johns County, Florida, And The **Point Of Beginning**; Thence South 89°40'18" West, Along Said South Line, A Distance Of 45.05 Feet To The Southwest Corner Of Said Government Lot 4 And Section 24; Thence North 00°26'04" West, Along The West Line Of Said Government Lot 4 And Section 24, A Distance Of 273.04 Feet To A Point Lying 100.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly, Said Point Being On A Curve Concave Southwesterly, Having A Radius Of 981.00 Feet, A Chord Bearing And Distance Of South 29°33'56" East, 312.90 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Parallel With Said Centerline Of Survey, Through An Angle Of 18°21'13", An Arc Length Of 314.24 Feet To Said South Line Of Government Lot 4 And Section 24; Thence South 89°40'18" West, Along Said South Line, A Distance Of 107.28 Feet To The **Point Of Beginning**.

Containing 0.538 Acre, More Or Less.

Together With All Rights Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

ALSO:

Parcel No. 112

Fee Simple Limited Access

A Part Of Government Lot 1 Of Section 23, Township 7 South, Range 29 East, St. Johns County,

Florida, Being More Particularly Described As Follows:

Commence At A 1/2" Iron Rod And Cap, Labeled "LB 7111", Marking The Southwest Corner Of Government Lot 1 Of Section 23, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 01°12'24" West, Along The West Line Of Said Government Lot 1, Same Also Being The East Line Of The F.N. Holmes Property, As Recorded In Map Book 2, Page 36 Of The Public Records Of St. Johns County, Florida, A Distance Of 919.66 Feet To A Point On The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 62°34'49" West, Along Said Centerline Of Survey, A Distance Of 122.87 Feet To The North Line Of Lot 22, F.N. Holmes Property, As Recorded In Map Book 2, Page 36 Of The Public Records Of St. Johns County, Florida; Thence South 89°53'26" East, Along Said North Line, A Distance Of 108.60 Feet To The West Line Of Said Government Lot 1 And The **Point Of Beginning**; Thence North 00°08'36" West, Along Said West Line Of Government Lot 1, A Distance Of 84.80 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 281.07 Feet; Thence North 88°44'16" West, A Distance Of 249.25 Feet; Thence North 00°08'36" West, Along Said West Line Of Government Lot 1, A Distance Of 39.15 Feet To The **Point Of Beginning**.

Containing 15,442 Square Feet, More Or Less.

Together With All Rights Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

ALSO:

Parcel No. 142

Fee Simple Limited Access

A Part Of The Northwest 1/4 Of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 3/4" Iron Pipe, No Identification, Marking The Southwest Corner Of Government Lot 1 Of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 89°16'15" East, Along The South Line Of Said Government Lot 1, A Distance Of 748.30 Feet To A Point On The Centerline Of Survey Of State Road No. 207 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 44°02'32" East, Along Said Centerline Of Survey, A Distance Of 75.10 Feet; Thence North 43°49'44" East, Along Said Centerline Of Survey, A Distance Of 855.44 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302), Said Point Also Being On The Arc Of A Curve Concave Northeasterly Having A Radius Of 4,631.83 Feet And A Chord Bearing And Distance Of North 55°21'47" West, 709.90 Feet; Thence From A Tangent Bearing Of North 59°45'30" West, Northwesterly, Along The Arc Of Said Curve And Said Centerline Of Survey, Through An Angle Of 08°47'24", An Arc Length Of 710.60 Feet To The Point Of Tangency; Thence North 50°58'05" West, Along Said Centerline Of Survey, 312.63 Feet To The Southerly Line Of Lands Described In Official Records Book 1871, Page 1744 Of The Public Records Of St. Johns County, Florida And The **Point Of Beginning**; Thence South 39°01'55" West, Along Said Southerly Line, 100.00 Feet To The Southwesterly Line Of Said Lands Described In Official Record Book 1871, Page 1744, Said Point Being 100.00 Feet Southwest Of Said Centerline Of Survey, When Measured Perpendicularly; Thence The Following Three (3) Bearings And Distances Along The Said Westerly Line Of Said Lands Described In Official Record Book

1871, Page 1744: 1) North 50°58'05" West, Parallel With And 100.00 Feet Southwesterly Of Said Centerline Of Survey, When Measured Perpendicularly, A Distance Of 102.12 Feet To The Point Of Curvature Of A Curve Concave Northeasterly Having A Radius Of 1,200.00 Feet And A Chord Bearing And Distance Of North 25°43'21" West, 1,023.60 Feet; 2) Thence Northwesterly, Along The Arc Of Said Curve, Parallel With And 100.00 Feet Southerly Of Said Centerline Of Survey When Measured Perpendicularly, Through An Angle Of 50°29'28", An Arc Length Of 1,057.48 Feet To The Point Of Tangency; 3) Thence North 00°28'37" West, 1,063.05 Feet To The Northerly Line Of Said Lands Described In Official Record Book 1871, Page 1744; Thence Departing Said Westerly Line, North 88°42'30" East, Along Said Northerly Line, 156.64 Feet To A Point On A Curve Concave Westerly Having A Radius Of 981.00 Feet And A Chord Bearing And Distance Of South 09°01'42" East, 291.74 Feet; Said Point Being 100.00 Feet East Of Said Centerline Of Survey, When Measured Perpendicularly; Thence Southerly, Departing Said Northerly Line, Along The Arc Of Said Curve, Parallel With And 100.00 Feet Easterly Of Said Centerline Of Survey When Measured Perpendicularly, Through An Angle Of 17°06'09", An Arc Length Of 292.82 Feet To The Easterly Line Of Said Lands Described In Official Record Book 1871, Page 1744 And The Point Of Tangency; Thence The Following Three (3) Bearings And Distances Along The Easterly And Northeasterly Lines Of Said Lands Described In Official Record Book 1871, Page 1744: 1) South 00°28'37" East, Parallel With And 100.00 Feet Easterly Of Said Centerline Of Survey, When Measured Perpendicularly, 776.78 Feet To The Point Of Curvature Of A Curve Concave Northeasterly Having A Radius Of 1,000.00 Feet And A Chord Bearing And Distance Of South 25°43'21" East, 853.00 Feet; 2) Thence Southeasterly, Parallel With And 100.00 Feet Easterly Of Said Centerline Of Survey, When Measured Perpendicularly, Through An Angle Of 50°29'28", An Arc Length Of 881.24 Feet To The Point Of Tangency; 3) Thence South 50°58'05" East, Parallel With And 100.00 Feet Northeasterly Of Said Centerline Of Survey, When Measured Perpendicularly, 102.12 Feet To Aforementioned Southerly Line Of Lands Described In Official Records Book 1871, Page 1744; Thence Departing Said Easterly Line South 39°01'55" West Along Said Southerly Line, 100.00 Feet To The **Point Of Beginning**.

Containing 9.712 Acres, More Or Less.

Together With All Rights Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

Exhibit "B" to Resolution

07-PE.11-Date: November 15, 2013

T. S. No. 07-194-32
R/W Map Sheet No. 9
Tax Parcel No. 096560-0000

This instrument prepared by
or under the direction of:
David M. Robertson
Chief Counsel District Two
Florida Department of Transportation
1109 South Marion Avenue
Lake City, Florida 32025-5874

PARCEL NO's 800.1, 802.1,
804.1, 805.1,
817.1, 818.1
SECTION NO. 78006
F.P. NO. 2102302
STATE ROAD NO. 313
COUNTY OF St. Johns

PERPETUAL EASEMENT

THIS EASEMENT, made this _____ day of _____, 20_____,
by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San
Sebastian View, St. Augustine, Florida 32084, grantor, to the STATE OF FLORIDA DEPARTMENT
OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors
and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar (\$1.00)
and other valuable considerations paid, the receipt and sufficiency of which is hereby
acknowledged, hereby grants unto the grantee, its successors and assigns, a perpetual easement
for the purposes stated in attached Exhibit "A" in, over, under, upon and through the following
described land in St. Johns County, Florida, to wit:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its
name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said
Board, the day and year aforesaid.

ATTEST: _____

Print Name: _____

Clerk (or Deputy Clerk)

St. Johns County, Florida _____

By Its Board of County Commissioners

By: _____

Print Name: _____

Its Chairperson (or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me.

(Notary Seal)

Print Name: _____

Notary Public

My Commission Expires: _____

Exhibit "A"

Section No. 78006
F.P. No. 2102302

State Road No. 313

St. Johns County

Parcel No. 800

Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining a road overpass and related improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part Of Northwood Drive, A 60 Foot Right Of Way, As Recorded In Official Records Book 812, Page 558 Of The Public Records Of St. Johns County, Florida, William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 5/8" Iron Rod And Cap, Labeled "LB 2648", Marking The Southeast Corner Of William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 21°54'58" West, Along The East Line Of Said Section 43, A Distance Of 449.11 Feet To A Point On The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 62°34'49" West, Along Said Centerline Of Survey, A Distance Of 1829.38 Feet To The Southerly Existing Right Of Way Line Of Northwood Drive (A 60 Foot Right Of Way, As Recorded In Official Records Book 812, Page 558 Of The Public Records Of St. Johns County, Florida) And The **Point Of Beginning**; Thence South 50°07'08" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 135.49 Feet To A Point Lying 125.00 Feet Southwesterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence North 62°34'49" West, Parallel With Said Centerline Of Survey, A Distance Of 65.04 Feet To The Northerly Existing Right Of Way Line Of Said Northwood Drive; Thence North 50°07'08" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 270.98 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, 65.04 Feet To Said Southerly Existing Right Of Way Line Of Northwood Drive; Thence South 50°07'08" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 135.49 Feet To The **Point Of Beginning**.

Containing 16,259 Square Feet, More Or Less.

ALSO:

Parcel No. 802

Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining a road overpass and related improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part Of William Traverse Grant, Section 43, All In Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument, No Identification, Marking The Southwest Corner Of William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 22°05'05" West, Along The Westerly Line Of Said Section 43, A Distance Of 3,200.14

Feet To A Point On The Easterly Existing Right Of Way Line Of County Road No. 214 (A Variable Width Right Of Way Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 29°24'39" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 457.37 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302) And The **Point Of Beginning**; Thence South 29°24'39" West, Along Said Easterly Existing Right Of Way Line, A Distance Of 131.00 Feet To A Point Lying 125.00 Feet Southwesterly Of Said Centerline Of Survey Of State Road No. 313, When Measured Perpendicularly, Said Point Being On A Curve Concave Northeasterly Having A Radius Of 3,399.04 Feet, A Chord Bearing And Distance Of North 42°48'36" West, 84.01 Feet; Thence Northwesterly Parallel With Said Centerline Of Survey Of State Road No. 313 And Along The Arc Of Said Curve, Through An Angle Of 01°24'58", An Arc Length Of 84.01 Feet To A Point On The Westerly Existing Right Of Way Line Of Said County Road No. 214; Thence North 29°24'39" East, Along Said Westerly Existing Right Of Way Line, A Distance Of 264.78 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey Of State Road No. 313, When Measured Perpendicularly, Said Point Being On A Curve Concave Northeasterly Having A Radius Of 3,149.04 Feet, A Chord Bearing And Distance Of South 41°20'42" East, 84.73 Feet; Thence Southeasterly Parallel With Said Centerline Of Survey Of State Road No. 313 And Along The Arc Of Said Curve, Through An Angle Of 01°32'30", An Arc Length Of 84.74 Feet To A Point On Said Easterly Existing Right Of Way Line Of County Road No. 214; Thence South 29°24'39" West, Along Said Easterly Existing Right Of Way Line, A Distance Of 131.51 Feet To The **Point Of Beginning**.

Containing 21,090 Square Feet, More Or Less.

ALSO:

Parcel No. 804

Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining a road overpass and related improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part South Holmes Boulevard (A Variable Width Right Of Way), As Recorded In County Road Plat Book 2, Page 43 Through 48 Of The Public Records Of St. Johns County, Florida, Lying Within William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 5/8" Iron Rod And Cap, Labeled "LB 2648", Marking The Southeast Corner Of William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 21°54'58" West, Along The East Line Of Said Section 43, A Distance Of 449.11 Feet To A Point On The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 62°34'49" West, Along Said Centerline Of Survey, A Distance Of 41.49 Feet To The Westerly Existing Right Of Way Line Of South Holmes Boulevard (A Variable Width Right Of Way Per County Road Plat Book 2, Pages 43 Through 48 Of The Public Records Of St. Johns County, Florida), And The **Point Of Beginning**; Thence South 19°51'26" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 184.24 Feet To A Point Lying 125.00 Feet Southwesterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence North 62°34'49" West, Parallel With Said Centerline Of Survey, A Distance Of 75.99 Feet To A Point On The Westerly Existing Right Of Way Line Of Said South Holmes Boulevard; Thence North 19°56'42" West, Along Said Westerly Existing Right Of Way Line, A Distance Of 369.10 Feet To A Point Lying 125.00 Feet Northeasterly

Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 76.82 Feet To A Point On Said Easterly Existing Right Of Way Line Of South Holmes Boulevard; Thence South 19°51'26" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 184.24 Feet To The **Point Of Beginning**.

Containing 19,102 Square Feet, More Or Less.

ALSO:

Parcel No. 805

Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining a road overpass and related improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part Of Deer Run Road (A 60 Foot Right Of Way Per Official Records Book 1761, Page 14 And Deed Book 207, Page 160 Of The Public Records Of St. Johns County, Florida), Lying Within P. Embara Grant, Section 42, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 5" X 5" Coquina Monument, No Identification, Marking The Northwest Corner Of P. Embara Grant, Section 42, Township 7 South, Range 29 East, St. Johns County, Florida; Thence South 20°24'45" East, Along The Westerly Line Of Said Section 42, A Distance Of 1,256.89 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 04°39'21" West, Along Said Centerline Of Survey, A Distance Of 1,252.74 Feet To A Point On The Southerly Existing Right Of Way Line Of Deer Run Road (A 60 Foot Right Of Way Per Official Records Book 1761, Page 14 And Deed Book 207, Page 160 Of The Public Records Of St. Johns County, Florida), And The **Point Of Beginning**; Thence South 68°06'24" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 130.88 Feet To A Point Lying 125.00 Feet Westerly Of Said Centerline Of Survey When Measured Perpendicularly; Thence North 04°39'21" West, Parallel With Said Centerline Of Survey, A Distance Of 63.14 Feet To A Point On The Northerly Existing Right Of Way Line Of Said Deer Run Road And The Northerly Line Of Said Section 42; Thence North 68°01'50" East, Along Said Northerly Existing Right Of Way Line And Northerly Line Of Section 42, A Distance Of 261.86 Feet To A Point Lying 125.00 Feet Easterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 04°39'21" East, Parallel With Said Centerline Of Survey, A Distance Of 63.51 Feet To A Point On Said Southerly Existing Right Of Way Line Of Deer Run Road; Thence South 68°06'24" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 130.88 Feet To The **Point Of Beginning**.

Containing 15,831 Square Feet, More Or Less.

ALSO:

Parcel No. 817

Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining roadway embankment and related roadway improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part Of Government Lot 4 Of Section 24, Township 7 South, Range 29 East, St. Johns County,

Florida, Being More Particularly Described As Follows:

Commence At A 3/4" Iron Pipe, No Identification, Marking The Southwest Corner Of Government Lot 1 Of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 89°16'15" East, Along The South Line Of Said Government Lot 1, A Distance Of 748.30 Feet To A Point On The Centerline Of Survey Of State Road No. 207, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 44°02'32" East, Along Said Centerline Of Survey, A Distance Of 75.10 Feet; Thence North 43°49'44" East, Along Said Centerline Of Survey, A Distance Of 855.44 Feet To A Point Of Intersection With The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302), Said Point Being On The Arc Of A Curve Concave Northeasterly Having A Radius Of 4,631.83 Feet; Thence From A Tangent Bearing Of North 59°45'30" West, Northwesterly, Along Said Centerline Of Survey Of State Road No. 313 And The Arc Of Said Curve, Through An Angle Of 08°47'24", An Arc Length Of 710.60 Feet To The Point Of Tangency; Thence North 50°58'05" West, Along Said Centerline Of Survey, A Distance Of 414.75 Feet To The Point Of Curvature Of A Curve Concave Easterly Having A Radius Of 1,100.00 Feet; Thence Northerly, Along Said Centerline Of Survey And The Arc Of Said Curve, Through An Angle Of 50°29'28", An Arc Length Of 969.36 Feet To The Point Of Tangency; Thence North 00°28'37" West, Along Said Centerline Of Survey, A Distance Of 776.78 Feet To The Point Of Curvature Of A Curve Concave Westerly Having A Radius Of 881.00; Thence Northerly Along Said Centerline Of Survey And The Arc Of Said Curve, Through An Angle Of 22°18'20", An Arc Length Of 342.98 Feet To The South Line Of Government Lot 4, Section 24, Township 7 South, Range 29 East, St. Johns County, Florida; Thence South 89°40'18" West, Along Said South Line, A Distance Of 45.05 Feet To The Southwest Corner Of Said Government Lot 4 And Section 24; Thence North 00°26'04" West, Along The West Line Of Said Government Lot 4 And Section 24, A Distance Of 273.04 Feet To A Point Lying 100.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly, Said Point Being On A Curve Concave Southwesterly, Having A Radius Of 981.00 Feet, A Chord Bearing And Distance Of South 36°47'44" East, 66.65 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Parallel With Said Centerline Of Survey, Through An Angle Of 03°53'37", An Arc Length Of 66.67 Feet To The **Point Of Beginning**; Thence South 77°04'25" East, A Distance Of 79.36 Feet To A Point Lying 155.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly, Said Point Being On A Curve Concave Southwesterly, Having A Radius Of 1036.00 Feet, A Chord Bearing And Distance Of South 28°20'42" East, 117.53 Feet; Thence Southeasterly, Along The Arc Of Said Curve, Parallel With Said Centerline Of Survey, Through An Angle Of 06°30'13", An Arc Length Of 117.59 Feet; Thence South 20°23'00" West, A Distance Of 79.36 Feet To A Point Lying 100.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly, Said Point Being On A Curve Concave Southwesterly, Having A Radius Of 981.00 Feet, A Chord Bearing And Distance Of North 28°20'42" West, 222.22 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Parallel With Said Centerline Of Survey, Through An Angle Of 13°00'25", An Arc Length Of 222.70 Feet To The **Point Of Beginning**.

Containing 9,327 Square Feet, More Or Less.

ALSO:

Parcel No. 818

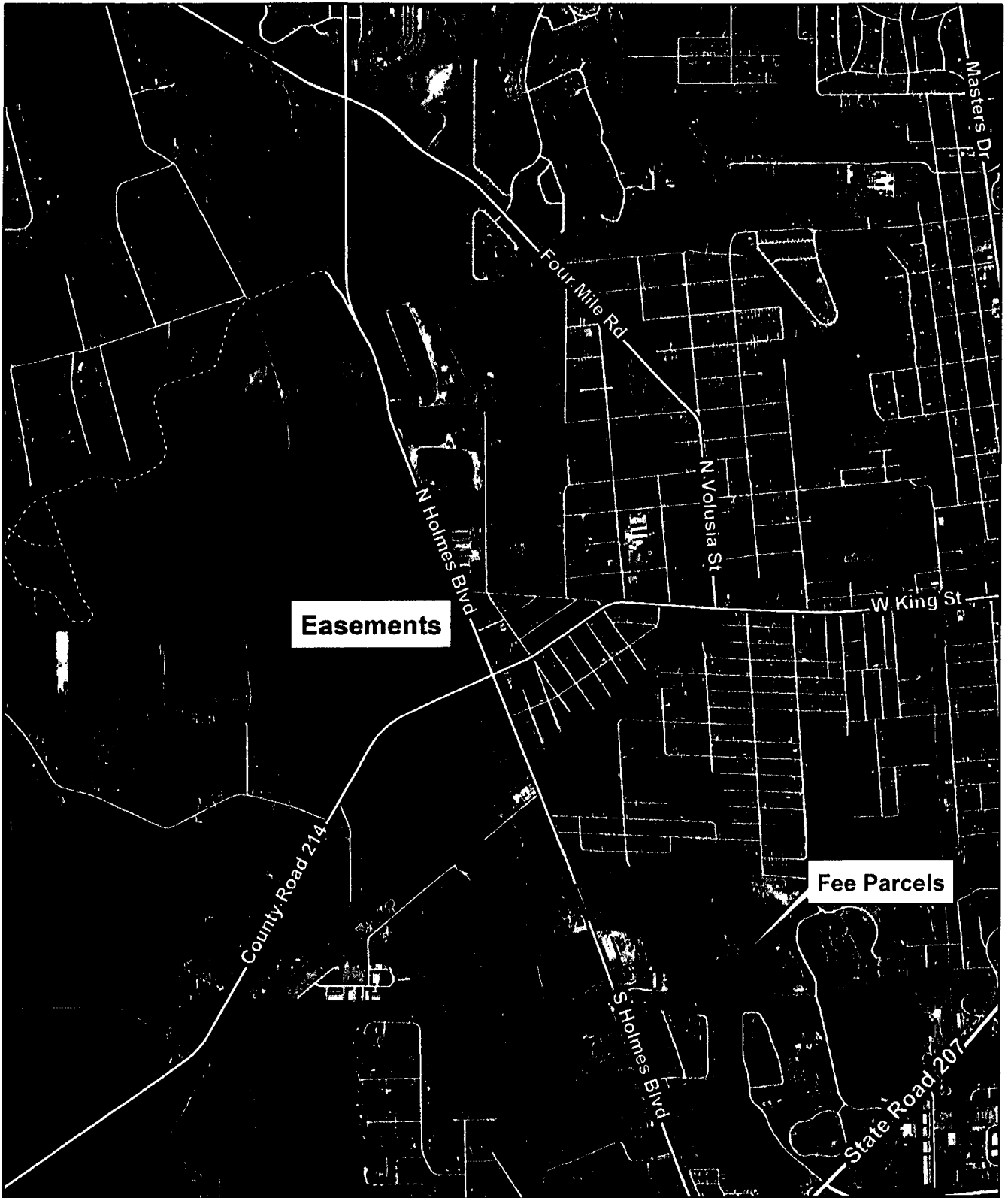
Perpetual Easement

A perpetual easement for the purpose of constructing and maintaining roadway embankment and related roadway improvements, in, over, under, upon and through the following described land in St. Johns County, Florida, to wit:

A Part Of Government Lot 1 Of Section 23, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

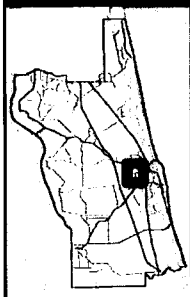
Commence At A 1/2" Iron Rod And Cap, Labeled "LB 7111", Marking The Southwest Corner Of Government Lot 1 Of Section 23, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 01°12'24" West, Along The West Line Of Said Government Lot 1, Same Also Being The East Line Of The F.N. Holmes Property, As Recorded In Map Book 2, Page 36 Of The Public Records Of St. Johns County, Florida, A Distance Of 919.66 Feet To A Point On The Centerline Of Survey Of State Road No. 313, (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 62°34'49" West, Along Said Centerline Of Survey, A Distance Of 122.87 Feet To The North Line Of Lot 22, F.N. Holmes Property, As Recorded In Map Book 2, Page 36 Of The Public Records Of St. Johns County, Florida; Thence South 89°53'26" East, Along Said North Line, A Distance Of 108.60 Feet To The West Line Of Said Government Lot 1; Thence North 00°08'36" West, Along Said West Line Of Government Lot 1, A Distance Of 84.80 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly And The **Point Of Beginning**; Thence Continue North 00°08'36" West, Along Said West Line Of Government Lot 1, A Distance Of 67.68 Feet To A Point Lying 185.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 8.06 Feet; Thence North 58°48'15" East, A Distance Of 96.05 Feet To A Point Lying 267.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 100.00 Feet; Thence South 15°54'43" East, A Distance Of 72.86 Feet To A Point Lying 214.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 46°24'17" East, A Distance Of 104.10 Feet To A Point Lying 185.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 126.50 Feet; Thence North 88°44'16" West, A Distance Of 136.10 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence North 62°34'49" West, Parallel With Said Centerline Of Survey, A Distance Of 281.07 Feet To The **Point Of Beginning**.

Containing 0.825 Acre, More Or Less.



Easements

Fee Parcels




 2013 Aerial Imagery
 0000
 Feet
 December 30, 2013

State Road 313 conveyance to FDOT

**Land Management
Systems
Real Estate
Division
(904) 209-0762**
Disclaimer:
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Data provided are derived from multiple
sources with varying levels of accuracy.
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