

RESOLUTION NO. 2021- 450

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF AN EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT REQUIRED FOR THE ARMSTRONG CDBG DRAINAGE IMPROVEMENT PROJECT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, the owner of certain property located on Armstrong Road has executed and presented to St. Johns County a Purchase and Sale Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for the purchase of an easement and temporary construction easement across a portion of their property; and

WHEREAS, the easements are required for the proposed drainage improvements as part of the Armstrong CDBG Drainage Improvement Project; and

WHEREAS, it in the best interest of the County to acquire the easements for the health, safety and welfare of the citizens in the Armstrong area.

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 Board of County Commissioners hereby approves the terms and conditions of the Purchase and Sale Agreement and authorizes the County Administrator, or designee, to execute the Agreement on behalf of the County and move forward to close the transaction.

Section 3. The Clerk is instructed to file the original Purchase and Sale Agreement in the office of the Clerk of the Circuit Court.

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 2nd day of November, 2021.

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

By: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

By: *Robin L. Platt*
Deputy Clerk

RENDITION DATE NOV 04 2021



**PURCHASE AND SALE AGREEMENT FOR
GRANT OF EASEMENT**

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of _____, 2021, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Buyer") and **SHEILA A. HAYWARD**, ("Seller"), whose address is 1930 Isherwood Terrace, St. Augustine, Florida 32092.

WITNESSETH:

WHEREAS, the County is desirous of purchasing an Easement and Temporary Construction Easement over the Seller's property described on attached EXHIBIT "A", incorporated by reference and made a part hereof, upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire an Easement and Temporary Construction Easement over the lands for drainage purposes.

NOW THEREFORE, it is mutually agreed as follows:

1. Recitals. The above Recitals are incorporated into the body of this Agreement, and such Recitals are adopted as Findings of Fact.

2. Purchase Price. The purchase price ("Purchase Price") for the Easement and Temporary Construction Easement is Ten Thousand and 00/100 Dollars (**\$10,000.00**). The Purchase Price shall be in cash or other immediately available funds.

3. Closing. Unless extended by the terms of Section 24, or other provisions hereof, the closing of the sale of the Easement Area ("Closing") shall take place at the offices of St. Johns County, 500 San Sebastian View, St. Augustine, Florida 32084, or at a title company, on or before ninety (90) days from the date of this Agreement ("Closing Date"), **TIME BEING OF THE ESSENCE**.

4. Seller's Representations. Seller represents to Buyer that she owns fee simple title to the Easement Area and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

5. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer a Grant of Easement.

(b) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(c) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

6. Closing Expenses. Buyer shall pay the cost of recording the, including documentary stamps, and Seller will pay any taxes due. Each party shall bear the expense of its own legal counsel.

7. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Easement Area for the purpose of physically inspecting the Easement Area and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis and Permitting to determine the Easement Area's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Easement Area. If Buyer determines that the Easement Area is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date.

8. Default.

(a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may terminate this Agreement.

(b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit, if there is one, as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

9. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Easement.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

11. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

12. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

14. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

15. Time. Time is of the essence of all provisions of this Agreement.

16. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

17. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Buyer: St. Johns County, Florida, a political subdivision
of the State of Florida
500 San Sebastian View
St. Augustine, Florida 32084

Seller: Sheila A. Hayward
1930 Isherwood Terrace
St. Augustine, Florida 32092

18. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

19. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

20. Commission Dues. There are not any real estate commissions due as a result of this transaction.

21. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

22. Effective Date. The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

23. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

24. Amendment. Notwithstanding any other provision contained in this Agreement, the closing date may be extended by the County, and the Seller, without further action of the Board of County Commissioners of St. Johns County. As a result, the County Administrator may execute an extension of the Inspection Termination Date and Closing Date, without such referenced further action of the Board. This accommodation extends only to extension of the Inspection Termination Date and the Closing Date. Any other Amendment of this Purchase and Sale Agreement must be approved by action of the Board of County Commissioners of St. Johns County.

25. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement/Contract shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes). Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

SELLER:

Ronnie Ted 9-15-21
Signature Date

Sheila A. Hayward 9/15/21
Sheila A. Hayward Date

Laurie Ford
Print Name

Debbie Jgh 9-15-21
Signature Date

Debbie Taylor
Print Name

EXHIBIT "A"

Legal Descriptions attached hereto.

EXHIBIT "A"

A SKETCH SHOWING

A PERMANENT DRAINAGE EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST WITH THE EASTERLY RIGHT OF WAY LINE OF ARMSTRONG ROAD AS NOW ESTABLISHED, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3,543.47 FEET; THENCE SOUTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00° 39' 45", AN ARC LENGTH OF 40.97 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41° 19' 16" EAST, 40.97 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE SOUTH 41° 39' 08" EAST, 364.03 FEET, MORE OR LESS TO THE NORTHWESTERLY CORNER OF THAT PARCEL DESCRIBED AS PARCEL 5 IN OFFICIAL RECORDS BOOK 1835, PAGE 1633 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE NORTH 88° 56' 24" EAST ALONG THE NORTH LINE OF SAID PARCEL, 57.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, NORTH 88° 56' 24" EAST, 62.48 FEET; THENCE SOUTH 47° 31' 43" WEST, DEPARTING LAST SAID LINE, 77.37 FEET; THENCE SOUTH 37° 07' 54" WEST, 14.36 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF ARMSTRONG ROAD; THENCE NORTH 41° 39' 08" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 44.52 FEET; THENCE NORTH 48° 18' 16" EAST, DEPARTING SAID RIGHT OF WAY LINE, 43.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,830 SQUARE FEET OR 0.06 ACRES MORE OR LESS.

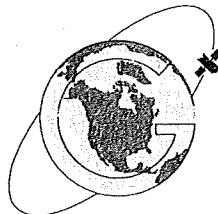
THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2.
SEE SHEET 2 SKETCH.

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752



PROJECT No: A-19-3001

SURVEY DATE: FEBRUARY 1, 2021

CAD FILE: 19-3001 EASEMENTS

CHECKED BY: T. DURDEN

DRAWN BY: A. LAND

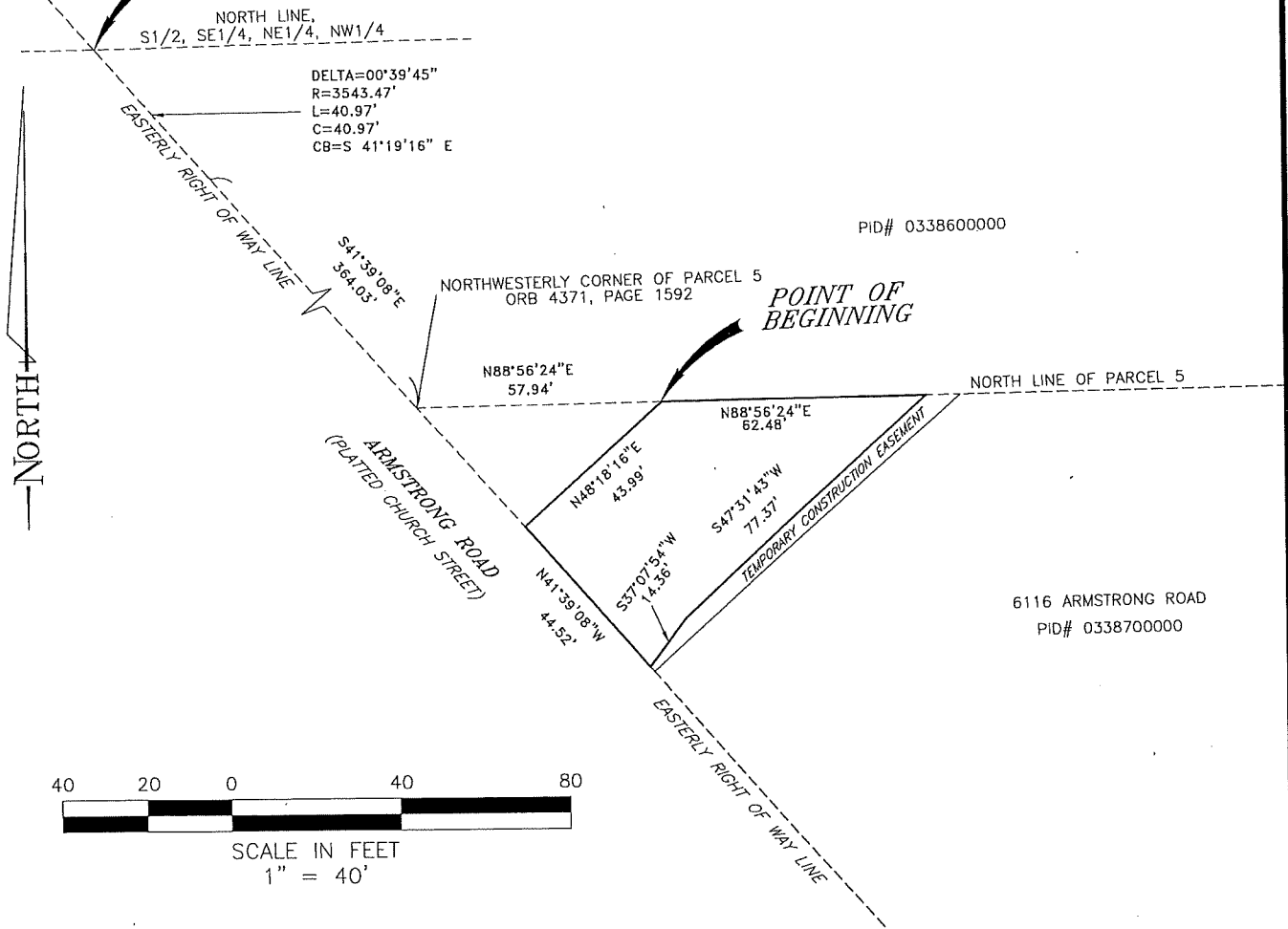
SHEET 1 OF 2

A SKETCH SHOWING

A PERMANENT DRAINAGE EASEMENT BEING A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER AND A PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

POINT OF COMMENCEMENT

AT THE INTERSECTION OF THE NORTH LINE OF THE OF THE SOUTH 1/2, OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28, WITH THE EASTERLY RIGHT OF WAY LINE OF ARMSTRONG ROAD.



PID# 0338600000

LEGEND / ABBREVIATIONS

O.R.B. _____ OFFICIAL RECORDS BOOK
PID _____ PARCEL IDENTIFICATION OR STRAP NUMBER

NOTES:

- 1.) THIS IS NOT A BOUNDARY SURVEY.
- 2.) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

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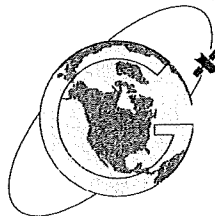
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SHEET 2 OF 2

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A PERMANENT DRAINAGE EASEMENT BEING A PART OF THE EAST 120 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST; THENCE SOUTH 00° 12' 25" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 1835, PAGE 1633; THENCE CONTINUE SOUTH 00° 12' 25" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 1,005.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 12' 25" WEST, ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 51.13 FEET; THENCE SOUTH 56° 35' 09" WEST DEPARTING LAST SAID LINE A DISTANCE OF 12.89 FEET; THENCE SOUTH 47° 31' 43" WEST, A DISTANCE OF 163.23 FEET TO THE WEST LINE OF THAT PARCEL DESCRIBED AS PARCEL 4 IN AFOREMENTIONED OFFICIAL RECORDS BOOK 1835, PAGE 1633; THENCE NORTH 00° 12' 25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 51.34 FEET; THENCE NORTH 48° 18' 16" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 161.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,998 SQUARE FEET OR 0.14 ACRES MORE OR LESS.

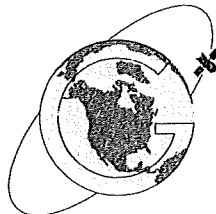
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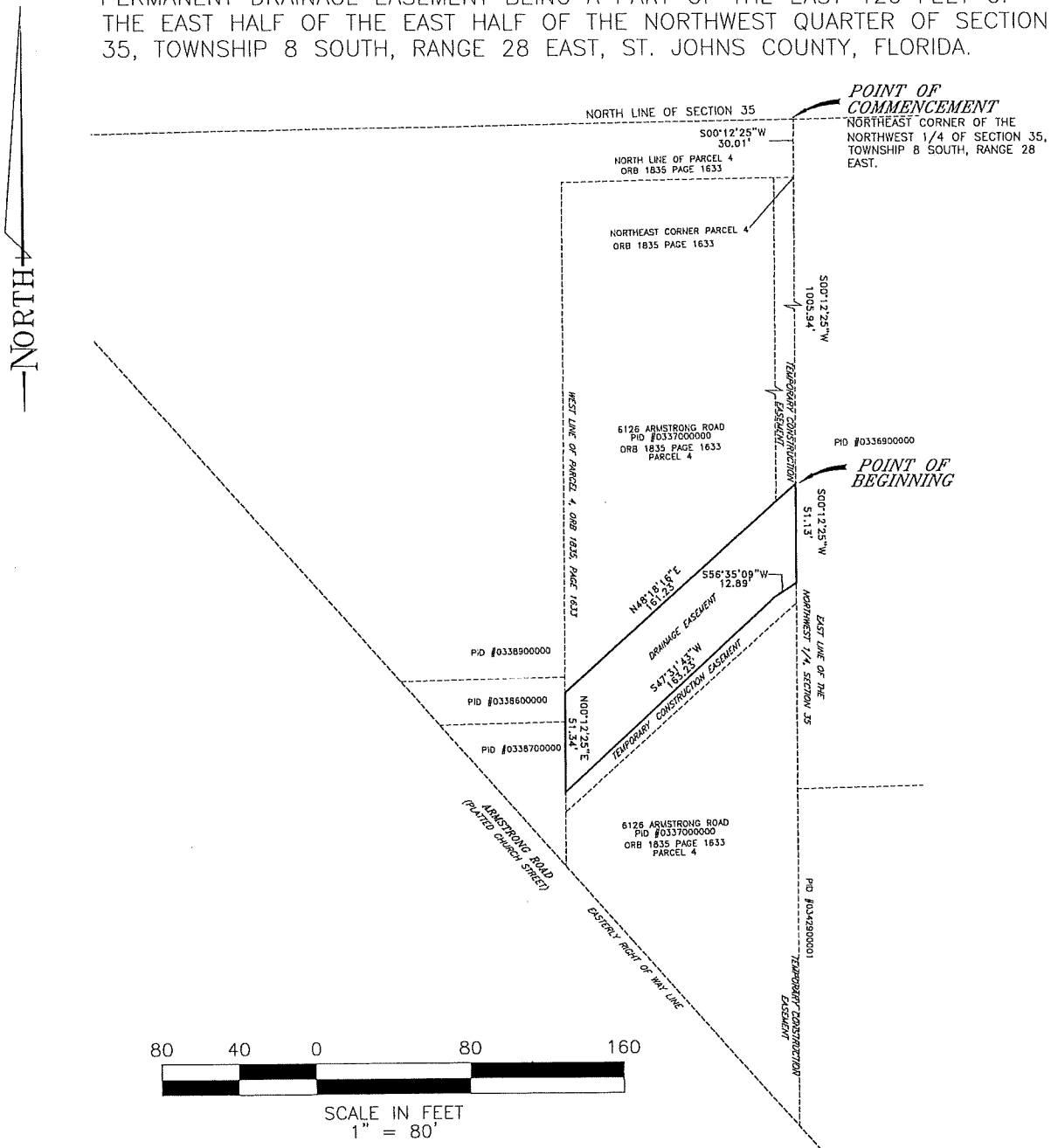
CHECKED BY: T. DURDEN

DRAWN BY: A. LAND

SHEET 1 OF 2

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LEGEND / ABBREVIATIONS

O.R.B. _____ OFFICIAL RECORDS BOOK
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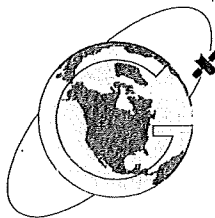
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NORTH CAROLINA COA #3752



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CONTAINING 427 SQUARE FEET OR 0.01 ACRES MORE OR LESS.

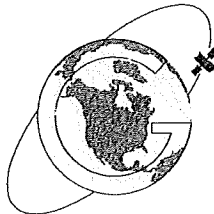
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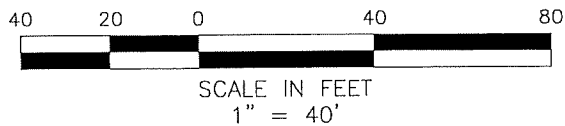
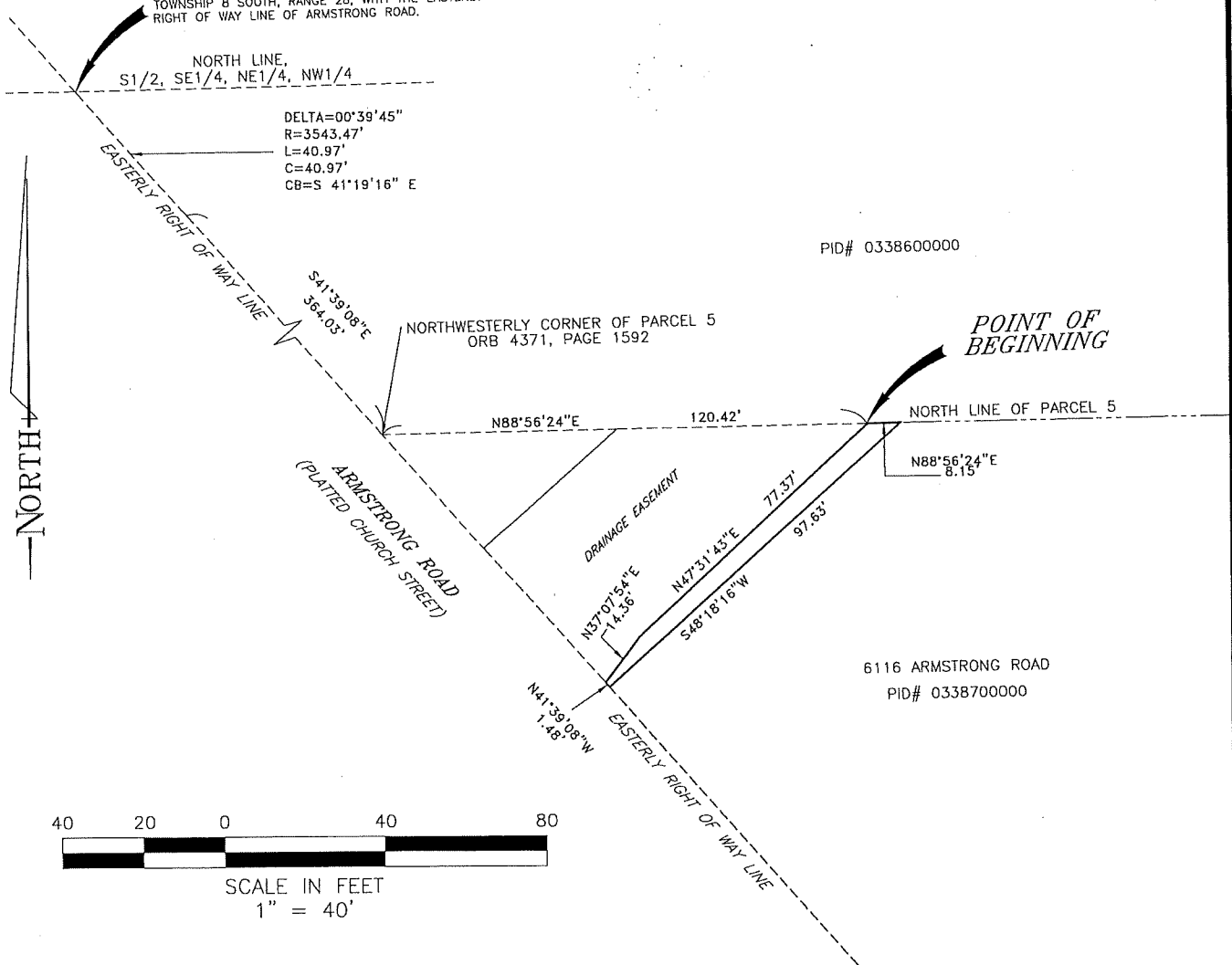
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POINT OF COMMENCEMENT

AT THE INTERSECTION OF THE NORTH LINE OF THE OF THE SOUTH 1/2, OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28, WITH THE EASTERLY RIGHT OF WAY LINE OF ARMSTRONG ROAD.



LEGEND / ABBREVIATIONS

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 PID _____ PARCEL IDENTIFICATION OR STRAP NUMBER

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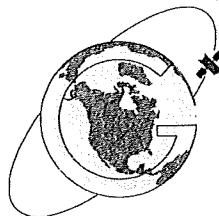
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FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST; THENCE SOUTH 00° 12' 25" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 1835, PAGE 1633 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 12' 25" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 937.55 FEET; THENCE SOUTH 48° 18' 16" WEST, DEPARTING LAST SAID LINE A DISTANCE OF 13.44 FEET; THENCE NORTH 00° 12' 25" EAST, PARALLEL WITH THE AFOREMENTIONED EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 946.52 FEET; THENCE NORTH 88° 56' 24" EAST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 9420 SQUARE FEET OR 0.22 ACRES MORE OR LESS.

A TEMPORARY CONSTRUCTION EASEMENT "B" BEING A PART OF THE EAST 120 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST; THENCE SOUTH 00° 12' 25" WEST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 30.01 FEET TO THE NORTHEAST CORNER OF THAT PARCEL DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 1835, PAGE 1633; THENCE CONTINUE SOUTH 00° 12' 25" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 988.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00° 12' 25" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 35, A DISTANCE OF 10.67 FEET; THENCE SOUTH 48° 18' 16" WEST, DEPARTING LAST SAID LINE A DISTANCE OF 147.79 FEET TO THE WEST LINE OF PARCEL 4, AS DESCRIBED IN AFOREMENTIONED OFFICIAL RECORDS BOOK 1835, PAGE 1633; THENCE NORTH 00° 12' 25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 10.46 FEET; THENCE NORTH 47°31'43" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 149.62 FEET; THENCE NORTH 56°35'09" EAST, A DISTANCE OF 12.89 FEET TO THE POINT OF BEGINNING.
CONTAINING 1419 SQUARE FEET OR 0.03 ACRES MORE OR LESS.

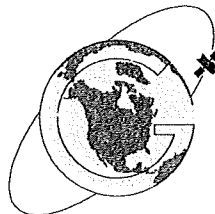
THIS SKETCH IS NOT COMPLETE
WITHOUT SHEETS 1 THROUGH 2.
SEE SHEET 2 SKETCH.

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

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FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752



PROJECT No: A-19-3001

SURVEY DATE: FEBRUARY 1, 2021

CAD FILE: 19-3001 EASEMENTS

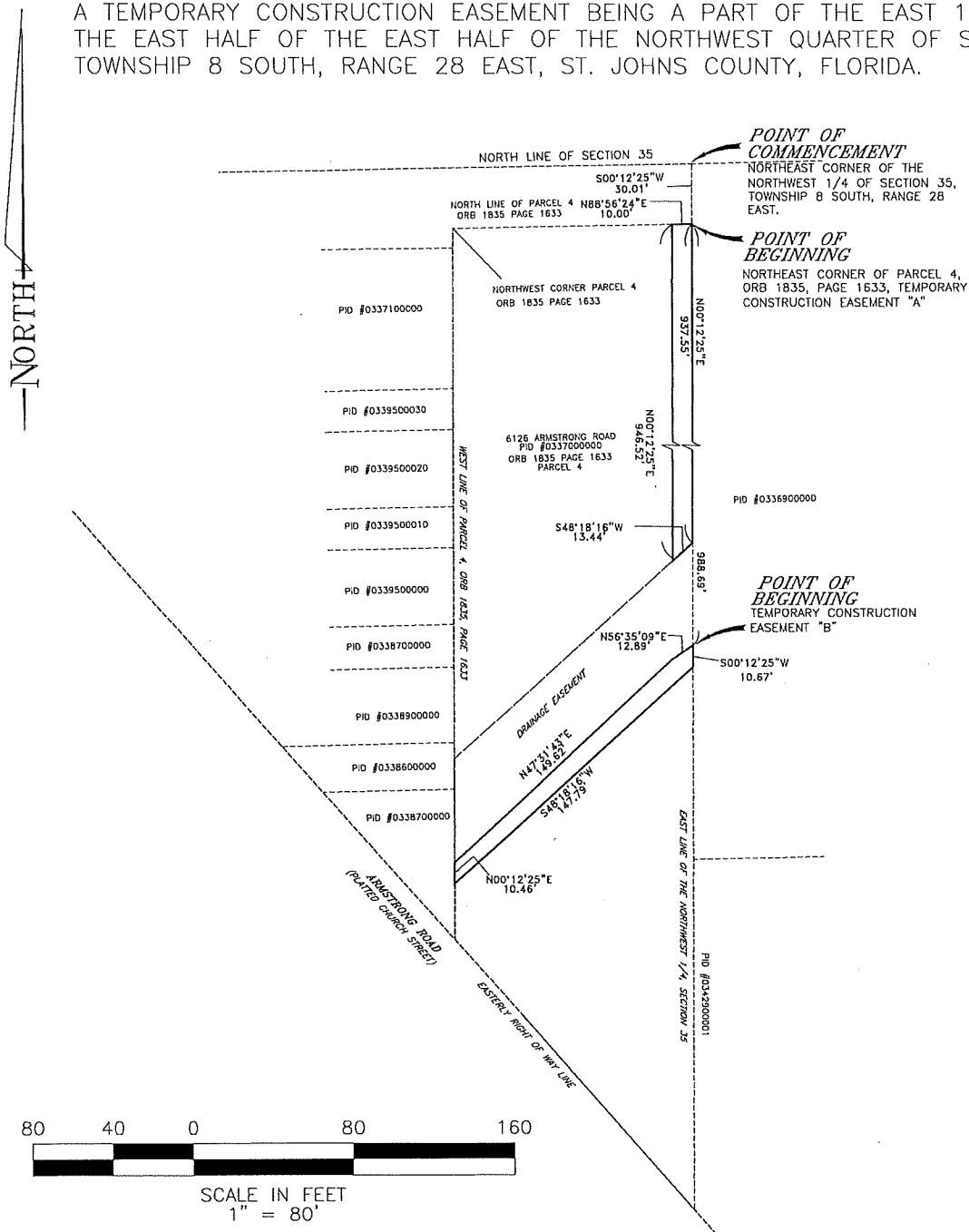
CHECKED BY: T. DURDEN

DRAWN BY: A. LAND

SHEET 1 OF 2

A SKETCH SHOWING

A TEMPORARY CONSTRUCTION EASEMENT BEING A PART OF THE EAST 120 FEET OF THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



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