

RESOLUTION NO. 2015- 139

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 TWO COUNTY DEEDS AND A TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR THE STATE ROAD 9B EXTENSION.

RECITALS

WHEREAS, the State of Florida Department of Transportation ("FDOT") proposes to construct or improve an extension of State Road 9B, Section 78000, F.P. No. 4314182, in St. Johns County, Florida, known as Phase 3; 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 two County Deeds, attached hereto as Exhibit "A" and Exhibit "B" together with a Temporary Easement, attached hereto as Exhibit "C", 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 are in the public or community interest 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.

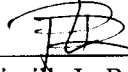
Section 2. The Board of County Commissioners hereby authorizes the Chair of the Board, on behalf of the County, to execute and deliver to FDOT the County Deeds and Temporary Easement, attached hereto.

Section 3. The Clerk is instructed to record the original County Deed and Perpetual Easements in the public records of St. Johns County, Florida, and return the original recorded County Deed and Perpetual Easements 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.

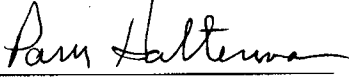
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2015.

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

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 5/26/15 ↗

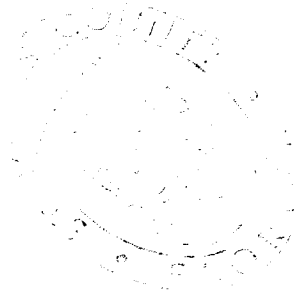


Exhibit "A" to Resolution

03-BSD.03-Date: May 4, 2015

T. S. No. 25636-104
R/W Map Sheet No. 7.
Tax Parcel No. N.A.

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. 104.1
SECTION 78000
F.P. NO. 4314182
STATE ROAD NO. 9B
COUNTY OF ST. JOHNS

COUNTY DEED

THIS DEED, made this _____ day of _____, 2015, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 4020 Lewis Speedway, Suite 1200, 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: _____

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Print Name: _____
Clerk (or Deputy Clerk)

BY: _____
Priscilla L. Bennett, Chair

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Priscilla L. Bennett, Chair, who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____

Exhibit "A"

Section No. 78000
F.P. No. 4314182

State Road No. 9B

St. Johns County

Parcel No.104

Fee Simple

A Part Of Russell Sampson Road, As Recorded In Map Book 59, Pages 22-28 And County Road Plat Book 1, Pages 9-13 Of The Public Records Of St. Johns County, Florida, Lying In Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To A Point Of Tangency And The Beginning Of The Baseline Of Survey Of State Road No. 9b (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 08°26'38" East, Along Said Baseline Of Survey Of State Road No. 9b, A Distance Of 607.17 Feet To A Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 2,772.00 Feet And A Chord Bearing And Distance Of North 31°34'33" East, 2,177.97 Feet; Thence Northeasterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 46°15'51", An Arc Length Of 2,238.28 Feet To A Point On The Southerly Existing Right Of Way Line Of Russell Sampson Road (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On A Curve To The Right (Non Tangent), Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of North 47°17'08" West, 140.93 Feet, Said Point Also Being The **Point Of Beginning**; Thence Northwesterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 05°29'51", An Arc Length Of 140.98 Feet To A Point On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 2,910.00 Feet And A Chord Bearing And Distance Of North 54°43'49" East, 60.82 Feet; Thence Northeasterly, Along The Arc Of Said Curve, Through An Angle Of 01°11'52", An Arc Length Of 60.83 Feet To A Point On The Northerly Existing Right Of Way Line Of Aforesaid Russell Sampson Road, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,409.32 Feet And A Chord Bearing And Distance Of South 50°47'24" East, 287.52 Feet; Thence Southeasterly, Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 11°42'35", An Arc Length Of 288.03 Feet; Thence South 55°29'46" West, Departing Said Northerly Existing Right Of Way Line, A Distance Of 64.56 Feet To A Point On The Aforesaid Southerly Existing Right Of Way Line, Said Point Being On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,469.32 Feet And A Chord Bearing And Distance Of North 52°51'55" West, 145.13 Feet; Thence Northwesterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle 05°39'41", An Arc Length Of 145.19 Feet To The **Point Of Beginning**.

Containing 17,232 Square Feet, More Or Less.

03-BSD.03-Date: May 4, 2015

T. S. No. 25636-100
R/W Map Sheet No. 4
Tax Parcel No. 023630-0044

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. 106.1
SECTION 78000
F.P. NO. 4314182
STATE ROAD NO. 9B
COUNTY OF ST. JOHNS

COUNTY DEED

THIS DEED, made this _____ day of _____, 2015, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 4020 Lewis Speedway, Suite 1200, 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: _____

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Print Name: _____
Clerk (or Deputy Clerk)

BY: _____
Priscilla L. Bennett, Chair

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Priscilla L. Bennett, Chair, who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____

Exhibit "A"

Section No. 78000
F.P. No. 4314182

State Road No. 9B

St. Johns County

Parcel No. 106

Limited Access Rights Only

Part "A"

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

All Rights Of Access, Egress, Ingress, Light, Air And View Between County Road No. 2209 (A Variable Width Right Of Way, As Shown on Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Along The Following Described Line:

Commence At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To The Point Of Tangency Of Said Curve; Thence North 08°26'38" East, Continuing Along Said Baseline Of Survey Of County Road No. 2209, A Distance Of 218.43 Feet To The **Beginning Of Said Line**; Thence Continue North 08°26'38" East, Along Said Baseline Of Survey Of County Road No. 2209, A Distance Of 384.39 Feet To A Point Of Curvature Of A Curve To The Left, Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 03°03'23" East, 291.06 Feet; Thence Northwesterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length Of 291.49 Feet To The Point Of Tangency Of Said Curve; Thence North 02°19'52" West, Continuing Along Said Baseline Of Survey, A Distance Of 74.11 Feet To The **Point Of Terminus Of Said Line**.

ALSO

Part "B"

A Part Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

All Rights Of Access, Egress, Ingress, Light, Air And View Between County Road No. 2209 (A Variable Width Right Of Way, As Shown on Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Along The Following Described Line:

Commence At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking The

Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 06°28'02" East, 106.92 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 03°57'12", An Arc Length Of 106.95 Feet To The Point Of Tangency Of Said Curve; Thence North 08°26'38" East, Continuing Along Said Baseline Of Survey Of County Road No. 2209, A Distance Of 602.82 Feet To A Point Of Curvature Of A Curve To The Left, Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 03°03'23" East, 291.06 Feet; Thence Northwesterly, Continuing Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length Of 291.49 Feet To The Point Of Tangency Of Said Curve; Thence North 02°19'52" West, Continuing Along Said Baseline Of Survey, A Distance Of 174.11 Feet To The **Beginning Of Said Line**; Thence Continue North 02°19'52" West, Along Said Baseline Of Survey, A Distance Of 300.00 Feet To The **Point Of Terminus Of Said Line**.

08-TE.11-Date: May 4, 2015

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. 705.1
SECTION NO. 78000
F.P. NO. 4314182
STATE ROAD NO. 9B
COUNTY OF St. Johns

TEMPORARY EASEMENT

THIS EASEMENT, made this _____ day of _____, 2015, by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 4020 Lewis Speedway, Suite 1200, St. Augustine, Florida 32084, grantor, and the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its successors and assigns, grantee.

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a temporary construction easement for the purpose of constructing a new roadway and connecting with the existing roadway together with related storm water drainage and utilities and tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by the Department, in State Road No. 9B adjacent thereto, in, upon, over 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.

THIS EASEMENT shall be for a period of seventy-two (72) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

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: _____

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Print Name: _____
Clerk (or Deputy Clerk)

BY: _____
Priscilla L. Bennett, Chair

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2015, by Priscilla L. Bennett, Chair, who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public
My Commission Expires: _____

Exhibit "A"

Section No. 78000
F.P. No. 4314182

State Road No. 9B

St. Johns County

Parcel No.705

Temporary Construction Easement

Part "A"

A Part Of County Road No. 2209 (A.K.A. St. John's Parkway), As Recorded In Map Book 61, Pages 11-17 Of The Public Records Of St. Johns County, Florida, Lying In Section 7, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 4" X 4" Concrete Monument With 1/2" Iron Pipe With No Identification Marking At The Southwest Corner Of Section 7, Township 5 South, Range 28 East, St. Johns County, Florida; Thence North 88°45'26" East, Along The South Line Of Said Section 7, A Distance Of 1,563.94 Feet To A Point On The Baseline Of Survey Of County Road No. 2209, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182), Said Point Being On The Arc Of A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,550.00 Feet And A Chord Bearing And Distance Of North 05°53'01" East, 75.37 Feet; Thence Northeasterly, Departing Said South Line Of Section 7, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 02°47'10", An Arc Length Of 75.38 Feet To The **Point Of Beginning**; Thence North 82°43'23" West, Departing Said Baseline Of Survey Of County Road No. 2209, A Distance Of 100.00 Feet To A Point On The Westerly Existing Right Of Way Line Of Said County Road No. 2209, Said Point Lying 100.00 Feet Westerly, When Measured Perpendicularly To Said Baseline Of Survey, Said Point Also Being On A Curve To The Right (Non Tangent) Having A Radius Of 1,650.00 Feet And A Chord Bearing And Distance Of North 07°51'37" East, 33.61 Feet; Thence Northerly, Continuing Along Said Westerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°10'01", An Arc Length Of 33.61 Feet To A Point Of Tangency; Thence North 08°26'38" East, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 602.82 Feet To A Point Of Curvature Of A Curve To The Left, Said Curve Having A Radius Of 1,450.00 Feet And A Chord Bearing And Distance Of North 03°03'23" East, 272.29 Feet; Thence Northerly, Continuing Along Said Westerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length Of 272.69 Feet To A Point Of Tangency; Thence North 02°19'52" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 126.08 Feet; Thence North 87°40'08" East, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 25.00 Feet To A Point Lying 75.00 Feet Westerly, When Measured Perpendicularly To Said Baseline Of Survey; Thence North 02°19'52" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 2,148.04 Feet; Thence North 87°40'08" East, Departing Said Westerly Existing Right Of Way Line, A Distance Of 150.00 Feet To A Point On The Easterly Existing Right Of Way Line Of Said County Road No. 2209, Said Point Lying 75.00 Feet Easterly, When Measured Perpendicularly To Said Baseline Of Survey; Thence South 02°19'52" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 2,148.04 Feet; Thence North 87°40'08" East, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 25.00 Feet To A Point Lying 100.00 Feet Easterly, When Measured Perpendicularly To Said Baseline Of Survey; Thence South 02°19'52" East, Continuing Along Said Easterly Existing

Right Of Way Line, A Distance Of 126.08 Feet To The Point Of Curvature Of A Curve To The Right, Said Curve Having A Radius Of 1,650.00 Feet And A Chord Bearing And Distance Of South 03°03'23" West, 309.84 Feet; Thence Southerly, Continuing Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 10°46'30", An Arc Length 310.30 Feet To A Point Of Tangency; Thence South 08°26'38" West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 602.82 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 1,450.00 Feet And A Chord Bearing And Distance Of South 07°51'37" West, 29.53 Feet; Thence Southerly, Continuing Along Said Easterly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 01°10'01", An Arc Length 29.53 Feet; Thence North 82°43'23" West, Departing Said Easterly Existing Right Of Way Line, A Distance Of 100.00 Feet To The **Point Of Beginning**.

Containing 12.227 Acres, More Or Less.

Also:

Part "C"

A Part Of Race Track Road, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Lying In Sections 5 And 6, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 1/2" Iron Pipe "No Identification", Marking The Northwest Corner Of The Northeast 1/4 Of Section 6, Township 5 South, Range 28 East, St. Johns County, Florida; Thence South 01°19'43" East, Along The West Line Of Said Northeast 1/4, Of Section 6, A Distance Of 1,729.69 Feet To A Point On The Baseline Of Survey Of Race Track Road, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence South 70°23'06" East, Departing Said West Line Of The Northeast 1/4, Along Said Baseline Of Survey, A Distance Of 288.63 Feet To The **Point Of Beginning**; Thence North 19°36'54" East, Departing Said Baseline Of Survey, A Distance Of 79.00 Feet To A Point On The Northerly Existing Right Of Way Line Of Said Race Track Road; Thence South 70°23'06" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 20.21 Feet To The Point Of Curvature Of A Curve To The Left, Said Curve Having A Radius Of 1,012.07 Feet, A Chord Bearing And Distance Of North 76°20'27" East, 1,110.54 Feet; Thence Northeasterly, Continuing Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 66°32'55", An Arc Length Of 1,175.52 Feet To A Point Of Tangency; Thence North 43°04'00" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 157.58 Feet; Thence North 67°46'08" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 110.07 Feet; Thence North 43°04'00" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 1,214.83 Feet To A Point On The Westerly Existing Right Of Way Line Of Bartram Park Boulevard (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Thence North 42°59'58" West Departing Said Northerly Existing Right Of Way Line, Along Said Westerly Existing Right Of Way Line, A Distance Of 134.32 Feet To A Point On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,312.80 Feet, A Chord Bearing And Distance Of North 46°53'09" East, 171.00 Feet; Thence Northeasterly, Departing Said Westerly Existing Right Of Way Line, Along The Arc Of Said Curve, Through An Angle Of 07°28'06", An Arc Length Of 171.12 Feet To A Point On The

Easterly Existing Right Of Way Line Of Aforesaid Bartram Park Boulevard; Thence South 42°59'58" East, Along Said Easterly Existing Right Of Way Line, A Distance Of 134.30 Feet To A Point On The Aforesaid Northerly Existing Right Of Way Line Of Race Track Road, Said Point Being On A Curve To The Right, Said Curve Having A Radius Of 1,178.80 Feet, A Chord Bearing And Distance Of North 54°25'55" East, 139.81 Feet; Thence Northeasterly, Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 06°47'59", An Arc Length Of 139.89 Feet; Thence North 01°18'56" West, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 153.34 Feet To A Point On A Curve To The Right (Non Tangent), Said Curve Having A Radius Of 1,312.80 Feet, A Chord Bearing And Distance Of North 68°03'50" East, 310.81 Feet; Thence Northeasterly, Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 13°35'48" An Arc Length Of 311.54 Feet To A Point On The Westerly Existing Limited Access Right Of Way Line Of State Road No. 9b (Per Florida Department Of Transportation Right Of Way Map, Section 72002-2513, F.P. No. 2092942) Thence South 11°40'40" West, Departing Said Northerly Existing Right Of Way Line, Along Said Westerly Limited Access Right Of Way Line, A Distance Of 229.51 Feet To A Point On The Southerly Existing Right Of Way Line Of Aforesaid Race Track Road, Said Point Being On A Curve To The Left (Non Tangent), Said Curve Having A Radius Of 1,112.80 Feet, A Chord Bearing And Distance Of South 52°04'35" West, 667.30 Feet; Thence Southwesterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 34°53'42", An Arc Length Of 677.73 Feet To A Point Of Tangency; Thence South 34°37'45" West, Continuing Along Said Southerly Existing Right Of Way Line, A Distance Of 1,189.60 Feet To The Point Of Curvature Of A Curve To The Right, Having A Radius Of 981.00 Feet, A Chord Bearing And Distance Of South 72°17'05" West, 1,198.61 Feet; Thence Southwesterly, Continuing Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve Through An Angle Of 75°18'40", An Arc Length Of 1,289.45 Feet To A Point On A Curve To The Right (Non-Tangent), Said Curve Having A Radius Of 1,161.07 Feet, A Chord Bearing And Distance Of North 77°59'51" West, 307.63 Feet; Thence Northwesterly, Continuing Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 15°13'31", An Arc Length Of 308.53 Feet To A Point Of Tangency; Thence North 70°23'06" West, Continuing Along Said Southerly Existing Right Of Way Line, A Distance Of 20.21 Feet; Thence North 19°36'54" East, Departing Said Southerly Existing Right Of Way Line, A Distance Of 70.00 Feet To The Point Of Beginning.

Containing, 15.087 Acres, More Or Less.

Also:

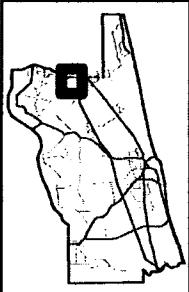
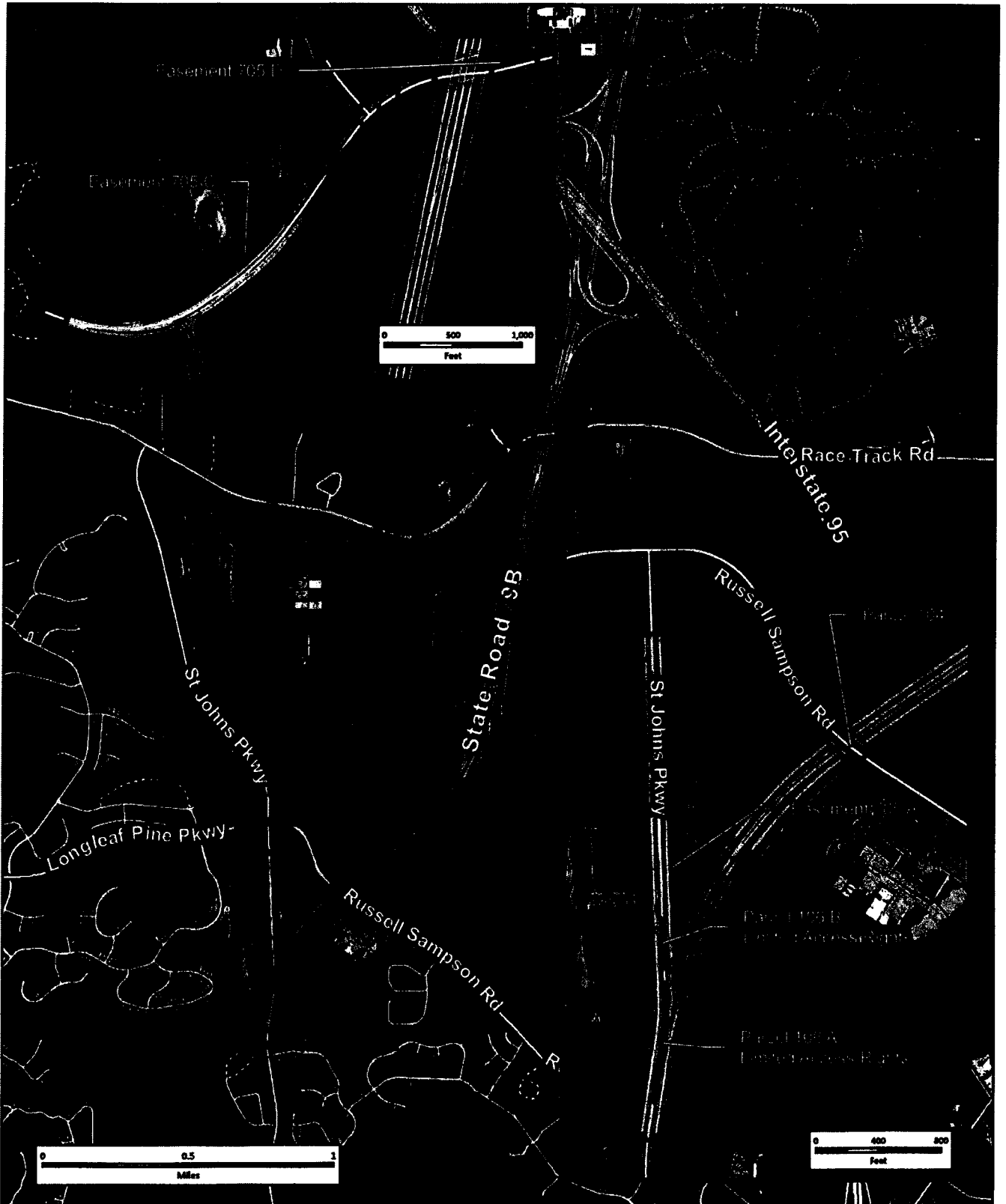
Part "D"


A Part Of Race Track Road, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182) Lying In Section 32, Township 4 South, Range 28 East, Duval County, Florida And Section 5, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At A 2" Iron Pipe "No Identification", Marking The Northwest Corner Of Section 5, Township 5 South, Range 28 East, St. Johns County, Florida; Thence South 01°18'56" East, Along The West Line Of Said Section 5, A Distance Of 328.22 Feet To A Point On The Baseline Of Survey Of Race Track Road, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Maps, Section 78000, F.P. No. 4314182); Said

Point Being On The Arc Of A Curve To The Right (Non-Tangent), Having A Radius Of 1,145.80 Feet; Thence Northeasterly, From A Tangent Bearing Of North 56°50'26" East, Departing Said West Line Of Section 5, Along Said Baseline Of Survey And The Arc Of Said Curve, Through An Angle Of 19°07'06", An Arc Length Of 382.33 Feet To A Point Of Tangency; Thence North 75°57'33" East, Continuing Along Said Baseline Of Survey, A Distance Of 338.53 Feet To A Point On The Easterly Existing Limited Access Right Of Way Line Of State Road No. 9b (Per Florida Department Of Transportation Right Of Way Map, Section 72002-2513, F.P. No. 2092942) And The **Point Of Beginning**; Thence North 11°40'41" East, Departing Said Baseline Of Survey, A Distance Of 95.39 Feet To A Point On The North Line Of The Northwest 1/4 Of Said Section 5; Thence South 89°58'53" East, Along Said North Line Of The Northwest 1/4, A Distance Of 217.91 Feet To A Point On The Northerly Existing Right Of Way Line Of Aforesaid Race Track Road; Thence North 75°57'33" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 83.74 Feet; Thence South 14°02'27" East, Departing Said Northerly Existing Right Of Way Line, A Distance Of 66.00 Feet To A Point On The Southerly Existing Right Of Way Line Of Said Race Track Road; Thence South 75°57'33" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 352.41 Feet To A Point On The Aforesaid Easterly Existing Limited Access Right Of Way Line Of State Road No. 9b; Thence North 11°40'41" East, Departing Said Southerly Existing Right Of Way Line And Along Said Easterly Existing Limited Access Right Of Way Line, A Distance Of 36.63 Feet To The **Point Of Beginning**.

Containing, 0.654 Acres, More Or Less.




 2013 Aerial Imagery
 May 7, 2015

**Conveyance to
 Florida Department
 of Transportation**

State Road 9B

**Land Management
 Systems
 Real Estate
 Division**
 (904) 209-0762

Disclaimer:
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 Data provided are derived from multiple
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 Division disclaims all responsibility
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