

RESOLUTION NO. 2017- 179

**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 EASEMENTS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR THE FUTURE FIRST COAST EXPRESSWAY.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation ("FDOT") proposes to construct or improve an extension of State Road No. 23, Section No. 78293, F.P. No. 4229382, in St. Johns County, Florida, known as the First Coast Expressway; 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 Perpetual Easements, attached hereto as Exhibits "B", "C" and "D", 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 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 Easements, 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: Kiersten Dicks.

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 6<sup>th</sup> day of June, 2017.

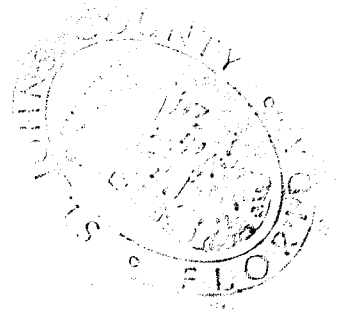
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By: \_\_\_\_\_  
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad, Clerk

By: *Pam Halterman*  
Deputy Clerk

**RENDITION DATE** 6/8/17



03-BSD.03-Date: March 23, 2017

T. S. No. N/A  
R/W Map Sheet No. 22, 38  
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. 120.1  
SECTION NO. 78293  
F.P. NO. 4229382  
STATE ROAD NO. 23  
COUNTY OF St. Johns

**COUNTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32086, 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 anyway 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)

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
James K. Johns, Chair

Exhibit "A"

Section No. 78293  
F.P. No. 4229382

State Road No. 23

St. Johns County

Parcel No. 120

Part "A"

FEE SIMPLE LIMITED ACCESS

A Part Of The Northwest 1/4 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike With No Identification Marking The Northwest Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°26'24" East, Along The West Line Of Said Section 2, A Distance Of 261.40 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 88°56'47" East, Along Said Baseline Of Survey, A Distance Of 639.18 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 16,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 353.23 Feet; Thence North 00°49'30" West, Departing Said Baseline Of Survey, A Distance Of 194.15 Feet To A Point On The Southerly Existing Right Of Way Line Of County Road No. 16a, (A Variable Width Right Of Way, As Per State Road Department Right Of Way Map Section 7806-108), A Point On The Mean High Water Line Of Trout Creek, As Established Per Florida Department Of Environmental Protection Mean High Water Survey Number 4192, And The **Point Of Beginning**; Thence Along Said Mean High Water Line The Following Three (3) Bearings And Distances: (1) South 79°23'28" West, 6.04 Feet; (2) North 72°33'38" West, 11.71 Feet; (3) North 14°48'16" West, 6.34 Feet; Thence North 89°10'30" East, A Distance Of 18.61 Feet To A Point On Said Southerly Existing Right Of Way Line Of County Road No. 16a; Thence South 00°49'30" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 8.79 Feet To The **Point Of Beginning**.

Containing 149 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:

Part "B"

FEE SIMPLE LIMITED ACCESS

A Part Of The Northwest 1/4 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike With No Identification Marking The Northwest Corner Of Said Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°26'24" East, Along The West Line Of Said Section 2, A Distance Of 261.40 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 88°56'47" East, Along Said Baseline Of Survey, A Distance Of 639.18 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 16,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 353.23 Feet; Thence North

00°49'30" West, Departing Said Baseline Of Survey, A Distance Of 152.94 Feet To A Point On The Southerly Existing Right Of Way Line Of County Road No. 16a, (A Variable Width Right Of Way, As Per State Road Department Right Of Way Map Section 7806-108), And The **Point Of Beginning**; Thence South 89°10'30" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 68.20 Feet To A Point On The Mean High Water Line Of Trout Creek, As Established Per Florida Department Of Environmental Protection Mean High Water Survey Number 4192; Thence Along Said Mean High Water Line The Following Five (5) Bearings And Distances: (1) North 39°54'33" East, 0.78 Feet; (2) North 83°19'37" East, 35.45 Feet; (3) North 27°35'11" East, 35.10 Feet; (4) South 88°36'04" East, 10.04 Feet; (5) North 80°12'23" East, 5.76 Feet To A Point On Said Southerly Existing Right Of Way Line Of County Road No. 16a; Thence South 00°49'30" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 35.59 Feet To The **Point Of Beginning**.

Containing 963 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:

Part "C"

FEE SIMPLE LIMITED ACCESS

A Part Of The Northwest 1/4 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike With No Identification Marking The Northwest Corner Of Said Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°26'24" East, Along The West Line Of Said Section 2, A Distance Of 261.40 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 88°56'47" East, Along Said Baseline Of Survey, A Distance Of 639.18 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 16,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 203.19 Feet; Thence North 00°49'30" West, Departing Said Baseline Of Survey, A Distance Of 164.78 Feet To A Point On The Southerly Existing Right Of Way Line Of County Road No. 16a, (A Variable Width Right Of Way, As Per State Road Department Right Of Way Map Section 7806-108), A Point On The Mean High Water Line Of Trout Creek, As Established Per Florida Department Of Environmental Protection Mean High Water Survey Number 4192, And The **Point Of Beginning**; Thence Continue North 00°49'30" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 41.37 Feet; Thence North 89°10'30" East, A Distance Of 13.65 Feet To A Point On Said Mean High Water Line; Thence Along Said Mean High Water Line The Following Three (3) Bearings And Distances: (1) South 05°07'27" West, 8.54 Feet; (2) South 20°01'41" West, 24.90 Feet; (3) South 21°17'11" West, 10.37 Feet To The **Point Of Beginning**.

Containing 325 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.

07-PE.11-Date: March 23, 2017

T. S. No. N/A  
R/W Map Sheet No.22, 38  
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.	811.1
SECTION NO.	78293
F.P. NO.	4229382
STATE ROAD NO.	23
COUNTY OF	St. Johns

**PERPETUAL EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32086, 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 purpose of constructing and maintaining a stormwater drainage system 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)

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
James K. Johns, Chair

**Exhibit "A"**

Section 78293  
F.P. No. 4229382

State Road No. 23

St. Johns County

Parcel No. 811

PERPETUAL EASEMENT

A Perpetual Easement For The Purpose Of Constructing And Maintaining Stormwater Drainage System, In, Over, Under, Upon And Through The Following Described Land In St. Johns County, Florida, To Wit:

A Part Of The Southwest 1/4 Of Section 35, Township 5 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike Marking The Southwest Corner Of Section 35, Township 5 South, Range 27 East, Same Also Being The Northwest Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°26'24" East, Along The West Line Of Said Section 2, A Distance Of 261.40 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 88°56'47" East, Along Said Baseline Of Survey, A Distance Of 639.18 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 16,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 257.61 Feet; Thence North 00°49'30" West, Departing Said Baseline Of Survey, Crossing From Said Section 2 Into Said Section 35, A Distance Of 355.15 Feet To A Point On The Northerly Existing Right Of Way Line Of County Road No. 16a, (A Variable Width Right Of Way, As Per State Road Department Right Of Way Map Section 7806-108); Thence South 89°10'30" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 50.19 Feet To A Point On The Mean High Water Line Of Trout Creek, Per Florida Department Of Environmental Protection Mean High Water Survey Number 4390 And The **Point Of Beginning**; Thence South 53°30'03" West, Along Said Mean High Water Line, A Distance Of 5.19 Feet To A Point On Said Northerly Existing Right Of Way Line Of County Road No. 16a; Thence North 00°49'30" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 3.03 Feet; Thence North 89°10'30" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 4.22 Feet To The **Point Of Beginning**.

Containing 6 Square Feet, More Or Less.

07-PE.11-Date: March 23, 2017

T. S. No. N/A  
R/W Map Sheet No.21, 22, 38  
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. 812.1  
SECTION NO. 78293  
F.P. NO. 4229382  
STATE ROAD NO. 23  
COUNTY OF St. Johns

**PERPETUAL EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32086, 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 purpose of constructing and maintaining a stormwater drainage system 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)

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
James K. Johns, Chair

**Exhibit "A"**

Section 78293  
F.P. No. 4229382

State Road No. 23

St. Johns County

A Part Of The Northwest 1/4 Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike Marking The Northwest Corner Of Section 2, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°26'24" East, Along The West Line Of Said Section 2, A Distance Of 261.40 Feet To A Point On The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence North 88°56'47" East, Along Said Baseline Of Survey, A Distance Of 639.18 Feet To The Point Of Curvature Of A Curve Concave Northerly Having A Radius Of 16,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 1,052.35 Feet To A Point Of Reverse Curvature Of A Curve Concave Southerly Having A Radius Of 24,000.00 Feet; Thence Easterly, Along Said Curve And Said Baseline Of Survey, An Arc Length Of 194.73 Feet To A Point On The Southerly Existing Right Of Way Line Of County Road No. 16a, (A Variable Width Right Of Way, As Per State Road Department Right Of Way Map Section 7806-108), And The **Point Of Beginning**; Said Point Being On The Arc Of A Curve Concave Southwesterly Having A Radius Of 1,185.67 Feet, A Chord Bearing And Distance Of North 68°11'21" West, 364.36 Feet; Thence Northwesterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 17°40'38", An Arc Length Of 365.81 Feet To A Point 162.00 Feet North, As Measured At Right Angles, Of Said Baseline Of Survey; Said Point Being On The Arc Of A Curve Concave Northerly Having A Radius Of 15,838.00 Feet, A Chord Bearing And Distance Of North 85°24'54" East, 130.98 Feet; Thence Easterly, Along The Arc Of Said Curve, Parallel With Said Baseline Of Survey, Through An Angle Of 00°28'26", An Arc Length Of 130.98 Feet To A Point Of Reverse Curvature Of A Curve Concave Southerly Having A Radius Of 24,162.00 Feet, A Chord Bearing And Distance Of North 85°15'07" East, 62.33 Feet; Thence Easterly, Along The Arc Of Said Curve, Parallel With Said Baseline Of Survey, Through An Angle Of 00°08'52", An Arc Length Of 62.33 Feet To A Point On The Northerly Existing Right Of Way Line Of Said County Road No. 16a; Said Point Being On The Arc Of A Curve Concave Southwesterly Having A Radius Of 1,178.92 Feet, A Chord Bearing And Distance Of South 56°40'04" East, 491.20 Feet; Thence Southeasterly, Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 24°02'55", An Arc Length Of 494.82 Feet To The Point Of Tangency; Thence South 44°38'37" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 32.67 Feet To A Point 162.00 Feet South, As Measured At Right Angles, Of Said Baseline Of Survey; Said Point Being On The Arc Of A Curve Concave Southerly Having A Radius Of 23,838.00 Feet, A Chord Bearing And Distance Of South 86°11'59" West, 88.98 Feet; Thence Westerly, Along The Arc Of Said Curve, Parallel With Said Baseline Of Survey, Through An Angle Of 00°12'50", An Arc Length Of 88.98 Feet To A Point On Said Southerly Existing Right Of Way Line Of County Road No. 16a; Said Point Being On The Arc Of A Curve Concave Southwesterly Having A Radius Of 1,185.67 Feet, A Chord Bearing And Distance Of North 53°20'51" West, 248.00 Feet; Thence Northwesterly, Along Said Southerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 12°00'22", An Arc Length Of 248.45 Feet To The **Point Of Beginning**.

Containing 0.915 Acre, More Or Less.

07-PE.11-Date: March 23, 2017

T. S. No. N/A  
R/W Map Sheet No. 25, 39  
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.	814.1
SECTION NO.	78293
F.P. NO.	4229382
STATE ROAD NO.	23
COUNTY OF	St. Johns

### PERPETUAL EASEMENT

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by  
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian  
View, St. Augustine, Florida 32086, 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 purpose of constructing and maintaining a stormwater drainage system 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)

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
James K. Johns, Chair

**Exhibit "A"**

Section 78293  
F.P. No. 4229382

State Road No. 23

St. Johns County

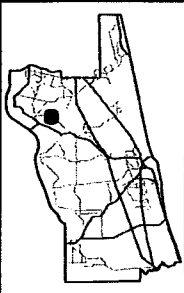
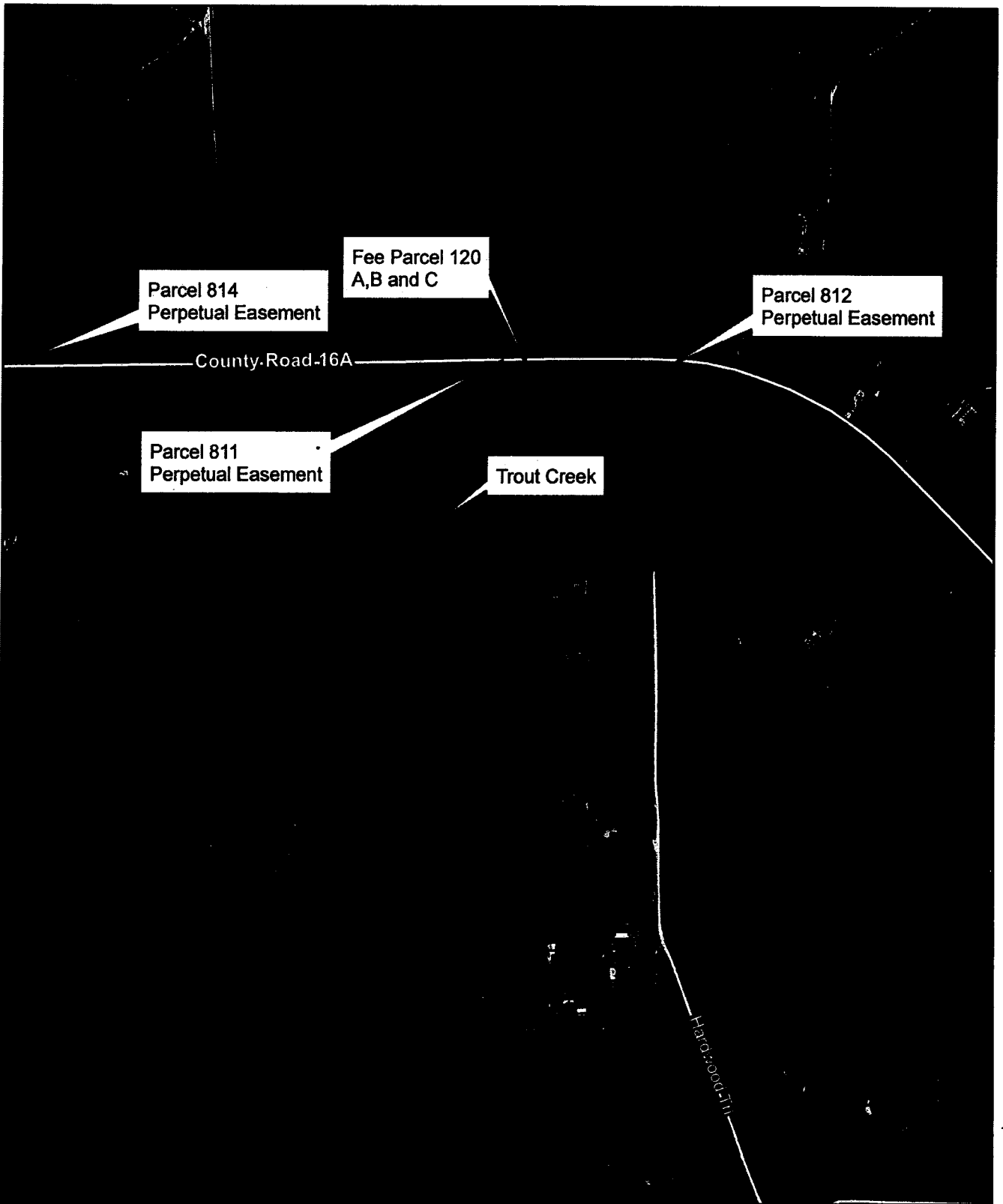
Parcel No. 814


PERPETUAL EASEMENT

A Part Of The South 1/2 Of Section 33, Township 5 South, Range 27 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A Railroad Spike Without Identification Marking The Southeast Corner Of Section 33, Township 5 South, Range 27 East, Same Also Being The Northeast Corner Of Section 4, Township 6 South, Range 27 East, St. Johns County, Florida; Thence South 03°38'40" East, Along The East Line Of Said Section 4, A Distance Of 266.32 Feet To The Baseline Of Survey Of State Road No. 23, (A Variable Width Right Of Way, As Per Florida Department Of Transportation Right Of Way Map, Section 78293, F.P. No. 4229382); Thence South 88°56'47" West, Along Said Baseline Of Survey, A Distance Of 1,077.34 Feet To The Point Of Curvature Of A Curve Concave Southerly Having A Radius Of 3,820.00 Feet; Thence Westerly, Along Said Baseline Of Survey And The Arc Of Said Curve, An Arc Distance Of 53.94 Feet; Thence North 01°08'49" West, Crossing From Said Section 4 Into Said Section 33, A Distance Of 279.69 Feet To The **Point Of Beginning**; Thence South 88°57'37" West, A Distance Of 1,615.90 Feet; Thence North 01°02'23" West, A Distance Of 20.00 Feet To A Point On The Northerly Existing Right Of Way Line Of County Road No. 16A, (A Variable Width Right Of Way); Thence North 88°57'37" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 1,380.60 Feet; Thence North 02°31'07" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 7.00 Feet; Thence North 88°57'37" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 235.43 Feet; Thence South 01°08'49" East, A Distance Of 27.00 Feet To The **Point Of Beginning**.

Containing 0.780 Acres, More Or Less.



  
 2013 Aerial Imagery  
 0 150 300  
 Feet  
 April 27, 2017

First Coast Expressway  
 Right-of-Way  
 State Road No. 23  
  
**FDOT**

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0790  
  

 Disclaimer:  
 This map is for reference use only.  
 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate  
 Division disclaims all responsibility  
 for the accuracy or completeness  
 of the data shown hereon.

