

RESOLUTION NO. 2022- 313

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES IN CONNECTION WITH A COUNTY OWNED RETENTION POND AND A POND OWNED BY WCI COMMUNITIES LLC AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A TERMINATION OF EASEMENT, COUNTY DEED AND GRANT OF STORMWATER AND DRAWDOWN EASEMENTS.**

**RECITALS**

**WHEREAS**, WCI Communities LLC, (WCI) conveyed property to St. Johns County (County) for a pond site per its PUD Concurrency and Impact Fee Credit Agreement for CR210/Greenbriar Road Widening Project which is adjacent to WCI's pond site; and

**WHEREAS**, to meet St. Johns River Water Management District requirements the County and WCI are required to execute a Termination of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to terminate the easement recorded in the Special Warranty Deed recorded in Official Records Book 5036, page 1515 of the public records of St. Johns County, Florida; and

**WHEREAS**, the County has agreed to convey its pond site to WCI, in the County Deed, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, in exchange for an easement over both pond sites to meet the permit requirement from St. Johns River Water Management District allowing the drainage of CR210/Greenbriar Road; and

**WHEREAS**, the County's permit requirement per St. Johns River Water Management District is to acquire a Grant of Stormwater and Drawdown Easements, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, from WCI and the Stillwater Community Development District, to drain into the pond for the CR210/Greenbriar Road widening project; and

**WHEREAS**, Resolution No. 2022-234 is being amended to add additional maintenance language that both parties have mutually agreed upon to the Grant of Stormwater and Drawdown Easements; and

**WHEREAS**, the property has been advertised per Section 125.37, Florida Statutes, and authorizes and empowers the Board of County Commissioners to exchange real property when it's in the best interest of the County.

**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 exchange of Real Property and authorizes the Chair to execute the Termination of Easement, County Deed and the Grant of Stormwater and Drawdown Easements on behalf of the County. Amends Resolution No. 2022-234, dated July 19, 2022.

Section 3. The Clerk is instructed to record the original Termination of Easement, the County Deed, and the Grant of Stormwater and Drawdown Easements in the public records of St. Johns County, Florida.

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 this 10th day of September 2022.

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

By:   
Henry Dean, Chair

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

By:   
Deputy Clerk

Rendition Date 9/8/22



EXHIBIT "A" TO RESOLUTION

Prepared by and return to:  
Spencer N. Cummings, Esq.  
Gunster, Yoakley & Stewart, P.A.  
1 Independent Drive, Suite 2300  
Jacksonville, FL 32202

**TERMINATION  
OF  
EASEMENTS**

**THIS TERMINATION OF EASEMENTS** (this "**Termination**") is made effective as of September \_\_, 2022 by **WCI COMMUNITIES LLC**, a Delaware limited liability company ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("**Grantee**").

**WHEREAS**, Grantor and Grantee are the parties to the Special Warranty Deed and Easement dated August 11, 2020 and recorded in Official Records Book 5036, page 1515 of the public records of St. Johns County, Florida (the "**Deed**"), pursuant to which Grantee granted Grantor easements in Section 2 of the Deed over the Easement Property (as defined in the Deed); and

**WHEREAS**, Grantor and Grantee wish to enter into this Termination to terminate such easements.

**NOW THEREFORE**, in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency which are hereby acknowledged, Grantor and Grantee hereby terminate Section 2 of the Deed.

*[This Space Intentionally Left Blank]*



Signed, sealed and delivered  
in the presence of:

**GRANTEE:**

**ST. JOHNS COUNTY, FLORIDA**, a political  
subdivision of the State of Florida

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

STATE OF FLORIDA            )  
  )SS  
COUNTY OF ST. JOHNS        )

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_,  
the \_\_\_\_\_ of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of  
the State of Florida , on behalf of the county.

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

NOTARY PUBLIC

State of Florida at Large

Commission # \_\_\_\_\_

My Commission Expires:

Personally Known \_\_\_\_\_

or Produced I.D. \_\_\_\_\_

[check one of the above]

Type of Identification Produced

\_\_\_\_\_

Exhibit "B" to Resolution

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2022, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **WCI COMMUNITIES LLC**, a Delaware limited liability company ("WCI"), whose address is 9440 Philips Highway, Suite 7, Jacksonville, Florida 32256, attention: Scott Keiling, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

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

Pursuant to Section 270.11, Florida Statutes, Grantor does NOT reserve any right, title or interest in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under the Property or any right to mine or develop same, and Grantor specifically releases and waives any rights under such statute with respect to the Property.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

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

ATTEST: \_\_\_\_\_

BY: \_\_\_\_\_  
Henry Dean, Chair

Print Name: \_\_\_\_\_

Clerk (or Deputy Clerk)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Henry Dean, Chair of the Board of County Commissioners.

\_\_\_\_\_  
Notary Public  
My Commission Expires:\_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A" TO COUNTY DEED

COUNTY ROAD NO. 210 LAND POND

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1935.03 FEET; THENCE NORTH 42°31'56" WEST, 130.40 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°31'56" WEST, 710.94 FEET; THENCE SOUTH 24°10'46" WEST, 30.93 FEET; THENCE SOUTH 42°34'05" WEST, 58.70 FEET; THENCE SOUTH 52°18'03" WEST, 18.11 FEET; THENCE SOUTH 16°23'37" WEST, 37.38 FEET; THENCE SOUTH 39°09'17" WEST, 57.14 FEET; THENCE SOUTH 48°25'38" WEST, 36.64 FEET; THENCE SOUTH 44°07'13" WEST, 5.78 FEET; THENCE SOUTH 42°32'02" EAST, 667.95 FEET; THENCE NORTH 47°27'54" EAST, 235.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3.71 ACRES, MORE OR LESS.

ADDITIONAL COUNTY ROAD NO. 210 LAND

A PORTION OF SECTIONS 23 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS: COMMENCE AT THE MOST EASTERLY CORNER OF TRACT "C", AS SHOWN ON THE PLAT OF STONE LANDING, AS RECORDED IN MAP BOOK 78, PAGES 22 THROUGH 27, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 02°09'50" EAST, ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4089, PAGE 295, SAID PUBLIC RECORDS, 63.49 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 427.46 FEET, AN ARC DISTANCE OF 99.64 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 54°08'17" EAST, 99.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 47°27'37" EAST, CONTINUING ALONG LAST SAID LINE, 1625.15 FEET; THENCE NORTH 42°32'02" WEST, 130.42 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°32'02" WEST, 636.26 FEET; THENCE NORTH 43°52'35" EAST, 3.87 FEET; THENCE NORTH 00°21'35" EAST, 16.40 FEET; THENCE NORTH 19°17'31" EAST, 38.02 FEET; THENCE NORTH 44°07'13" EAST, 25.50 FEET; THENCE SOUTH 42°32'02" EAST, 667.95 FEET; THENCE SOUTH 47°27'54" WEST, 74.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.12 ACRES, MORE OR LESS.

EXHIBIT "C" TO RESOLUTION

This instrument prepared by:  
Spencer N. Cummings  
Gunster, Yoakley & Stewart, P.A.  
1 Independent Drive, Suite 2300  
Jacksonville, Florida 32202

**GRANT OF STORMWATER AND DRAWDOWN EASEMENTS**

**THIS GRANT OF STORMWATER AND DRAWDOWN EASEMENTS** (this "Grant of Easements") is made effective this \_\_\_ day of September, 2022 (the "Effective Date"), by **WCI COMMUNITIES, LLC**, a Delaware limited liability company ("WCI"), having an address of 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256, attention: Scott Keiling, and the **STILLWATER COMMUNITY DEVELOPMENT DISTRICT** (the "CDD"), a local unit of special-purpose government organized and existing under the laws of the State of Florida having an address of 9440 Phillips Highway, Suite 7, Jacksonville, Florida 32256, in favor of **ST. JOHNS COUNTY** (the "County"), a political subdivision of the State of Florida, having an address of 500 San Sebastian View, St. Augustine, Florida 32084.

**RECITALS:**

**A.** WCI is the owner of the real property located in St. Johns, County Florida, more particularly described on **Exhibit "A"** attached hereto and made a part hereof (the "**Pond Property**").

**B.** Subject to the terms and conditions contained herein, WCI desires to provide the County with access and maintenance easements over, under, and across the Pond Property.

**C.** Subject to the terms and conditions contain herein, WCI and the CDD desire to provide the County with drawdown easements on, under, over and across the lands described on **Exhibit "B"** attached hereto and made a part hereof (the "**CDD Property**"), but only to the extent of their respective interests therein.

**D.** The County desires to accept the access, maintenance and drawdown easements described in this Grant of Easements.

**NOW THEREFORE**, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, WCI and the CDD grant the easements contemplated in this Grant of Easements to the County as follows:

1. **Recitals.** The parties agree and confirm that the above stated recitals are true and correct.

2. **Stormwater Easements over Pond Property.** WCI hereby grants to the County, a perpetual, non-exclusive easement on, under, over and across the Pond Property for the purposes of: (i) ingress and egress; and (ii) installation, use, maintenance, and repair of stormwater improvements (the "New Improvements") connecting the existing stormwater improvements located within the Pond Property (the "Existing Improvements") to County Road 210. The County shall install the New Improvements within the Pond Property in a good and workmanlike manner and promptly repair any damage to the Pond Property caused by the County's activities therein. WCI reserves and the County grants to WCI the right to use, landscape, and make other improvements to the Pond Property (and to maintain, replace, and repair the same), provided that WCI's use of the Pond Property shall not unreasonably interfere with the County's use of the New Improvements. Further, WCI shall be responsible, at WCI's sole expense, for the maintenance and operation of the Existing Improvements, and to keep the Existing Improvements in good condition and repair and in compliance with all applicable laws, rules, regulations, and ordinances; provided, however, that the Pond Property may be conveyed, dedicated or assigned by WCI to any third party, including, without limitation, a property owners association or community development district, or any other entity or person who is then obligated to assume all obligation of maintenance and operation thereof. Any person or entity taking title to the Pond Property shall be deemed to have assumed such maintenance and operation obligations. WCI shall notify the County in writing of any such conveyance, dedication or assignment and shall provide the County with the contact information of the entity or person to whom the Pond Property has been conveyed, dedicated or assigned. If WCI or any successor maintenance entity or person fails to maintain the improvements in accordance with the minimum standards required by all applicable laws or permits (the "Minimum Standards"), then the County may, after providing written notice and thirty (30) days to cure such failure of maintenance, enter the Pond Property to perform such maintenance to the Minimum Standards and in such event the County shall be entitled to reimbursement for the costs of such maintenance from the then owner of the Pond Property. Nothing shall preclude or prohibit WCI or any applicable successor maintenance entity or person from maintaining the Pond Property and improvements therein to a standard higher than the Minimum Standards.

3. **Drawdown Easement over CDD Property.** To the extent of their respective interests in the CDD Property, WCI and the CDD hereby grant to the County a perpetual non-exclusive easement on, under, over and across the CDD Property to drawdown the existing water table within the limits of the CDD Property.

4. **Compliance with Laws and Permits.** The County's agrees that its use of the Pond Property and CDD Property shall comply with all applicable laws, rules, regulations, permits and approvals.

5. **Compensatory Flood Storage.** The County confirms that no part of the Pond Property or CDD Property are required for compensatory flood storage for the Greenbriar Downs PUD.

6. **Remedies for Default.** To the extent that any party bound shall default in its obligations pursuant to the terms of this that any party bound shall default in its obligations pursuant to the terms of this Grant of Easements, the other party shall be entitled to exercise all remedies available to them in law or in equity to enforce the rights and privileges herein contained,

specifically including, without limitation, specific performance, recognizing that damages may be an inadequate remedy.

7. **Severability**. Whenever possible, each provision of this Grant of Easements shall be interpreted in such manner as to be effective and valid, but if any provision or the application thereof to any person or any property shall be prohibited or held invalid, such prohibition or invalidity shall not affect any other provision which can be given effect without the invalid provision or application, and to this end the provisions of this Grant of Easements are declared to be severable.

8. **JURY WAIVER**. WCI, THE CDD, AND THE COUNTY KNOWINGLY, INTENTIONALLY, AND VOLUNTARILY WAIVE TRIAL BY JURY IN ANY ACTION PROCEEDING OR COUNTERCLAIM INVOLVING ANY MATTER WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS GRANT OF EASEMENT.

9. **Notices**. All notices, requests, consents and other communications hereunder shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service (e.g., Federal Express or UPS), to the other party, at the address set forth in the first paragraph of this Grant of Easements, or such other address as the parties may specify by notice to the other party from time-to-time.

10. **Running of Benefits and Burdens**. The terms and provisions of this Grant of Easements shall run with title to the Pond Property and CDD Property.

11. **Modification**. This Grant of Easements may be modified by the parties hereto or the successor owners of the Pond Property and CDD Property (as to the lands owned by them at such time).

*[Signatures on next page]*

IN WITNESS WHEREOF, WCI, the CDD, and the County have caused these presents to be executed as of the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
(Print Name Danielle Janse van Rensburg)

(Print Name \_\_\_\_\_)

WCI:

WCI COMMUNITIES, LLC,  
a Delaware limited liability company

By: [Signature]

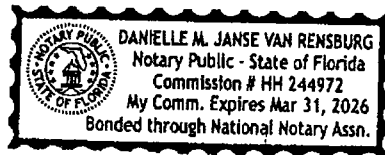
Name: Scott Keiling

Its: Vice President

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of August, 2022 by Scott Keiling, the Vice President of WCI COMMUNITIES, LLC, a Delaware limited liability company, and who is personally known to me or produced \_\_\_\_\_ as identification.

{Notary Seal}



[Signature]  
Notary Public, State of Florida

My commission expires: 3/31/2026

Signed, sealed and delivered in the presence of:

*DmJ*  
(Print Name Danielle Janse van Rensburg)

*KvO*  
(Print Name Kyler van der Osten)

THE CDD:

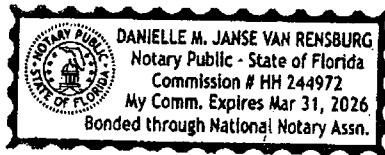
**STILLWATER COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government organized and existing under the laws of the State of Florida

By: *Zenzi Rogers*  
Name: Zenzi Rogers  
Its: Chair

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of August, 2022 by Zenzi Rogers, the Chair of STILLWATER COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, and who is personally known to me or produced \_\_\_\_\_ as identification.

{Notary Seal}



*DmJ*  
Notary Public, State of Florida

My commission expires: 3/31/2026

Signed, sealed and delivered in the presence of:

**THE COUNTY:**

**ST. JOHNS COUNTY**, a political subdivision of the State of Florida

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

By: \_\_\_\_\_

\_\_\_\_\_  
(Print Name \_\_\_\_\_)

Name: \_\_\_\_\_

Its: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2022 by \_\_\_\_\_, the \_\_\_\_\_ of ST. JOHNS COUNTY, a political subdivision of the State of Florida, and who is personally known to me or produced \_\_\_\_\_ as identification.

{Notary Seal}

\_\_\_\_\_  
Notary Public, State of Florida

My commission expires: \_\_\_\_\_

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF POND PROPERTY**

DESCRIPTION:

A parcel of land lying in Sections 23 and 24, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel being more particularly described as follows:

BEGIN at the most Easterly corner of Tract B, STILLWATER PHASE 1A, according to Map Book 106, pages 49 through 63, of the Public Records of said County, thence along the Northeasterly line of said Tract B, and then along the Northeasterly line of Tracts D and E, said STILLWATER PHASE 1A, N42°36'04"W, 697.25 feet to the most Northerly corner of said Tract E, said corner being on the Southeasterly line of Tract B, STILLWATER PHASE 1B, according to Map Book 110, pages 1 through 29, of said Public Records; thence along said line, run the following 18 courses: 1) N36°46'13"E, 28.40 feet; 2) N49°33'23"E, 49.48 feet; 3) N58°22'29"E, 39.92 feet; 4) N47°39'38"E, 40.43 feet; 5) N42°18'06"E, 51.91 feet; 6) N26°24'57"E, 34.96 feet; 7) N41°14'28"E, 51.71 feet; 8) N43°52'35"E, 37.28 feet; 9) N00°21'35"E, 16.40 feet; 10) N19°17'31"E, 38.02 feet; 11) N44°07'13"E, 31.28 feet; 12) N48°25'38"E, 36.64 feet; 13) N39°09'17"E, 57.14 feet; 14) N16°23'37"E, 37.38 feet; 15) N52°18'03"E, 18.11 feet; 16) N42°34'05"E, 58.70 feet; 17) thence N24°10'46"E, 30.93 feet; 18) N01°33'04"W, 53.37 feet to the most Westerly corner of lands described in Official Records Book 3055, page 248, of said Public Records; thence along the Southwesterly line thereof, S42°31'56"E, 826.23 feet to the Northwesterly right-of-way line of County Road No. 210 (a variable width right-of-way as now established); thence along said right-of-way line, S47°27'54"W, 668.22 feet to the POINT OF BEGINNING of the parcel herein described.

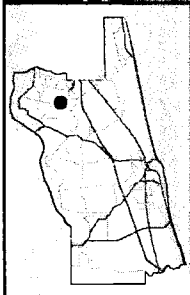
Containing 11.19 acres, more or less.


Said lands situated, lying and being in St. Johns County, Florida.



**EXHIBIT "B"**  
**LEGAL DESCRIPTION OF CDD PROPERTY**

**TAX PARCEL ID:** A Portion of St. Johns County Tax Parcel ID # **0098620005**



  
 2019 Aerial Imagery  
 July 12, 2022

*CR210/Greenbriar Road Widening Project*  
*WCI & St. Johns County's Ponds*  
 &  
*Drawdown Easement*

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.

