

RESOLUTION NO. 2015- 57

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE A CONSERVATION EASEMENT OVER PROPERTY LOCATED AT TERRA PINES ON COUNTY ROAD 208 TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH THE ST. JOHNS COUNTY PUBLIC WORKS EXPANSION PROJECT.

RECITALS

WHEREAS, the construction of the Public Works Expansion Project will result in wetland impacts; and

WHEREAS, the St. Johns River Water Management District requires a conservation easement as a condition of permit #47981-4 to off-set said impacts: and

WHEREAS, the Conservation Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, preserves approximately 96.04 acres of wetlands at the County owned mitigation site known as Terra Pines; and

WHEREAS, adoption of this resolution approves the easement and authorizes the Chair to execute the easement on behalf of the County to satisfy the requirement.

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 into the body of this Resolution and such Recitals are adopted as findings of fact.


Section 2. The above described Conservation Easement is hereby approved and the Chair is authorized to execute the easement on behalf of the County.

Section 3. The Clerk is instructed to record the Conservation Easement in the public records of St. Johns County, Florida and mail the original Conservation Easement to the St. Johns River Water Management District and a certified copy of this Resolution shall be forwarded forthwith to St. Johns River Water Management District, Office of General Counsel, 4049 Reid Street, Palatka, Florida, 32178.

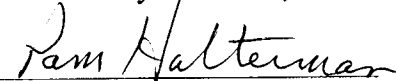
Section 4. To the extent that there are scrivener, typographical or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners this 17th day of March, 2015.

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

By:  _____
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By:  _____
Deputy Clerk

RENDITION DATE 3/19/15

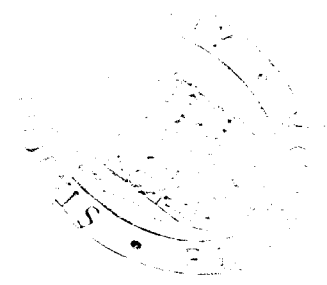


Exhibit "A" to Resolution

Prepared by:
Regina D. Ross
Senior County Attorney
500 San Sebastian View
St. Augustine, FL 32084

Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL. 32177

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is this ___ day of _____, 2015, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 500 San Sebastian View, St. Augustine, Florida 32084 ("Grantor") in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street, Palatka, Florida 32177 ("Grantee").

WITNESSETH:

WHEREAS, Grantor solely owns, in fee simple, certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference, ("the Property");

WHEREAS, Grantor grants this conservation easement as a condition of permit # 47981-4 issued by Grantee, to off-set indirect impacts to natural resources, fish and wildlife, and wetland functions; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of Section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose: The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses: Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing trash, waste or unsightly or offensive materials.
- c) Removing or destroying trees, shrubs, or other vegetation.
- d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights: Grantor reserves unto itself, and its successors and assigns all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement.

4. Rights of Grantee: To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

- a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.
- b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion: Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability: To the extent allowed by Florida Law, Grantor will assume all liability for any injury or damage to the person or property of third parties which may

occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property, which may occur on the Property.

7. Acts Beyond Grantor's Control: Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation: Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall record it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.


9. Successors: The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

ST. JOHNS COUNTY, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____
Priscilla L. Bennett
Chair

LEGALLY SUFFICIENT


Name
Date: 2/18/15

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

Print Name

Exhibit "A"

DESCRIPTION CONSERVATION PARCEL 7

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY, ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1518.22 FEET; THENCE SOUTH 16°03'25" WEST A DISTANCE OF 756.93 FEET; THENCE SOUTH 55°54'06" EAST A DISTANCE OF 94.34 FEET; THENCE SOUTH 14°48'49" EAST A DISTANCE OF 528.98 FEET; THENCE SOUTH 02°48'09" EAST A DISTANCE OF 734.51 FEET TO THE NORTH EAST CORNER OF CONSERVATION PARCEL 1, AS RECORDED IN OFFICIAL RECORDS 3211, PAGE 796 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°38'25" WEST, ALONG THE NORTH LINE OF SAID CONSERVATION PARCEL 1, A DISTANCE OF 2474.67 FEET; THENCE SOUTH 18°47'00" EAST, ALONG THE WESTERLY LINE OF SAID CONSERVATION PARCEL 1, A DISTANCE OF 66.98 FEET TO THE NORTHWEST CORNER OF CONSERVATION PARCEL 2, AS RECORDED IN OFFICIAL RECORDS 3256, PAGE 1420 OF SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 18°47'00" EAST, ALONG THE WESTERLY LINE OF SAID CONSERVATION PARCEL 2, A DISTANCE OF 27.15 FEET TO THE NORTHWEST CORNER OF CONSERVATION PARCEL 3, AS RECORDED IN OFFICIAL RECORDS 3373, PAGE 1268, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 18°47'00" EAST, ALONG THE WESTERLY LINE OF SAID CONSERVATION PARCEL 3, A DISTANCE OF 77.94 FEET; THENCE SOUTH 09°13'50" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 2721.17 FEET TO THE NORTHWEST CORNER OF CONSERVATION PARCEL 4, AS RECORDED IN OFFICIAL RECORDS 3368, PAGE 373, OF THE SAID PUBLIC RECORDS; THENCE CONTINUE SOUTH 09°13'50" EAST, ALONG THE WEST LINE OF SAID CONSERVATION PARCEL 4, A DISTANCE OF 219.26 FEET; THENCE SOUTH 88°03'10" EAST, ALONG THE SOUTHERLY LINE OF SAID CONSERVATION PARCEL 4, A DISTANCE OF 56.34 FEET; THENCE SOUTH 34°50'37" EAST, ALONG THE SAID SOUTHERLY LINE, A DISTANCE OF 30.35 FEET TO THE NORTHWEST CORNER OF CONSERVATION PARCEL 5, AS RECORDED IN OFFICIAL RECORDS 3741, PAGE 992, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°38'25" EAST, ALONG THE NORTH LINE OF SAID CONSERVATION PARCEL 5, A DISTANCE OF 1614.02 FEET, THENCE ALONG THE BOUNDARY OF THOSE LANDS KNOWN AS WETLAND AREA "C" AS DESCRIBED IN OFFICIAL RECORDS 3126, PAGE 910, OF THE PUBLIC RECORDS OF SAID COUNTY, THE FOLLOWING COURSES; THENCE SOUTH 03°42'29" WEST A DISTANCE OF 35.39 FEET; THENCE SOUTH 08°52'38" EAST, A DISTANCE OF 54.30 FEET; THENCE SOUTH 14°30'44" EAST, A DISTANCE OF 45.92 FEET; THENCE SOUTH 06°30'03" EAST, A DISTANCE OF 61.82 FEET; THENCE SOUTH 22°34'58" EAST, A DISTANCE OF 50.88 FEET; THENCE SOUTH 10°04'23" WEST, A DISTANCE OF 21.05 FEET; THENCE SOUTH 45°50'12" WEST, A DISTANCE OF 57.38 FEET; THENCE SOUTH 08°08'42" EAST, A DISTANCE OF 30.14 FEET; THENCE NORTH 80°44'57" WEST, A DISTANCE OF 30.40 FEET; THENCE SOUTH 45°50'12" WEST, A DISTANCE OF 64.48 FEET; THENCE SOUTH 08°08'42" EAST, A DISTANCE OF 486.43 FEET; THENCE NORTH 84°52'10" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 08°08'42" EAST, A DISTANCE OF 734.92 FEET; THENCE SOUTH

41°53'03" WEST, A DISTANCE OF 140.98 FEET; THENCE SOUTH 02°46'15" EAST, A DISTANCE OF 333.14 FEET; THENCE SOUTH 13°39'47" EAST, A DISTANCE OF 900.00 FEET; THENCE NORTH 76°20'29" EAST, A DISTANCE OF 466.53 FEET; THENCE SOUTH 30°08'45" EAST, A DISTANCE OF 66.34 FEET; THENCE SOUTH 43°38'21" EAST, A DISTANCE OF 38.54 FEET; THENCE SOUTH 34°29'16" EAST, A DISTANCE OF 36.42 FEET; THENCE NORTH 86°24'03" EAST, A DISTANCE OF 28.65 FEET; THENCE SOUTH 75°14'26" EAST, A DISTANCE OF 36.86 FEET; THENCE SOUTH 36°15'34" EAST, A DISTANCE OF 54.16 FEET; THENCE SOUTH 48°51'59" WEST, A DISTANCE OF 66.88 FEET; THENCE SOUTH 18°56'46" WEST, A DISTANCE OF 54.48 FEET; THENCE SOUTH 48°56'55" WEST, A DISTANCE OF 106.59 FEET; THENCE SOUTH 23°20'47" EAST, A DISTANCE OF 50.99 FEET; THENCE SOUTH 12°03'20" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°00'27" EAST, A DISTANCE OF 32.05 FEET; THENCE SOUTH 18°10'11" EAST, A DISTANCE OF 100.66 FEET; THENCE SOUTH 28°29'56" EAST, A DISTANCE OF 22.03 FEET; THENCE SOUTH 27°10'31" WEST, A DISTANCE OF 90.00 FEET; THENCE SOUTH 16°41'12" EAST, A DISTANCE OF 53.05 FEET; THENCE SOUTH 27°10'28" EAST, A DISTANCE OF 43.27 FEET; THENCE SOUTH 12°11'27" EAST, A DISTANCE OF 81.75 FEET; THENCE SOUTH 13°58'07" WEST, A DISTANCE OF 48.23 FEET; THENCE SOUTH 03°54'40" EAST, A DISTANCE OF 56.19 FEET; THENCE SOUTH 34°22'25" EAST, A DISTANCE OF 26.94 FEET; THENCE SOUTH 40°25'21" EAST, A DISTANCE OF 41.29 FEET; THENCE SOUTH 22°47'29" EAST, A DISTANCE OF 60.07 FEET; THENCE SOUTH 39°43'31" EAST, A DISTANCE OF 48.26 FEET; THENCE SOUTH 25°08'57" EAST, A DISTANCE OF 52.59 FEET; THENCE SOUTH 69°54'55" EAST, A DISTANCE OF 32.21 FEET; THENCE NORTH 63°14'54" EAST, A DISTANCE OF 83.72 FEET; THENCE NORTH 44°57'03" EAST, A DISTANCE OF 23.01 FEET; THENCE SOUTH 09°11'57" EAST, A DISTANCE OF 83.76 FEET; THENCE SOUTH 19°19'29" EAST, A DISTANCE OF 45.69 FEET; THENCE SOUTH 46°36'56" EAST, A DISTANCE OF 56.14 FEET; THENCE SOUTH 25°31'39" EAST, A DISTANCE OF 51.25 FEET; THENCE SOUTH 42°39'08" EAST, A DISTANCE OF 18.03 FEET; THENCE NORTH 47°26'03" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 24°26'29" EAST, A DISTANCE OF 43.46 FEET; THENCE NORTH 57°05'36" EAST, A DISTANCE OF 59.84 FEET; THENCE NORTH 15°58'40" WEST, A DISTANCE OF 33.54 FEET; THENCE SOUTH 83°47'26" EAST, A DISTANCE OF 21.05 FEET; THENCE NORTH 17°14'14" WEST, A DISTANCE OF 55.99 FEET; THENCE NORTH 47°48'09" EAST, A DISTANCE OF 21.00 FEET; THENCE NORTH 31°53'31" EAST, A DISTANCE OF 36.49 FEET; THENCE NORTH 10°54'11" WEST, A DISTANCE OF 36.56 FEET; THENCE NORTH 06°07'07" EAST, A DISTANCE OF 46.20 FEET; THENCE SOUTH 42°43'32" EAST, A DISTANCE OF 60.16 FEET; THENCE SOUTH 19°19'49" WEST, A DISTANCE OF 249.09 FEET; THENCE SOUTH 09°18'46" EAST A DISTANCE OF 55.57 FEET TO THE SOUTHEAST CORNER OF AFOREMENTIONED CONSERVATION PARCEL 5, THENCE CONTINUE SOUTH 09°18'46" EAST A DISTANCE OF 186.97 FEET TO THE SOUTHEAST CORNER OF CONSERVATION PARCEL 6, AS RECORDED IN OFFICIAL RECORDS 3812, PAGE 1443, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. SAID SOUTHEAST CORNER BEING THE POINT OF BEGINNING OF CONSERVATION PARCEL 7, HEREIN DESCRIBED. FROM THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 09°18'46" EAST A DISTANCE OF 2506.15 FEET; THENCE SOUTH 84°20'29" WEST A DISTANCE OF 413.33 FEET; THENCE NORTH 19°00'23" WEST ALONG THE EASTERLY LINE OF LA HACIENDA, MAP BOOK 19, PAGE 54-56 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 2500.00 FEET; THENCE NORTH 10°33'23" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 147.35 FEET TO THE SOUTHWEST CORNER OF AFOREMENTIONED CONSERVATION PARCEL 6; THENCE NORTH 89°38'25" EAST, ALONG THE SOUTH LINE OF SAID CONSERVATION PARCEL 6, A DISTANCE OF 846.96 FEET TO THE POINT OF BEGINNING OF CONSERVATION PARCEL 7 DESCRIBED HEREIN. CONTAINING 36.92 ACRES MORE OR LESS.

DESCRIPTION WETLAND AREA "D"; PREPARED BY SURVEYOR

A TRACT OF LAND LYING WITHIN SECTION 6, 7 AND 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY), ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1978.22 FEET TO THE NORTHWEST CORNER OF LOT 8, ACCORDING TO THE PLAT OF STAGE COACH MANOR, AS RECORDED IN MAP BOOK 14, ON PAGE 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 16°03'25" WEST, A DISTANCE OF 561.50 FEET; THENCE SOUTH 02°48'09" EAST, A DISTANCE OF 138.71 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "D" HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING THENCE SOUTH 02°48'17" EAST, A DISTANCE OF 1219.44 FEET; THENCE SOUTH 12°44'04" EAST, A DISTANCE OF 2301.31 FEET; THENCE NORTH 86°53'27" EAST, A DISTANCE OF 159.03 FEET; THENCE SOUTH 20°33'27" WEST, A DISTANCE OF 305.16 FEET; THENCE NORTH 82°16'54" WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 11°49'19" WEST, A DISTANCE OF 315.07 FEET; THENCE SOUTH 00°54'17" EAST, A DISTANCE OF 245.98 FEET; THENCE NORTH 83°58'22" EAST, A DISTANCE OF 250.65 FEET; THENCE SOUTH 10°34'15" EAST, A DISTANCE OF 21.43 FEET; THENCE SOUTH 54°52'54" WEST, A DISTANCE OF 19.34 FEET; THENCE SOUTH 45°38'35" WEST, A DISTANCE OF 26.85 FEET; THENCE NORTH 83°04'32" WEST, A DISTANCE OF 34.75 FEET; THENCE SOUTH 57°35'02" WEST, A DISTANCE OF 90.98 FEET; THENCE SOUTH 27°59'46" WEST, A DISTANCE OF 50.46 FEET; THENCE SOUTH 02°32'42" WEST, A DISTANCE OF 37.25 FEET; THENCE SOUTH 47°20'25" EAST, A DISTANCE OF 34.95 FEET; THENCE NORTH 89°13'33" EAST, A DISTANCE OF 31.70 FEET; THENCE SOUTH 59°52'16" EAST, A DISTANCE OF 27.88 FEET; THENCE SOUTH 02°40'08" EAST, A DISTANCE OF 32.95 FEET; THENCE SOUTH 12°20'14" EAST, A DISTANCE OF 32.74 FEET; THENCE SOUTH 06°07'53" WEST, A DISTANCE OF 47.30 FEET; THENCE NORTH 82°18'37" EAST, A DISTANCE OF 35.32 FEET; THENCE SOUTH 63°36'18" EAST, A DISTANCE OF 34.19 FEET; THENCE SOUTH 83°45'38" EAST, A DISTANCE OF 43.94 FEET; THENCE SOUTH 65°05'06" EAST, A DISTANCE OF 39.57 FEET; THENCE SOUTH 77°08'17" EAST, A DISTANCE OF 4.74 FEET; THENCE SOUTH 10°34'15" EAST, A DISTANCE OF 27.42 FEET; THENCE SOUTH 83°58'22" WEST, A DISTANCE OF 180.55 FEET; THENCE SOUTH 05°46'47" EAST, A DISTANCE OF 500.04 FEET; THENCE NORTH 83°57'42" EAST, A DISTANCE OF 199.42 FEET; THENCE SOUTH 38°54'35" WEST, A DISTANCE OF 91.55 FEET; THENCE SOUTH 62°47'02" WEST, A DISTANCE OF 50.38 FEET; THENCE SOUTH 64°25'41" WEST, A DISTANCE OF 38.87 FEET; THENCE SOUTH 55°50'33" WEST, A DISTANCE OF 46.67 FEET; THENCE SOUTH 11°13'20" EAST, A DISTANCE OF 28.32 FEET; THENCE SOUTH 41°18'59" EAST, A DISTANCE OF 27.29 FEET; THENCE SOUTH 26°52'21" EAST, A DISTANCE OF 31.47 FEET; THENCE SOUTH 52°46'36" WEST, A DISTANCE OF 22.33 FEET; THENCE SOUTH 23°12'34" WEST, A DISTANCE OF 29.31 FEET; THENCE SOUTH 25°26'56" EAST, A DISTANCE OF 48.99 FEET; THENCE SOUTH 15°15'17" EAST, A DISTANCE OF 64.70 FEET; THENCE SOUTH 05°27'23" WEST, A DISTANCE OF 39.13 FEET; THENCE SOUTH 19°26'05" WEST, A DISTANCE OF 39.96 FEET; THENCE SOUTH 12°19'35" EAST, A DISTANCE OF 46.54 FEET; THENCE SOUTH 04°02'52" WEST, A DISTANCE OF

32.92 FEET; THENCE SOUTH 24°40'00" EAST, A DISTANCE OF 26.73 FEET; THENCE SOUTH 14°14'41" EAST, A DISTANCE OF 55.53 FEET; THENCE SOUTH 77°32'19" EAST, A DISTANCE OF 33.32 FEET; THENCE SOUTH 42°33'45" EAST, A DISTANCE OF 57.79 FEET; THENCE SOUTH 35°00'39" EAST, A DISTANCE OF 44.83 FEET; THENCE SOUTH 07°58'38" WEST, A DISTANCE OF 39.17 FEET; THENCE SOUTH 31°01'49" WEST, A DISTANCE OF 45.85 FEET; THENCE SOUTH 08°54'14" EAST, A DISTANCE OF 49.14 FEET; THENCE SOUTH 00°32'29" WEST, A DISTANCE OF 19.55 FEET; THENCE SOUTH 53°35'35" EAST, A DISTANCE OF 47.13 FEET; THENCE SOUTH 02°44'15" WEST, A DISTANCE OF 35.28 FEET; THENCE SOUTH 35°55'27" WEST, A DISTANCE OF 50.33 FEET; THENCE SOUTH 04°23'42" EAST, A DISTANCE OF 30.18 FEET; THENCE SOUTH 34°42'56" WEST, A DISTANCE OF 33.37 FEET; THENCE SOUTH 27°16'14" WEST, A DISTANCE OF 31.90 FEET; THENCE SOUTH 84°37'06" WEST, A DISTANCE OF 157.39 FEET; THENCE NORTH 05°04'18" WEST, A DISTANCE OF 318.52 FEET; THENCE NORTH 68°10'42" WEST, A DISTANCE OF 333.80 FEET; THENCE NORTH 00°31'37" WEST, A DISTANCE OF 154.38 FEET; THENCE SOUTH 85°47'04" EAST, A DISTANCE OF 29.23 FEET; THENCE NORTH 31°11'01" EAST, A DISTANCE OF 30.75 FEET; THENCE NORTH 20°02'32" EAST, A DISTANCE OF 40.43 FEET; THENCE NORTH 44°55'48" EAST, A DISTANCE OF 80.17 FEET; THENCE NORTH 01°54'30" EAST, A DISTANCE OF 33.61 FEET; THENCE NORTH 57°23'33" EAST, A DISTANCE OF 82.26 FEET; THENCE NORTH 49°06'21" WEST, A DISTANCE OF 39.77 FEET; THENCE NORTH 17°49'28" WEST, A DISTANCE OF 49.33 FEET; THENCE NORTH 10°34'34" WEST, A DISTANCE OF 48.39 FEET; THENCE NORTH 02°17'23" WEST, A DISTANCE OF 19.77 FEET; THENCE NORTH 26°02'34" EAST, A DISTANCE OF 45.23 FEET; THENCE NORTH 11°20'25" WEST, A DISTANCE OF 36.07 FEET; THENCE NORTH 04°52'03" WEST, A DISTANCE OF 42.26 FEET; THENCE NORTH 30°47'16" WEST, A DISTANCE OF 39.40 FEET; THENCE NORTH 76°03'17" WEST, A DISTANCE OF 33.38 FEET; THENCE NORTH 11°14'23" EAST, A DISTANCE OF 58.06 FEET; THENCE NORTH 26°02'18" WEST, A DISTANCE OF 50.95 FEET; THENCE SOUTH 65°22'29" WEST, A DISTANCE OF 29.77 FEET; THENCE SOUTH 51°05'27" WEST, A DISTANCE OF 33.18 FEET; THENCE NORTH 78°49'15" WEST, A DISTANCE OF 68.05 FEET; THENCE SOUTH 40°46'41" EAST, A DISTANCE OF 82.69 FEET; THENCE SOUTH 26°59'32" WEST, A DISTANCE OF 26.47 FEET; THENCE NORTH 47°27'17" WEST, A DISTANCE OF 32.37 FEET; THENCE SOUTH 84°30'45" WEST, A DISTANCE OF 40.25 FEET; THENCE SOUTH 29°09'41" WEST, A DISTANCE OF 35.19 FEET; THENCE SOUTH 88°58'02" WEST, A DISTANCE OF 24.07 FEET; THENCE NORTH 18°42'49" WEST, A DISTANCE OF 44.14 FEET; THENCE NORTH 71°20'21" WEST, A DISTANCE OF 31.35 FEET; THENCE NORTH 78°13'55" WEST, A DISTANCE OF 63.38 FEET; THENCE NORTH 03°18'28" WEST, A DISTANCE OF 30.56 FEET; THENCE NORTH 67°43'29" EAST, A DISTANCE OF 36.36 FEET; THENCE SOUTH 31°26'11" EAST, A DISTANCE OF 48.68 FEET; THENCE SOUTH 80°08'52" EAST, A DISTANCE OF 44.61 FEET; THENCE NORTH 71°12'31" EAST, A DISTANCE OF 19.64 FEET; THENCE NORTH 05°21'57" EAST, A DISTANCE OF 44.67 FEET; THENCE NORTH 60°26'28" EAST, A DISTANCE OF 50.21 FEET; THENCE NORTH 70°00'46" EAST, A DISTANCE OF 37.73 FEET; THENCE SOUTH 83°31'00" EAST, A DISTANCE OF 107.74 FEET; THENCE NORTH 18°34'58" EAST, A DISTANCE OF 25.58 FEET; THENCE NORTH 48°38'40" WEST, A DISTANCE OF 48.09 FEET; THENCE NORTH 07°38'58" EAST, A DISTANCE OF 46.28 FEET; THENCE NORTH 24°55'12" EAST, A DISTANCE OF 40.03 FEET; THENCE NORTH 04°11'14" WEST, A DISTANCE OF 38.17 FEET; THENCE NORTH 82°30'26" WEST, A DISTANCE OF 54.09 FEET; THENCE NORTH 07°18'42" EAST, A DISTANCE OF 34.86 FEET; THENCE NORTH 35°50'34" WEST, A DISTANCE OF 42.14 FEET; THENCE NORTH 52°38'13" WEST, A DISTANCE OF 88.09 FEET; THENCE NORTH 73°25'53" WEST, A DISTANCE OF 32.77 FEET; THENCE NORTH 22°00'24" EAST, A DISTANCE OF 22.45 FEET; THENCE NORTH 06°07'56" EAST, A DISTANCE OF 56.27 FEET; THENCE SOUTH 59°26'24" EAST, A DISTANCE OF 89.90 FEET; THENCE NORTH 26°42'51" EAST, A DISTANCE OF 50.04 FEET; THENCE NORTH 38°51'46" WEST, A DISTANCE OF

65.88 FEET; THENCE NORTH 05°21'10" WEST, A DISTANCE OF 43.35 FEET; THENCE NORTH 24°09'01" WEST, A DISTANCE OF 44.35 FEET; THENCE NORTH 60°17'08" EAST, A DISTANCE OF 53.66 FEET; THENCE NORTH 18°45'55" WEST, A DISTANCE OF 49.98 FEET; THENCE NORTH 22°47'00" EAST, A DISTANCE OF 39.78 FEET; THENCE NORTH 10°16'45" EAST, A DISTANCE OF 129.82 FEET; THENCE SOUTH 84°37'06" WEST, A DISTANCE OF 150.91 FEET; THENCE NORTH 53°40'39" EAST, A DISTANCE OF 24.58 FEET; THENCE NORTH 69°04'06" EAST, A DISTANCE OF 76.78 FEET; THENCE NORTH 12°03'02" WEST, A DISTANCE OF 92.76 FEET; THENCE NORTH 04°32'09" WEST, A DISTANCE OF 71.21 FEET; THENCE SOUTH 67°36'29" WEST, A DISTANCE OF 72.01 FEET; THENCE SOUTH 18°57'52" WEST, A DISTANCE OF 48.66 FEET; THENCE SOUTH 82°20'59" WEST, A DISTANCE OF 63.42 FEET; THENCE NORTH 73°26'01" WEST, A DISTANCE OF 22.11 FEET; THENCE NORTH 01°21'45" WEST, A DISTANCE OF 20.74 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 195.08 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°47'19" WEST, AND A CHORD DISTANCE OF 194.79 FEET; THENCE NORTH 12°12'52" WEST, A DISTANCE OF 345.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 970.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70.61 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°07'45" WEST, AND A CHORD DISTANCE OF 70.59 FEET; THENCE NORTH 08°02'38" WEST, A DISTANCE OF 312.50 FEET; THENCE NORTH 83°26'08" EAST, A DISTANCE OF 4.42 FEET; THENCE SOUTH 55°51'46" EAST, A DISTANCE OF 70.55 FEET; THENCE SOUTH 33°59'44" WEST, A DISTANCE OF 42.92 FEET; THENCE SOUTH 44°11'47" EAST, A DISTANCE OF 27.88 FEET; THENCE NORTH 35°26'21" EAST, A DISTANCE OF 49.23 FEET; THENCE NORTH 16°14'48" EAST, A DISTANCE OF 109.55 FEET; THENCE NORTH 30°15'30" WEST, A DISTANCE OF 65.97 FEET; THENCE NORTH 03°38'16" EAST, A DISTANCE OF 92.28 FEET; THENCE NORTH 34°47'15" WEST, A DISTANCE OF 62.42 FEET; THENCE NORTH 14°48'21" EAST, A DISTANCE OF 45.51 FEET; THENCE NORTH 08°28'54" EAST, A DISTANCE OF 63.08 FEET; THENCE NORTH 03°21'34" WEST, A DISTANCE OF 56.87 FEET; THENCE NORTH 16°30'44" WEST, A DISTANCE OF 63.73 FEET; THENCE NORTH 14°03'19" EAST, A DISTANCE OF 48.86 FEET; THENCE NORTH 36°21'34" EAST, A DISTANCE OF 24.48 FEET; THENCE NORTH 17°29'54" EAST, A DISTANCE OF 52.05 FEET; THENCE NORTH 05°16'11" EAST, A DISTANCE OF 66.75 FEET; THENCE NORTH 15°43'17" WEST, A DISTANCE OF 50.59 FEET; THENCE NORTH 00°26'50" EAST, A DISTANCE OF 54.17 FEET; THENCE NORTH 38°20'52" WEST, A DISTANCE OF 51.47 FEET; THENCE NORTH 34°22'54" EAST, A DISTANCE OF 66.51 FEET; THENCE NORTH 22°35'53" WEST, A DISTANCE OF 63.15 FEET; THENCE NORTH 02°44'20" WEST, A DISTANCE OF 50.82 FEET; THENCE NORTH 15°42'37" WEST, A DISTANCE OF 47.11 FEET; THENCE NORTH 62°21'39" WEST, A DISTANCE OF 70.53 FEET; THENCE SOUTH 88°03'24" WEST, A DISTANCE OF 35.10 FEET; THENCE SOUTH 11°38'56" WEST, A DISTANCE OF 42.20 FEET; THENCE SOUTH 30°23'30" EAST, A DISTANCE OF 66.52 FEET; THENCE SOUTH 37°06'42" WEST, A DISTANCE OF 49.88 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 163.47 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°29'24" WEST, AND A CHORD DISTANCE OF 160.98 FEET; THENCE NORTH 02°09'04" WEST, A DISTANCE OF 730.47 FEET; THENCE NORTH 02°48'09" WEST, A DISTANCE OF 1109.68 FEET; THENCE NORTH 34°48'24" EAST, A DISTANCE OF 29.40 FEET; THENCE NORTH 16°36'07" WEST, A DISTANCE OF 39.51 FEET; THENCE NORTH 04°09'41" EAST, A DISTANCE OF 37.00 FEET; THENCE NORTH 15°09'34" WEST, A DISTANCE OF 33.41 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE EASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 7.22 FEET; SAID CURVE BEING SUBTENDED BY A

CHORD BEARING OF NORTH 07°57'37" EAST, AND A CHORD DISTANCE OF 7.22 FEET; THENCE NORTH 30°41'56" EAST, A DISTANCE OF 38.53 FEET; THENCE NORTH 26°13'45" EAST, A DISTANCE OF 65.79 FEET; THENCE NORTH 34°54'20" WEST, A DISTANCE OF 23.44 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 44.11 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 30°06'14" EAST, AND A CHORD DISTANCE OF 44.08 FEET; THENCE SOUTH 68°12'05" EAST, A DISTANCE OF 43.82 FEET; THENCE SOUTH 83°25'09" EAST, A DISTANCE OF 70.71 FEET; THENCE SOUTH 83°14'06" EAST, A DISTANCE OF 72.43 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "D" DESCRIBED HEREIN.

CONTAINING 48.18 ACRES, MORE OR LESS.

DESCRIPTION WETLAND AREA "E"; PREPARED BY SURVEYOR

A TRACT OF LAND LYING WITHIN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY), ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1978.22 FEET TO THE NORTHWEST CORNER OF LOT 8, ACCORDING TO THE PLAT OF STAGE COACH MANOR, AS RECORDED IN MAP BOOK 14, ON PAGE 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 16°03'25" WEST, A DISTANCE OF 561.50 FEET; THENCE SOUTH 02°48'09" EAST, A DISTANCE OF 1358.15 FEET; THENCE SOUTH 12°44'04" EAST, A DISTANCE OF 2301.31 FEET; THENCE NORTH 86°53'30" EAST, A DISTANCE OF 599.93 FEET; THENCE SOUTH 06°01'38" EAST, A DISTANCE OF 3091.79 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "E" HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING THENCE SOUTH 06°01'26" EAST, A DISTANCE OF 9.05 FEET; THENCE SOUTH 11°17'38" EAST, A DISTANCE OF 746.80 FEET; THENCE SOUTH 75°14'03" WEST, A DISTANCE OF 156.71 FEET; THENCE NORTH 19°15'21" EAST, A DISTANCE OF 25.46 FEET; THENCE NORTH 10°44'53" WEST, A DISTANCE OF 71.94 FEET; THENCE NORTH 08°18'27" WEST, A DISTANCE OF 33.30 FEET; THENCE NORTH 48°15'22" WEST, A DISTANCE OF 34.96 FEET; THENCE NORTH 87°49'15" WEST, A DISTANCE OF 26.85 FEET; THENCE SOUTH 87°18'43" WEST, A DISTANCE OF 22.89 FEET; THENCE SOUTH 76°49'06" WEST, A DISTANCE OF 27.40 FEET; THENCE SOUTH 36°31'53" WEST, A DISTANCE OF 29.29 FEET; THENCE SOUTH 74°18'34" WEST, A DISTANCE OF 27.14 FEET; THENCE NORTH 87°26'50" WEST, A DISTANCE OF 20.14 FEET; THENCE SOUTH 70°12'04" WEST, A DISTANCE OF 19.57 FEET; THENCE SOUTH 58°35'56" WEST, A DISTANCE OF 25.60 FEET; THENCE NORTH 58°12'51" WEST, A DISTANCE OF 32.00 FEET; THENCE NORTH 64°41'35" WEST, A DISTANCE OF 34.80 FEET; THENCE NORTH 42°43'52" WEST, A DISTANCE OF 28.58 FEET; THENCE NORTH 19°10'48" WEST, A DISTANCE OF 28.58 FEET; THENCE NORTH 40°16'43" WEST, A DISTANCE OF 21.20 FEET; THENCE NORTH 15°54'04" WEST, A DISTANCE OF 33.75 FEET; THENCE NORTH 17°34'45" EAST, A DISTANCE OF 28.73 FEET; THENCE

NORTH 07°03'44" WEST, A DISTANCE OF 19.88 FEET; THENCE NORTH 06°45'15" EAST, A DISTANCE OF 22.49 FEET; THENCE NORTH 10°38'02" WEST, A DISTANCE OF 39.02 FEET; THENCE NORTH 04°38'47" WEST, A DISTANCE OF 30.97 FEET; THENCE NORTH 29°29'57" WEST, A DISTANCE OF 30.28 FEET; THENCE NORTH 07°57'02" WEST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 61°04'00" WEST, A DISTANCE OF 35.91 FEET; THENCE NORTH 24°19'29" WEST, A DISTANCE OF 49.74 FEET; THENCE NORTH 34°32'21" EAST, A DISTANCE OF 55.21 FEET; THENCE NORTH 03°20'39" WEST, A DISTANCE OF 76.83 FEET; THENCE NORTH 05°24'34" EAST, A DISTANCE OF 67.30 FEET; THENCE SOUTH 41°04'51" WEST, A DISTANCE OF 30.10 FEET; THENCE SOUTH 22°01'56" WEST, A DISTANCE OF 54.24 FEET; THENCE SOUTH 16°20'34" EAST, A DISTANCE OF 24.20 FEET; THENCE SOUTH 73°42'56" WEST, A DISTANCE OF 34.38 FEET; THENCE NORTH 09°28'35" WEST, A DISTANCE OF 191.92 FEET; THENCE NORTH 05°32'02" WEST, A DISTANCE OF 61.02 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°37'06" EAST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE NORTH 84°37'07" EAST, A DISTANCE OF 34.20 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 130.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 27.57 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 78°32'37" EAST, AND A CHORD DISTANCE OF 27.51 FEET; THENCE SOUTH 89°22'16" EAST, A DISTANCE OF 137.10 FEET; THENCE SOUTH 67°40'46" EAST, A DISTANCE OF 82.95 FEET; THENCE NORTH 89°35'13" EAST, A DISTANCE OF 175.73 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "E" DESCRIBED HEREIN.

CONTAINING 7.23 ACRES, MORE OR LESS.

DESCRIPTION WETLAND AREA "F"; PREPARED BY SURVEYOR

A TRACT OF LAND LYING WITHIN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY), ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1978.22 FEET TO THE NORTHWEST CORNER OF LOT 8, ACCORDING TO THE PLAT OF STAGE COACH MANOR, AS RECORDED IN MAP BOOK 14, ON PAGE 89 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE SOUTH 16°03'25" WEST, A DISTANCE OF 561.50 FEET; THENCE SOUTH 02°48'09" EAST, A DISTANCE OF 1358.15 FEET; THENCE SOUTH 12°44'04" EAST, A DISTANCE OF 2301.31 FEET; THENCE NORTH 86°53'30" EAST, A DISTANCE OF 599.93 FEET; THENCE SOUTH 06°01'38" EAST, A DISTANCE OF 3100.84 FEET; THENCE NORTH 89°39'07" WEST, A DISTANCE OF 534.17 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "F" HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING THENCE SOUTH 05°22'54" EAST, A DISTANCE OF 60.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 130.00 FEET;

THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 9.28 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°25'35" EAST, AND A CHORD DISTANCE OF 9.28 FEET; THENCE SOUTH 09°28'18" EAST, A DISTANCE OF 141.20 FEET; THENCE NORTH 88°36'19" WEST, A DISTANCE OF 700.53 FEET; THENCE NORTH 39°44'53" EAST, A DISTANCE OF 65.07 FEET; THENCE NORTH 13°43'55" WEST, A DISTANCE OF 32.13 FEET; THENCE SOUTH 67°13'35" WEST, A DISTANCE OF 17.01 FEET; THENCE NORTH 48°58'27" WEST, A DISTANCE OF 61.27 FEET; THENCE NORTH 13°39'34" WEST, A DISTANCE OF 92.01 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.02 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 39°04'46" EAST, AND A CHORD DISTANCE OF 39.79 FEET; THENCE SOUTH 88°10'55" EAST, A DISTANCE OF 671.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 36.13 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°46'55" EAST, AND A CHORD DISTANCE OF 33.07 FEET TO THE POINT OF BEGINNING OF WETLAND AREA "F" DESCRIBED HEREIN.

CONTAINING 3.70 ACRES, MORE OR LESS.

Together with the following described easement.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.
DESCRIPTION INGRESS EGRESS EASEMENT; PREPARED BY SURVEYOR

THE PURPOSE OF THIS INGRESS EGRESS EASEMENT IS FOR THE USE OF ST. JOHNS COUNTY IN THE ACCESS OF THE WETLANDS AS DEPICTED AND DESCRIBED IN THIS DOCUMENT

A TRACT OF LAND LYING WITHIN SECTION 6, 7 AND 18 TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT, RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY), ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1518.22 FEET; THENCE SOUTH 16°03'25" WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 73°56'35" EAST, A DISTANCE OF 279.60 FEET TO THE POINT OF BEGINNING OF THE INGRESS EGRESS EASEMENT HEREIN DESCRIBED.

FROM THE POINT OF BEGINNING THENCE SOUTH 73°56'36" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°03'24" WEST, AND A CHORD DISTANCE OF 35.36 FEET; THENCE SOUTH 16°03'25" WEST, A DISTANCE OF 147.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 496.94 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32'52" WEST, AND A

CHORD DISTANCE OF 494.68 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 370.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 244.37 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°07'05" WEST, AND A CHORD DISTANCE OF 239.95 FEET; THENCE SOUTH 02°48'09" EAST, A DISTANCE OF 1175.16 FEET; THENCE SOUTH 02°09'04" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 175.59 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 20°46'34" EAST, AND A CHORD DISTANCE OF 172.51 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.50 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°53'14" EAST, AND A CHORD DISTANCE OF 17.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.06 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'06" EAST, AND A CHORD DISTANCE OF 15.63 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 119.51 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°18'30" EAST, AND A CHORD DISTANCE OF 100.71 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.06 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08°45'06" WEST, AND A CHORD DISTANCE OF 15.63 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 86.82 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°42'44" EAST, AND A CHORD DISTANCE OF 86.57 FEET; THENCE SOUTH 00°49'29" WEST, A DISTANCE OF 372.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 117.21 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°00'00" WEST, AND A CHORD DISTANCE OF 116.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.69 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°33'57" WEST, AND A CHORD DISTANCE OF 136.21 FEET; THENCE SOUTH 08°02'38" EAST, A DISTANCE OF 371.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 970.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70.61 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°07'45" EAST, AND A CHORD DISTANCE OF 70.59 FEET; THENCE SOUTH 12°12'52" EAST, A DISTANCE OF 345.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 195.08 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°47'19" EAST, AND A CHORD DISTANCE OF 194.79 FEET; THENCE SOUTH 01°21'45" EAST, A DISTANCE OF 114.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 237.88 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°29'45" WEST, AND A CHORD DISTANCE OF 235.89 FEET; THENCE SOUTH 24°21'14" WEST, A DISTANCE OF 337.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 420.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 298.24 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°00'40" WEST, AND A CHORD DISTANCE OF

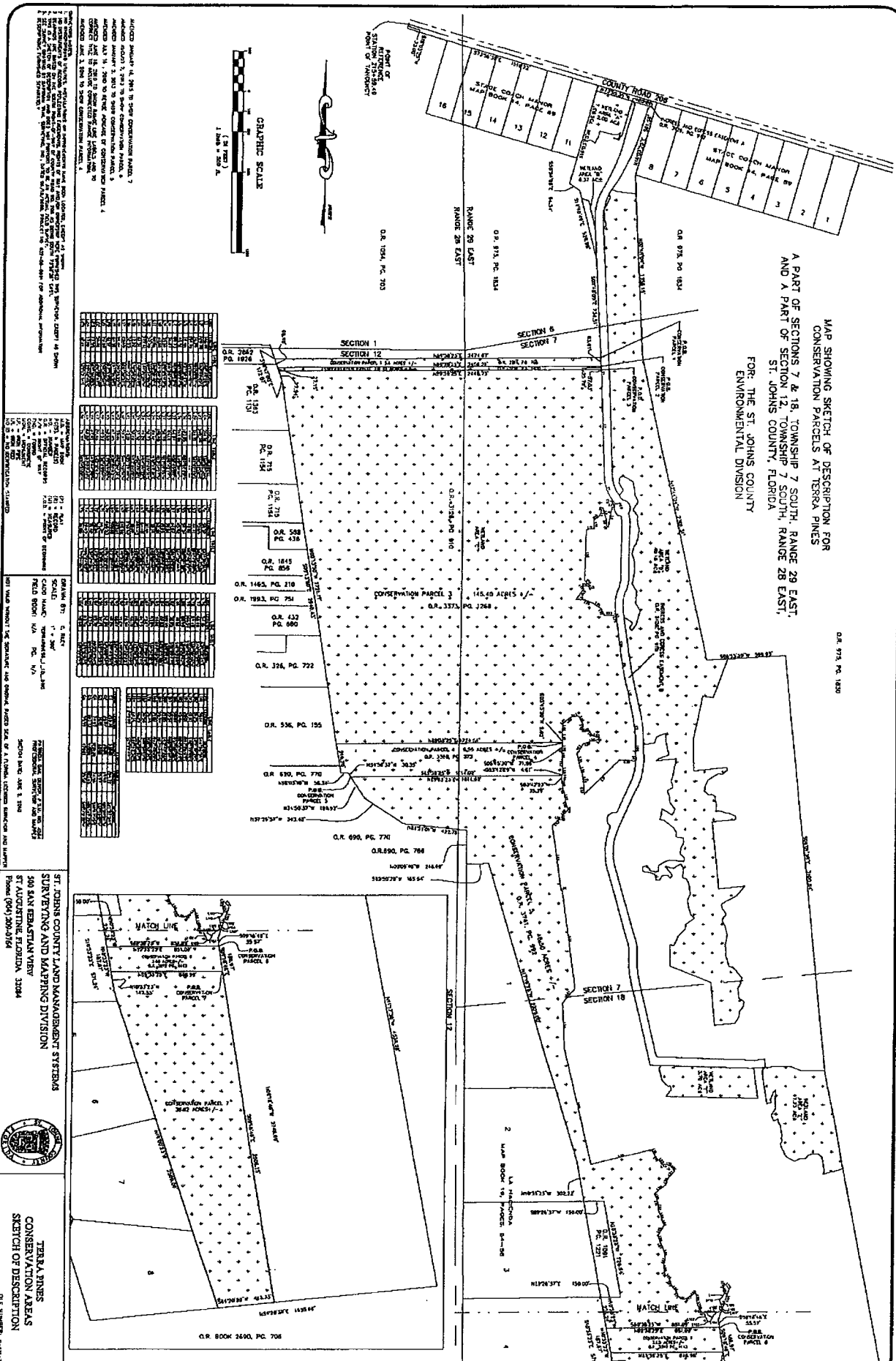
292.02 FEET; THENCE SOUTH 16°19'55" EAST, A DISTANCE OF 550.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 86.59 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08°48'53" EAST, AND A CHORD DISTANCE OF 86.34 FEET; THENCE SOUTH 01°17'51" EAST, A DISTANCE OF 108.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 470.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.40 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 07°28'43" EAST, AND A CHORD DISTANCE OF 101.21 FEET; THENCE SOUTH 13°39'34" EAST, A DISTANCE OF 576.58 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 32.52 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 50°55'14" EAST, AND A CHORD DISTANCE OF 30.27 FEET; THENCE SOUTH 88°10'55" EAST, A DISTANCE OF 723.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 80.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 10.05 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°13'05" EAST, AND A CHORD DISTANCE OF 10.05 FEET; THENCE NORTH 84°37'06" EAST, A DISTANCE OF 67.50 FEET; THENCE SOUTH 05°22'54" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 86°41'13" WEST, A DISTANCE OF 106.94 FEET; THENCE NORTH 88°10'55" WEST, A DISTANCE OF 766.18 FEET; THENCE NORTH 13°39'34" WEST, A DISTANCE OF 641.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 530.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 114.35 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 07°28'43" WEST, AND A CHORD DISTANCE OF 114.13 FEET; THENCE NORTH 01°17'51" WEST, A DISTANCE OF 108.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70.85 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°48'53" WEST, AND A CHORD DISTANCE OF 70.64 FEET; THENCE NORTH 16°19'55" WEST, A DISTANCE OF 550.85 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 480.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 318.37 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 02°40'11" EAST, AND A CHORD DISTANCE OF 312.57 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 29.80 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°28'27" WEST, AND A CHORD DISTANCE OF 28.06 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 50.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 123.48 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 24°07'48" EAST, AND A CHORD DISTANCE OF 94.41 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.77 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 59°37'01" EAST, AND A CHORD DISTANCE OF 28.87 FEET; THENCE NORTH 24°21'14" EAST, A DISTANCE OF 219.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 470.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 210.95 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°29'45" EAST, AND A CHORD DISTANCE OF 209.19 FEET; THENCE NORTH 01°21'45" WEST, A DISTANCE OF 114.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 970.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 183.72 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°47'19" WEST, AND A

CHORD DISTANCE OF 183.45 FEET; THENCE NORTH 12°12'52" WEST, A DISTANCE OF 345.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1030.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 74.97 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°07'45" WEST, AND A CHORD DISTANCE OF 74.96 FEET; THENCE NORTH 08°02'38" WEST, A DISTANCE OF 371.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 168.29 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°33'57" EAST, AND A CHORD DISTANCE OF 166.47 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 95.90 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 11°00'00" EAST, AND A CHORD DISTANCE OF 95.40 FEET; THENCE NORTH 00°49'29" EAST, A DISTANCE OF 372.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 270.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.45 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°41'42" WEST, AND A CHORD DISTANCE OF 61.31 FEET TO THE POINT OF CURVATURE OF A COMPOUND CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.30 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 41°17'46" WEST, AND A CHORD DISTANCE OF 19.44 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 60.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 94.45 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 25°16'52" WEST, AND A CHORD DISTANCE OF 85.00 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.92 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 10°09'04" WEST, AND A CHORD DISTANCE OF 19.98 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 330.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 218.70 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 21°07'54" WEST, AND A CHORD DISTANCE OF 214.72 FEET; THENCE NORTH 02°09'03" WEST, A DISTANCE OF 729.78 FEET; THENCE NORTH 02°48'09" WEST, A DISTANCE OF 1175.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 430.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 250.55 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 13°53'23" EAST, AND A CHORD DISTANCE OF 247.02 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1500.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 380.27 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°19'10" EAST, AND A CHORD DISTANCE OF 379.25 FEET; THENCE NORTH 16°03'25" EAST, A DISTANCE OF 271.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET; SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 28°56'35" WEST, AND A CHORD DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING OF THE INGRESS EGRESS EASEMENT DESCRIBED HEREIN.

CONTAINING 11.85 ACRES, MORE OR LESS.

MAP SHOWING SKETCH OF DESCRIPTION FOR
 CONSERVATION PARCELS AT TERRA PINES
 A PART OF SECTIONS 7 & 18, TOWNSHIP 7 SOUTH, RANGE 28 EAST,
 AND A PART OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA
 FOR: THE ST. JOHNS COUNTY
 ENVIRONMENTAL DIVISION

O.R. 973, P.C. 820



1. THE INFORMATION ON THIS MAP WAS OBTAINED FROM THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION AND THE ST. JOHNS COUNTY PLANNING DEPARTMENT. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION AND THE ST. JOHNS COUNTY PLANNING DEPARTMENT ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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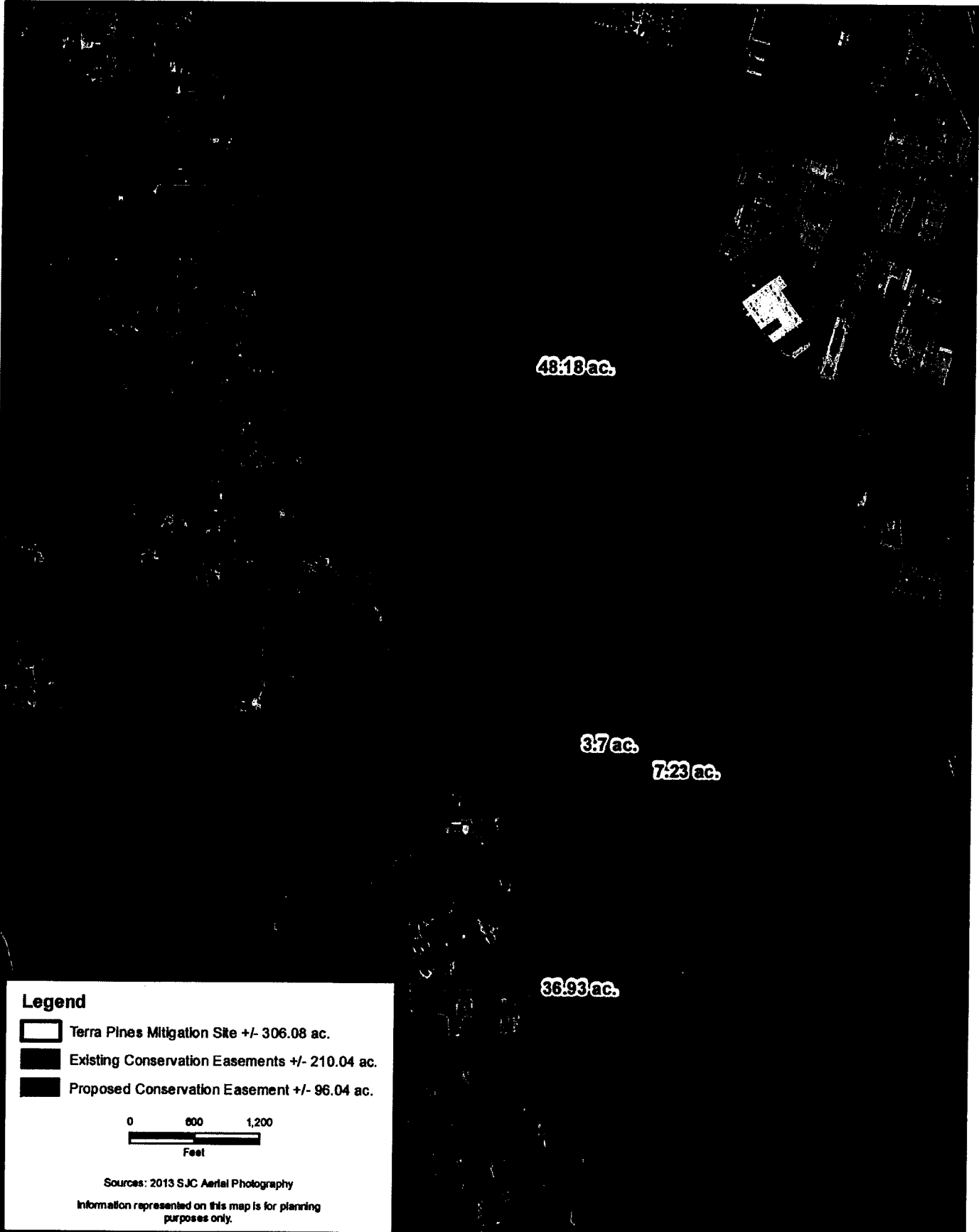
3. THE INFORMATION ON THIS MAP WAS OBTAINED FROM THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION AND THE ST. JOHNS COUNTY PLANNING DEPARTMENT. THE USER OF THIS MAP ASSUMES ALL LIABILITY FOR ANY ERRORS OR OMISSIONS. THE ST. JOHNS COUNTY ENVIRONMENTAL DIVISION AND THE ST. JOHNS COUNTY PLANNING DEPARTMENT ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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SYMBOL	DESCRIPTION
[Stippled pattern]	CONSERVATION PARCEL
[Dashed line]	EXISTING ROAD
[Solid line]	EXISTING FENCE
[Dotted pattern]	EXISTING WETLAND
[Cross-hatched pattern]	EXISTING CROPLAND
[Diagonal lines]	EXISTING PASTURE
[Horizontal lines]	EXISTING FOREST
[Vertical lines]	EXISTING WOODLAND
[Wavy lines]	EXISTING WATERWAY
[Star symbol]	EXISTING WELL
[Circle symbol]	EXISTING POND
[Square symbol]	EXISTING BUILDING
[Triangle symbol]	EXISTING UTILITY
[Circle with dot symbol]	EXISTING TREE
[Circle with cross symbol]	EXISTING ROCK
[Circle with triangle symbol]	EXISTING MOUND
[Circle with square symbol]	EXISTING PIT
[Circle with diamond symbol]	EXISTING TOWER
[Circle with hexagon symbol]	EXISTING MONUMENT
[Circle with octagon symbol]	EXISTING MARKER
[Circle with star symbol]	EXISTING SIGN
[Circle with cross symbol]	EXISTING POST
[Circle with triangle symbol]	EXISTING NAIL
[Circle with square symbol]	EXISTING BRACKET
[Circle with diamond symbol]	EXISTING SCREW
[Circle with hexagon symbol]	EXISTING BOLT
[Circle with octagon symbol]	EXISTING WOOD
[Circle with star symbol]	EXISTING METAL
[Circle with cross symbol]	EXISTING STONE
[Circle with triangle symbol]	EXISTING BRICK
[Circle with square symbol]	EXISTING TILE
[Circle with diamond symbol]	EXISTING GLASS
[Circle with hexagon symbol]	EXISTING PAPER
[Circle with octagon symbol]	EXISTING RUBBER
[Circle with star symbol]	EXISTING LEATHER
[Circle with cross symbol]	EXISTING FABRIC
[Circle with triangle symbol]	EXISTING PLASTIC
[Circle with square symbol]	EXISTING CERAMIC
[Circle with diamond symbol]	EXISTING GLASS
[Circle with hexagon symbol]	EXISTING PAPER
[Circle with octagon symbol]	EXISTING RUBBER
[Circle with star symbol]	EXISTING LEATHER
[Circle with cross symbol]	EXISTING FABRIC
[Circle with triangle symbol]	EXISTING PLASTIC
[Circle with square symbol]	EXISTING CERAMIC

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 300 SAN BERNARDINE AVENUE
 ST. AUGUSTINE, FLORIDA 32084
 Phone: (904) 320-2150

TERRA PINES
 CONSERVATION AREAS
 SKETCH OF DESCRIPTION
 DATE: 11/19/2013



48.18 ac.

3.7 ac.

7.23 ac.

36.93 ac.

Legend

-  Terra Pines Mitigation Site +/- 306.08 ac.
-  Existing Conservation Easements +/- 210.04 ac.
-  Proposed Conservation Easement +/- 96.04 ac.



Sources: 2013 SJC Aerial Photography
 Information represented on this map is for planning purposes only.

CARTER ENVIRONMENTAL SERVICES, INC.



7 Waldo Street
 St. Augustine, FL 32084
 904-540-1786

www.carterenv.com

SJC Terra Pines Mitigation Site

St. Johns County Public Works Expansion



Project: 5.14026

St. Johns County, Florida

Date: Dec. 4, 2014

Figure:

1