

CITY OF ST. AUGUSTINE

M E M O R A N D U M

TO: David Birchim, City Manager
Isabelle Lopez, City Attorney

DATE: February 13, 2025

RE: Agenda Item for February 24, 2025 Commission Meeting
Resolution 2025-07 for Procurement of Easements for Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project

The Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project will provide flood mitigation and drainage improvements for the core of the City's historic downtown. The overall project includes reconstruction of the primary streets (Cordova, Bridge, Granada) with improved stormwater lines, water lines, sewer lines, sidewalks and asphalt. A pumping system will be constructed along South Street so that the roads can drain properly and reduce the standing water from rainfall events. A number of one-way tide check valves would be installed within the stormwater outfall pipes associated with the project. Finally, a bulkhead (or floodwall) is proposed around the upland/wetland interface south of South Street and Lake Maria Sanchez to provide coastal surge protection. This bulkhead is currently designed along Washington Street, South Street and involves several private properties located along the marsh on Marine Street. While the City prefers to obtain all necessary easements by voluntary agreement with property owners, initial discussions have not yielded agreements to convey the easements required, such that, while the City expects to continue to discuss the voluntary conveyance of easements, it has become necessary to bring a Resolution for the Commission's consideration for taking by eminent domain or negotiated voluntary conveyance of easements over the private properties depicted in the attached Resolution.. Therefore, please place the following on the Commission Agenda:

1. Presentation of the project and public need; Jessica L. Beach, P.E., Chief Resilience Officer, Deputy Director of Utilities and Public Works
2. Presentation of the Resolution 2025-07; Michael Cavendish, Outside Counsel

If you should have any questions, please do not hesitate to ask.



Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works Department

Attachment: Staff Presentation
Resolution 2025-27

cc: City Attorney & Department Heads



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City of St. Augustine

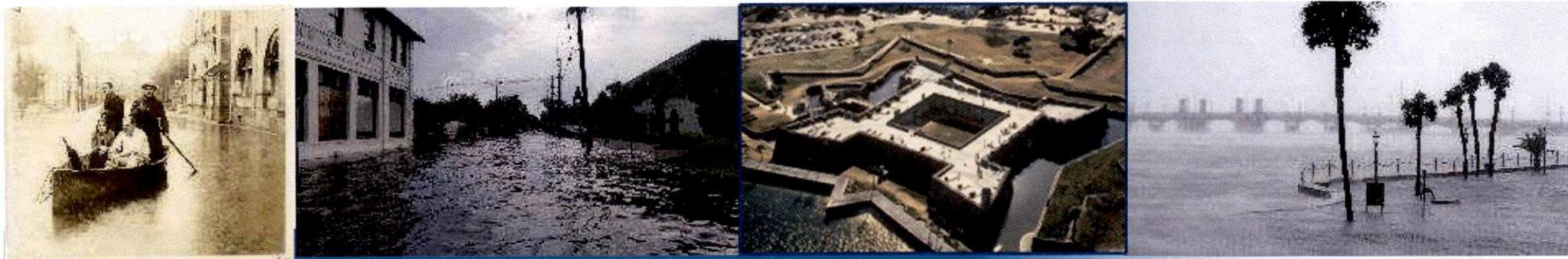


Lake Maria Sanchez Flood Mitigation and Drainage Improvement Project

Presentation to the City Commission on:

February 24, 2025

Jessica L. Beach, P.E.
Chief Resilience Officer
Deputy Director, Utilities & Public Works





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Presentation Outline

- ❖ Demonstration of Public Need, Project Background and Public Benefit
- ❖ Proposed Resolution (2025-07) for Necessary Easements





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Demonstration of Public Need

Current City Challenges (stormwater):

- Aging infrastructure
- Undersized collection system
- Low-lying and coastal location (90% of the City is within a flood zone)
- Highly developed (high impervious area)
- **Subject to flooding – both from rainfall and tidal/coastal influence (compound flooding)**





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Demonstration of Public Need

Different Types of Flooding



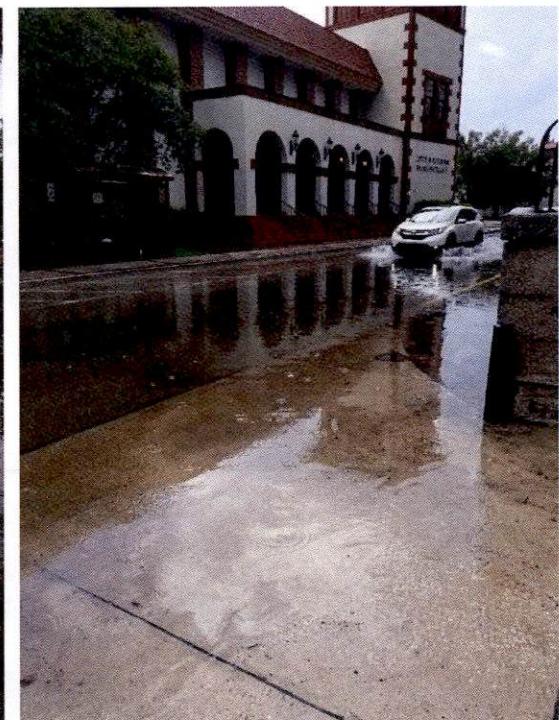
**Hurricane Irma –
High Water Marks**

Cordova and St. Francis



**High Tide +
Nor'easter**

Cordova and St. Francis



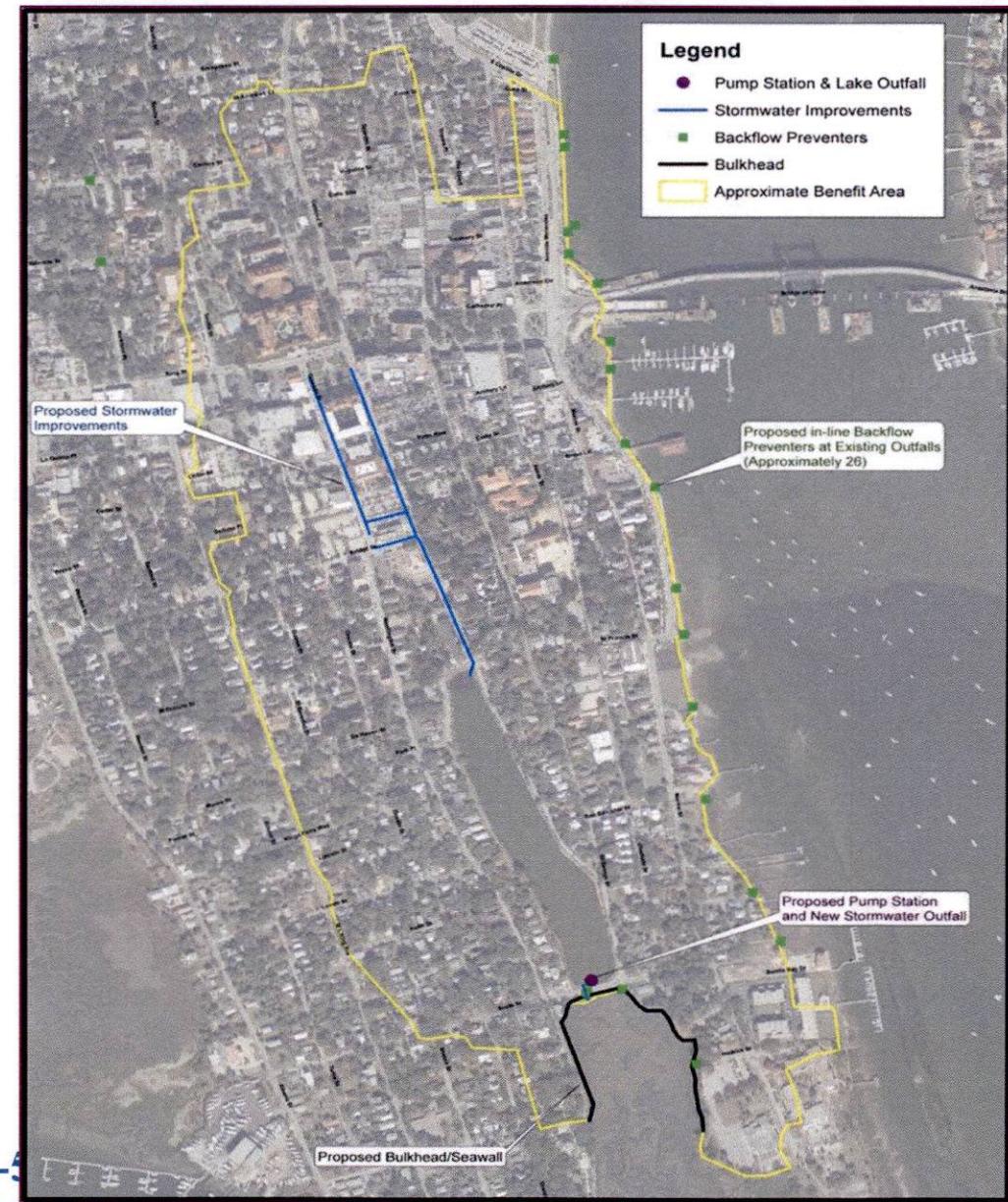
**Rainfall Flooding
Granada Street**



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- ❖ Initiated under FEMA's HMGP Program in 2017, resulting from Hurricane Matthew Disaster Funding
- ❖ Design Contract awarded in 2018
- ❖ Full Project Scope (addresses coastal and rainfall driven flooding):
 - ✓ Proposed stormwater pump station
 - ✓ Proposed flood wall (or bulkhead)
 - ✓ Proposed major stormwater infrastructure upgrades
 - ✓ Replace utilities in conflict with the proposed stormwater system
 - ✓ Proposed tide check valves in stormwater outfalls

Project Background





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❖ Flood Protection (Structures)

- ✓ Estimated 200 Acre Benefit Area
- ✓ 25-Year Storm Event + 2050 Sea Level Rise (6.4 Feet Storm Surge)
- ✓ Protect 186 Structures (Currently at Risk)



Project Background and Public Benefits

❖ Flood Protection (Roadways)

- ✓ 10-Year, 24-Hour Rainfall Event Level of Service (7.6 inches)
- ✓ Protected from Coastal Flooding
- ✓ Reduces both Depth and Duration of flooding





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Project Background and Description – Phase 1 (North)

❖ **Project funded through Florida Department of Environmental Protection**

- ✓ \$19+ M through Resilient Florida Program - construction
- ✓ \$10 M through State Legislative Appropriations – design and construction

❖ **Overall project has been delayed due to easements for the floodwall**

❖ **Phased Approach to Expedite Construction - Phase 1 (North) –**

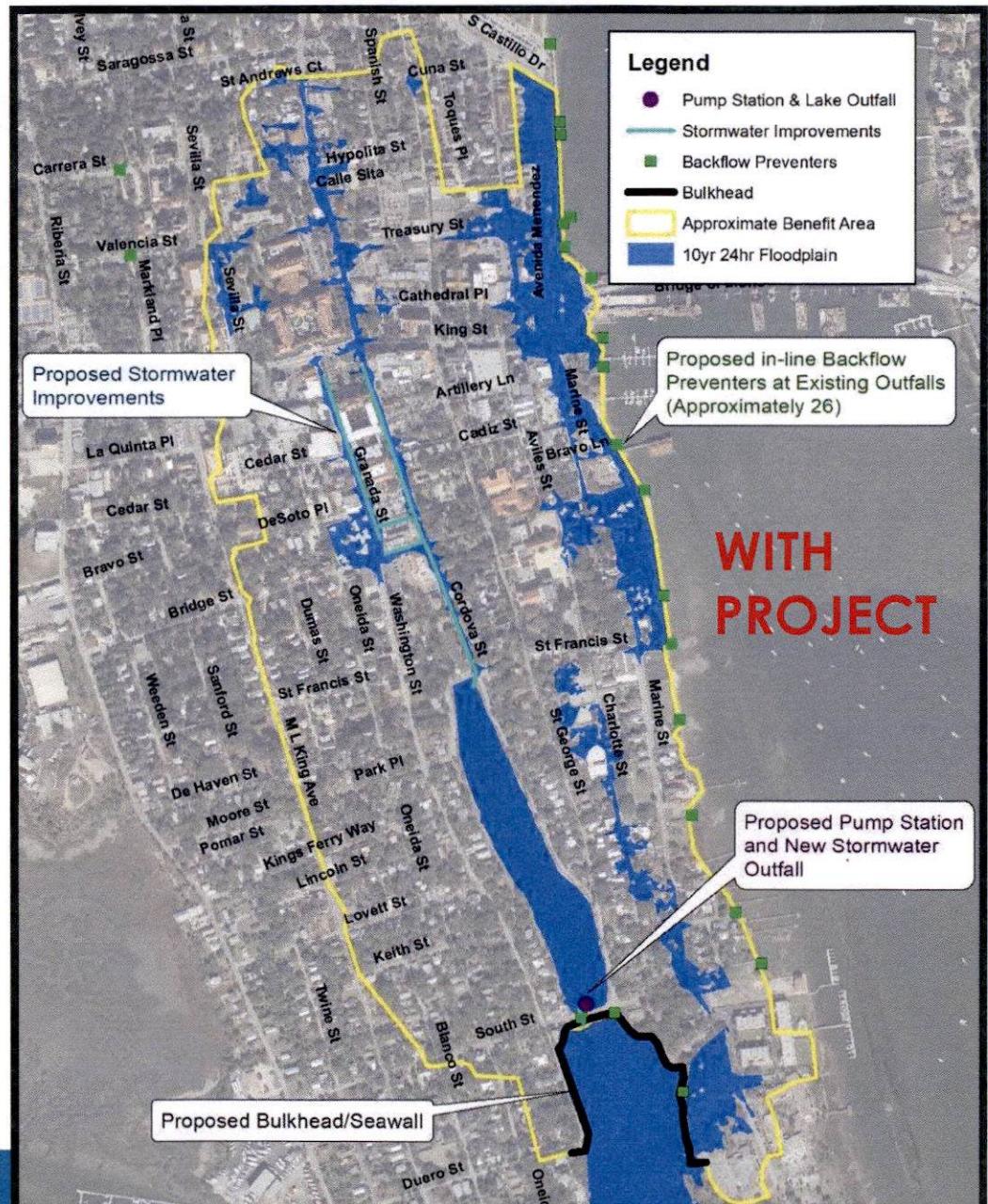
- Granada, Cordova, Bridge Streets
- Full road reconstruction including streetscape
- Major upgrades to stormwater infrastructure, replace utilities, underground existing overhead utilities
- This will address the **RAINFALL** driven flooding only

❖ **Project schedule (estimated and subject to change)**

- ✓ 2024 - officially amend grant agreements to reflect project phasing
- ✓ 2025 – finish design, permitting, prepare project for bidding
- ✓ 2026 - bidding process, award contract, pre-construction meetings with businesses and residents for maintenance of traffic during construction; construction underway (duration-1-2-18 months)



Flood Protection Benefit - RAINFALL





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Project Background and Description – Phase 2 (South)

❖ Easements are required for the Floodwall

- Overall project has been delayed due to easements, phased approach to expedite construction for the Phase 1 – North
- Proposed Resolution 2025-07 to enable the City's ability to secure all necessary easements for the project

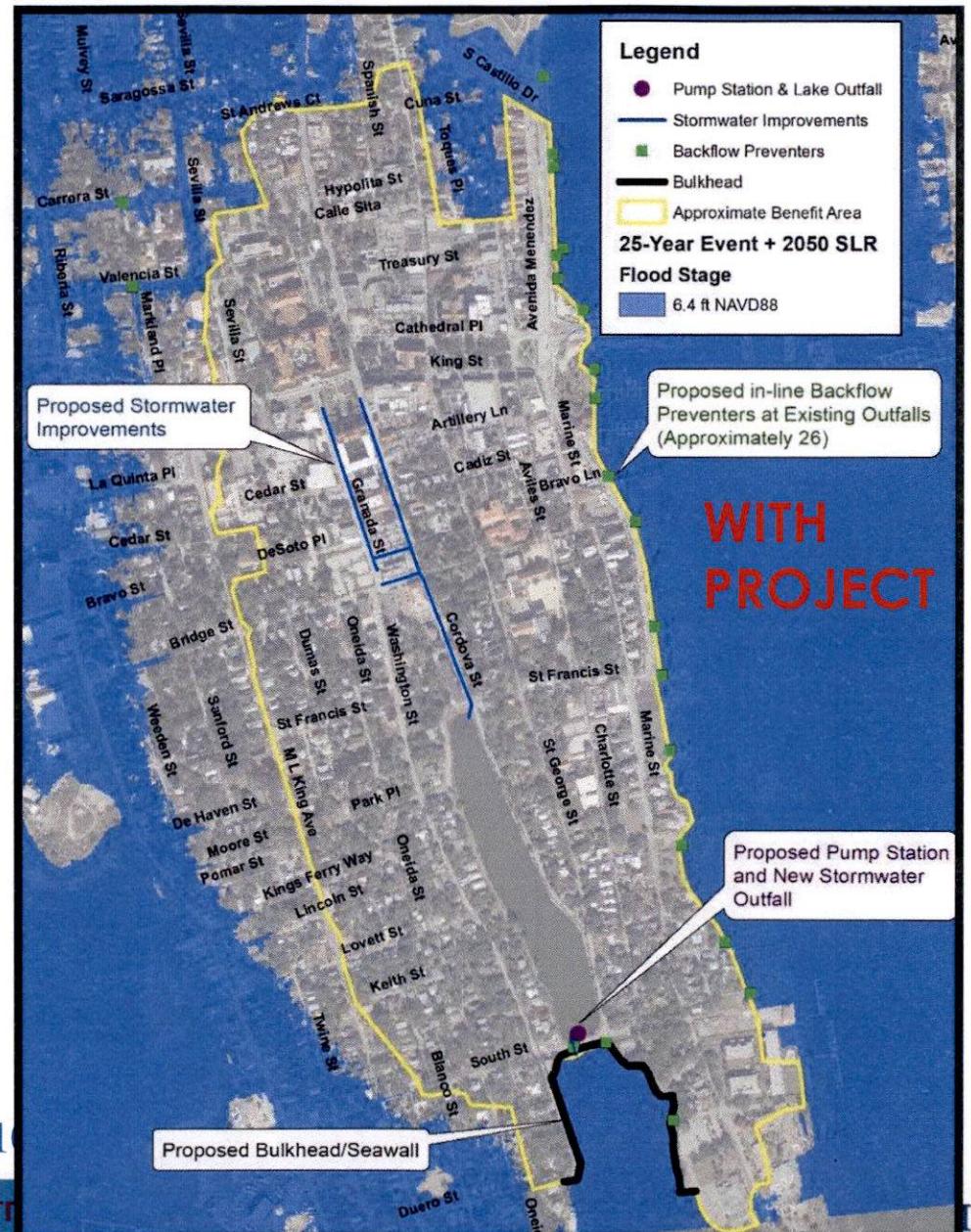
❖ Phase 2 (South) – South, Marine and Washington Streets

- Pump Station to replace existing weir on South Street
- Construction of floodwall around marsh on the south side of South Street
- Installation of tide check valves in stormwater outfalls
- This will address the **COASTAL** driven flooding
- 25-Year Storm Event + 2050 Sea Level Rise (6.4 Feet Storm Surge)
- Protect 186 Structures (Currently at Risk)



Flood Protection Benefit - COASTAL

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Phase 2 (South) - Floodwall Proposed - for Conceptual Purposes Only



VIEW NORTH



PROPERTY LINES ARE APPROXIMATE AND
SHOWN FOR GRAPHICAL PURPOSES ONLY

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McKIM & CREED | Kimley » Horn



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Phase 2 (South) – Pump Station Proposed – for Conceptual Purposes Only



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 **McKIM & CREED**

Kimley » Horn

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Phase 2 (South) - Floodwall Proposed with Pump Station – for Conceptual Purposes Only





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Proposed Resolution 2025-07

❖ Proposed Resolution 2025-07

- ✓ The project has demonstrated public need and benefit
- ✓ The project design requires easements over multiple properties in order to construct the required infrastructure
- ✓ The City prefers to obtain all necessary easements by voluntary agreement with property owners, however, initial discussions have not yielded executed agreements to convey the required easements
- ✓ The City expects to continue to discuss the voluntary conveyance of easements
- ✓ This Resolution is for the Commission's consideration for taking by eminent domain or negotiated voluntary conveyance of easements over the private properties depicted



Proposed Resolution 2025-07 –Easement Exhibits



LEGEND



Questions?

www.CityStAug.com/Resiliency



Jessica L. Beach, P.E.

Chief Resilience Officer

Deputy Director, Utilities & Public Works

E: jbeach@citystaug.com | M: 904.209.4227 | W: www.CityStAug.com



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City of St. Augustine
P.O. Box 210
St. Augustine, FL 32085



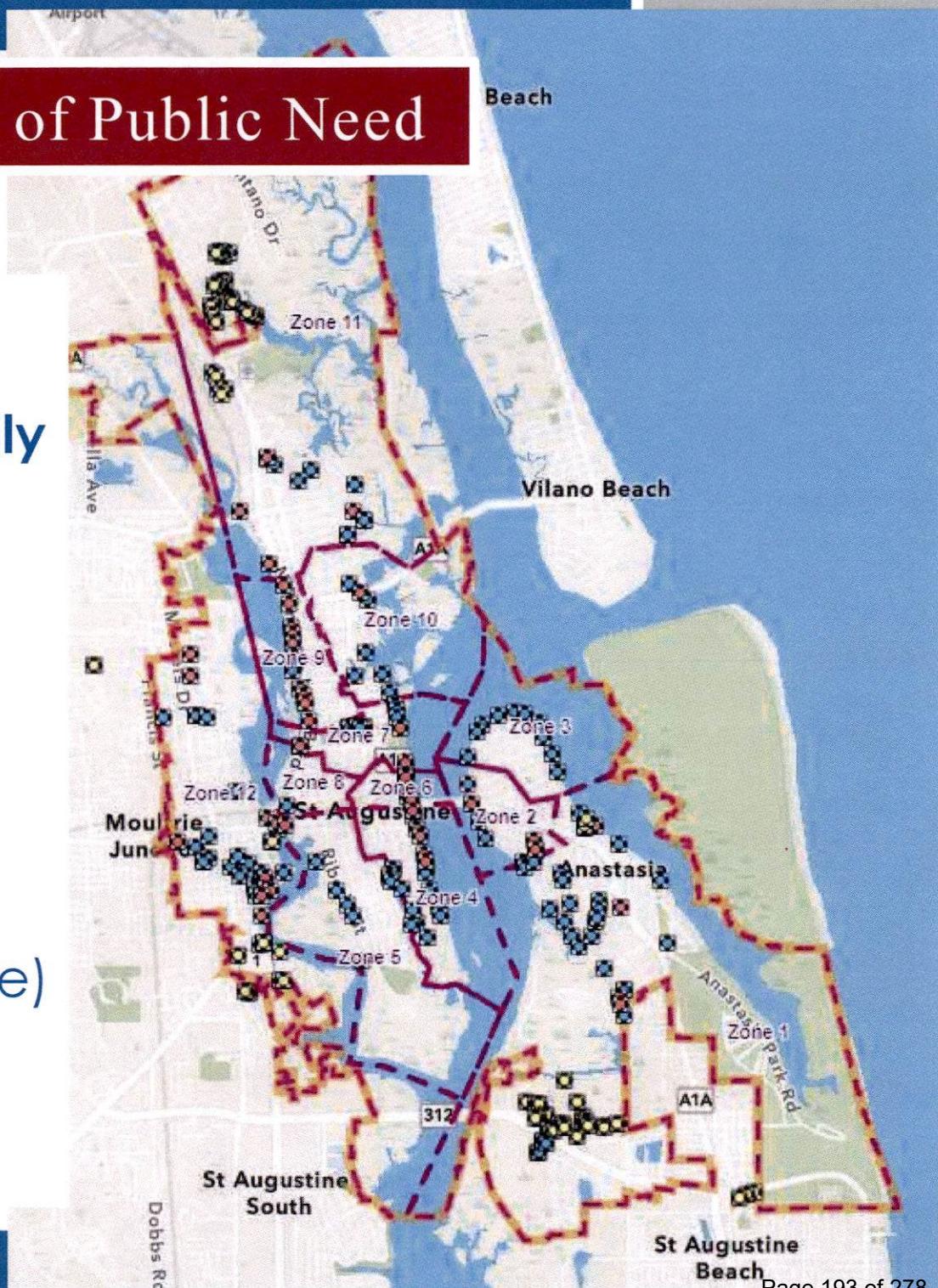


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Demonstration of Public Need

Stormwater Infrastructure:

- 140 Outfalls – many are **Tidally Influenced** (includes **FDOT**)
- **110 City Outfalls** (we've installed 48 one-way tide check valves)
- 1,155 Storm Inlets
- 116,760 feet (22 miles of pipe)
- Twelve (12) maintenance zones





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Demonstration of Public Need

September 2020 -
Flood Event
(Compound Flooding)

Different Types of Flooding

“King Tides”



Nor'easter
> 20 mph (3 days)
10-15 mph (1 day)



Rainfall
2-3
inches



Multiple
Flood
Advisories
Issued



= CITY WIDE FLOODING



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❖ Rainfall Flooding



➤ **Cordova Street, facing N**

-19-

Documentation of Flooding



➤ **Bridge and Cordova Street**



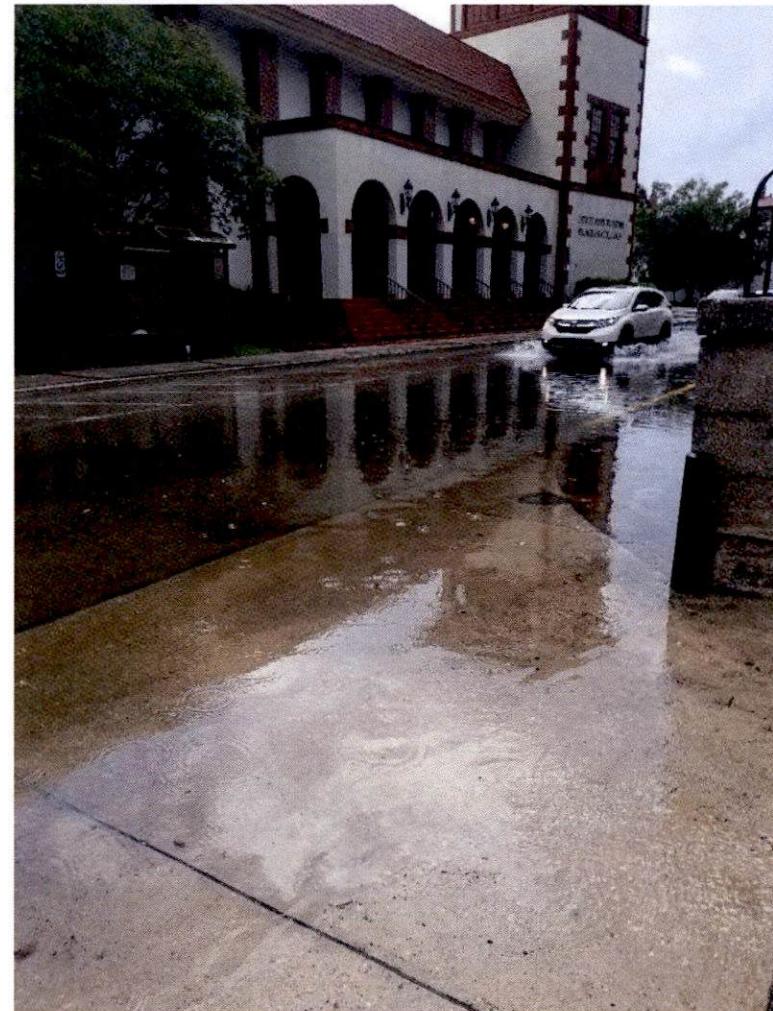
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❖ Rainfall Flooding



➤ **Granada Street, facing S** -20-

Documentation of Flooding



➤ **Granada Street, facing N**



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❖ Rainfall Flooding

Documentation of Flooding



➤ **City Hall facing S, Granada Street**

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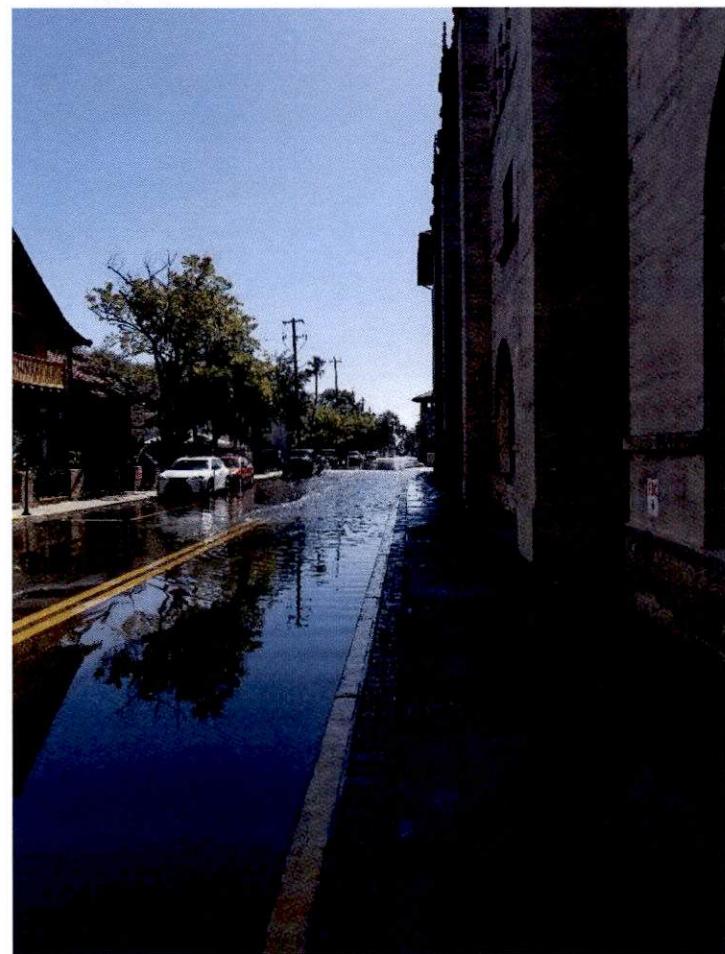
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Documentation of Flooding

❖ Nuisance Flooding – primarily High Tide Flooding (HTF) or King Tides



➤ **South Street, facing E**



➤ **Cordova Street, facing S**



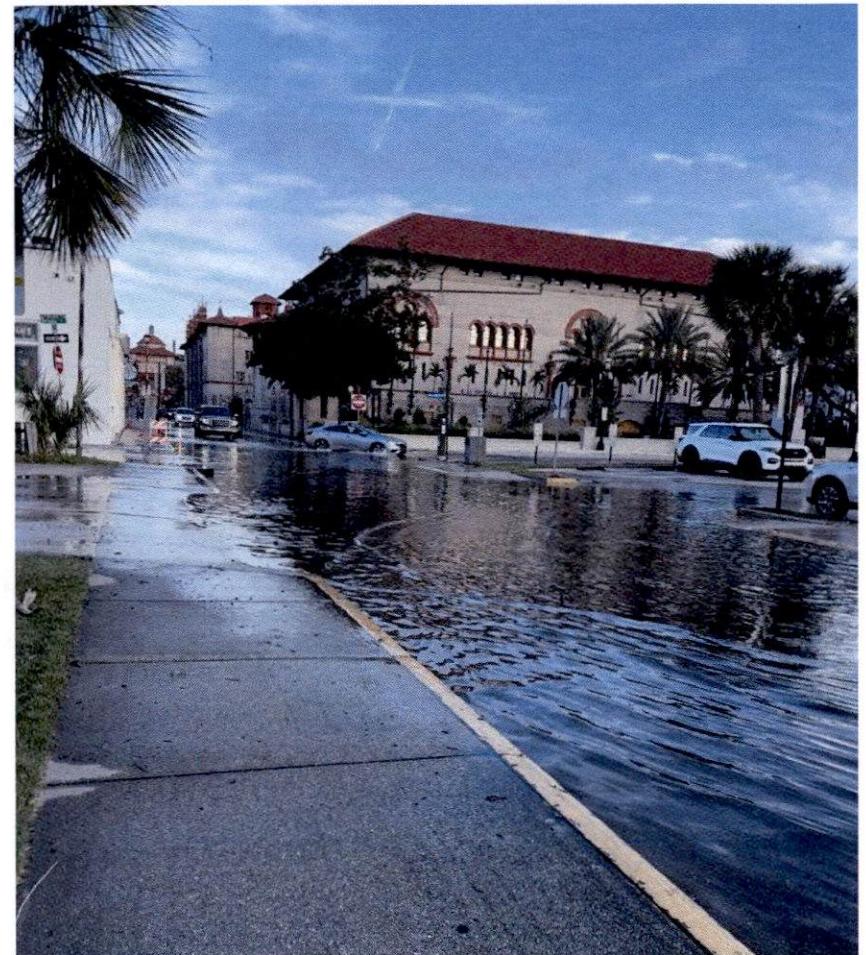
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Documentation of Flooding

❖ Nuisance Flooding – primarily High Tide Flooding (HTF) or King Tides



➤ Lake Maria Sanchez, facing E



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➤ Granada Street, facing N



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Documentation of Flooding

❖ Nuisance Flooding - High Tide with a Nor'easter



➤ **South Street, facing E**



➤ **St. Francis Street, facing E**



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Documentation of Flooding

❖ Nuisance Flooding - High Tide with a Nor'easter



➤ South Street, facing E



➤ South Street, facing N
Lake Maria Sanchez



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Documentation of Flooding

❖ Hurricane Irma – High Water Marks



➤ **Cordova and St. Francis Street, near Lake Maria**



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❖ Nuisance Flooding - High Tide with a Nor'easter



➤ Lake Maria Sanchez

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Documentation of Flooding



➤ Cordova and St. Francis Street, near Lake Maria



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Project Funding and Schedule – Phase 2 (South)*

❖ Project funded through Florida Department of Environmental Protection

- ✓ \$10 M through State Legislative Appropriations – design and construction
- ✓ \$19+ M through Resilient Florida Program - construction

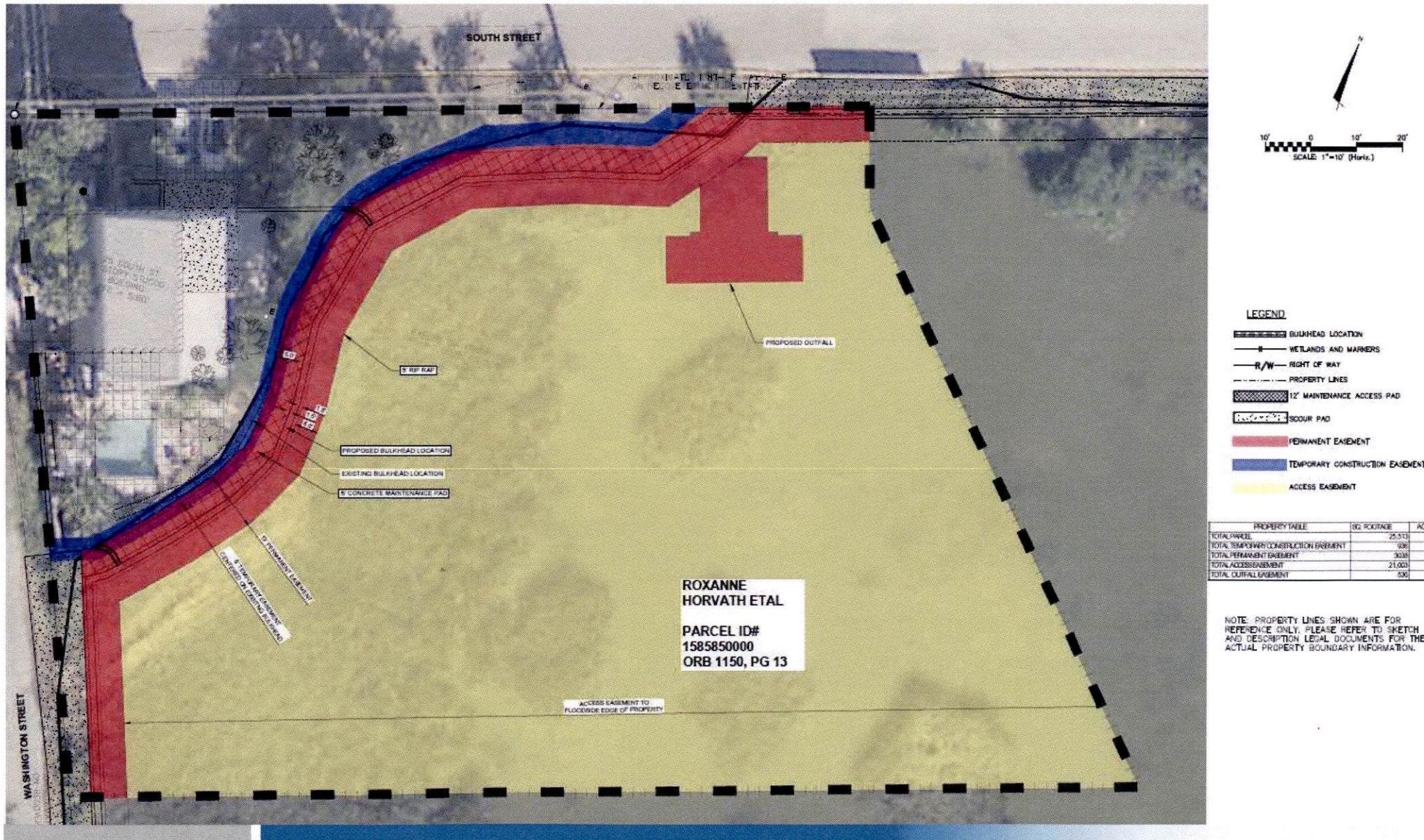
❖ Project schedule (estimated and subject to change)*

- ✓ 2024 – appraisals completed; officially amend grant agreements to reflect project phasing
- ✓ 2025 - Secure easements/ownership over areas needed for floodwall; contract amendment for Phase 2 design
- ✓ 2026 - Phase 2 design and permitting
- ✓ 2027 – Complete Phase 2 design and permitting; prepare project for bidding;
- ✓ 2028 - Bidding & award contract for construction, construction - duration 18-24 months



Proposed Resolution 2025-07 –Easement Exhibits

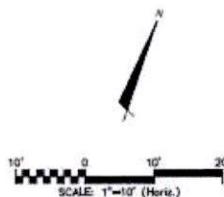
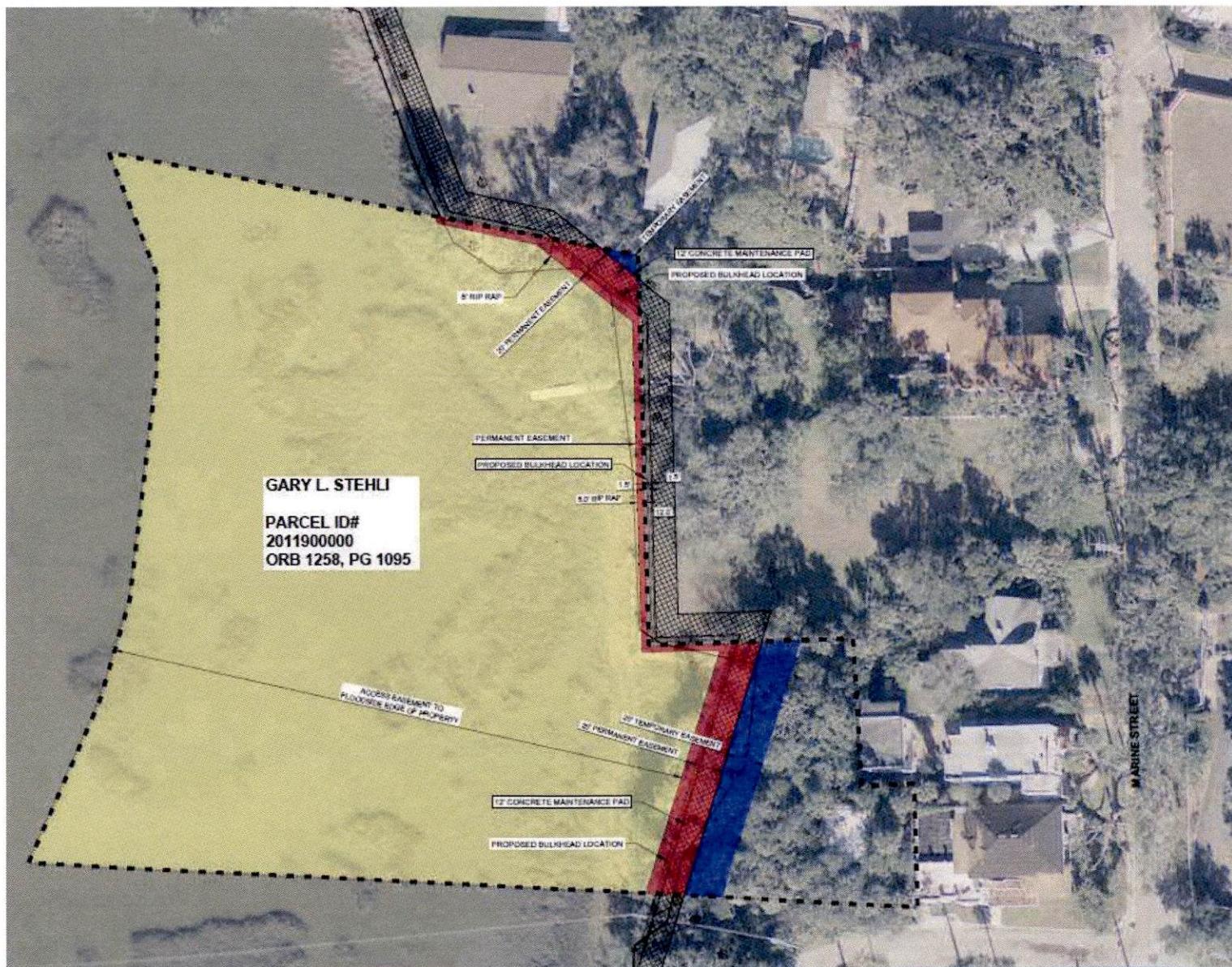
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Proposed Resolution 2025-07 –Easement Exhibits

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LEGEND

- BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W—RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

PROPERTY TABLE	SD. FOOTAGE	ACRES
TOTAL PARCEL	100,259	2.52
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,010	0.07
TOTAL PERMANENT EASEMENT	5,000	0.11
TOTAL ACCESS EASEMENT	101,706	2.68

NOTE: PROPERTY LINES SHOWN ARE FOR REFERENCE ONLY. PLEASE REFER TO SKETCH AND DESCRIPTION LEGAL DOCUMENTS FOR THE ACTUAL PROPERTY BOUNDARY INFORMATION.



Proposed Resolution 2025-07 –Easement Exhibits

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10' 0' 10' 20'
SCALE: 1"=10' (Horizontal)



LEGEND

- PROPOSED BULHEAD LOCATION
- WETLANDS AND MARKERS
- R/W — RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

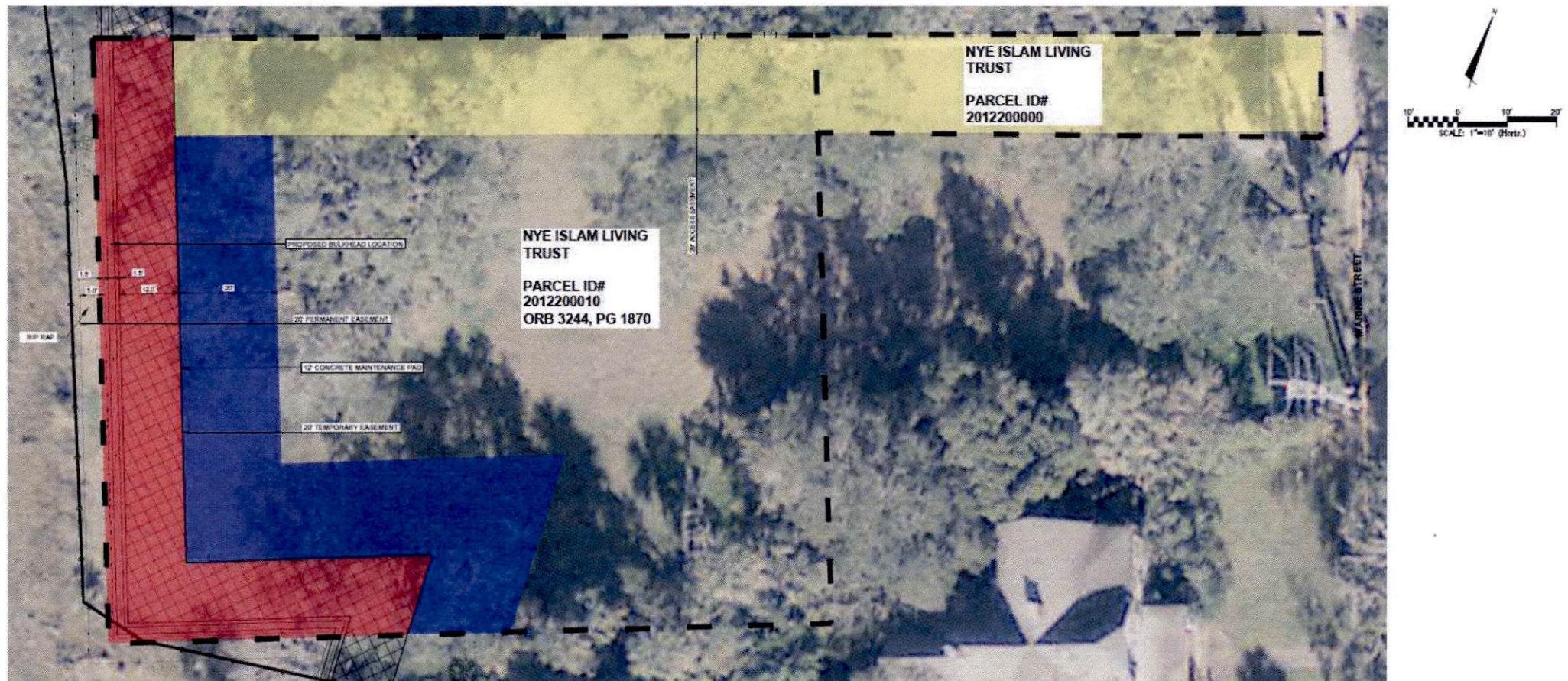
PROPERTY TABLE	SG. FOOTAGE	ACRES
TOTAL PARCEL	2,810	0.07
TOTAL IMPROVEMENT CONSTRUCTION EASEMENT	1,648	0.04
TOTAL PERMANENT EASEMENT	1,600	0.03

NOTE: PROPERTY LINES SHOWN ARE FOR
REFERENCE ONLY. PLEASE REFER TO SKETCH
AND DESCRIPTION LEGAL DOCUMENTS FOR THE
ACTUAL PROPERTY BOUNDARY INFORMATION.



Proposed Resolution 2025-07 –Easement Exhibits

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LEGEND

- BUUHEAD LOCATION
- WETLANDS AND MARBERS
- R/W — RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

PROPERTY TABLE	SD FOOTAGE	ACRES
TOTAL PARCEL	10,517	0.34
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,195	0.07
TOTAL PERMANENT EASEMENT	2,227	0.00
TOTAL ACCESS EASEMENT	4,631	0.11

NOTE: PROPERTY LINES SHOWN ARE FOR
REFERENCE ONLY. PLEASE REFER TO SKETCH
AND DESCRIPTION LEGAL DOCUMENTS FOR THE
ACTUAL PROPERTY BOUNDARY INFORMATION.

RESOLUTION 2025-07

A RESOLUTION OF THE CITY COMMISSION OF THE CITY ST. AUGUSTINE, FINDING THAT PROCUREMENT OF EASEMENTS, THROUGH NEGOTIATED CONVEYANCE OR EMINENT DOMAIN, OF THE PRIVATE PROPERTIES DESIGNATED AS PARCELS 1-4 IN THE ATTACHED EXHIBIT A, AND ALSO DEPICTED IN THE SURVEY IN THE ATTACHED EXHIBIT B, SERVES A PUBLIC PURPOSE AND IS NECESSARY FOR CERTAIN RESILIENCE, STORMWATER, THOROUGHFARE, AND RIGHT-OF-WAY IMPROVEMENTS IN THE VICINITY OF LAKE MARIA SANCHEZ IN DOWNTOWN ST. AUGUSTINE, AUTHORIZING THE CITY MANAGER AND OTHERS ACTING ON THEIR BEHALF TO INITIATE EMINENT DOMAIN PROCEEDINGS, AUTHORIZING THE CITY MANAGER AND CITY ATTORNEY AND OTHERS ACTING ON THEIR BEHALF TO RETAIN EXPERT WITNESSES AND CONSULTANTS, AND TO TAKE ALL FURTHER ACTIONS THAT ARE REASONABLY REQUIRED TO ACQUIRE THE PRIVATE PROPERTY DESCRIBED IN EXHIBIT A AND IMPLEMENT THE PURPOSE OF THE RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the City of St. Augustine ("City") through its City Commission ("Commission") is committed to providing a safe, resilient, and maintainable built environment for the streets, thoroughfares, sidewalks, rights-of-way, drainage basins, and public amenities of the downtown district of the City, through the implementation of public works projects to create and maintain built surfaces and infrastructure that facilitates stormwater drainage and resilience against flooding; and

WHEREAS, the City Utilities and Public Works Departments have formulated and evaluated the *Lake Maria Sanchez Flood Mitigation and Drainage Improvements Project*; (*also referred to as the City of St. Augustine Mitigation and Drainage Improvements project or St. Augustine Resiliency Initiative – Lake Maria Sanchez*) a utilities and public works project to strengthen, expand, and improve maintenance access to a physical area constituting the, banks of the marsh located directly south of Lake Maria Sanchez and South Street, a drainage basin, and an area that is proximate to certain public streets, sidewalks, and rights of way which are at risk of flooding or have been identified as being flood-prone, which proposed project will entail constructing a bulkhead (floodwall or seawall) and related stormwater and storm surge

flooding mitigation features (the "Project"); and

WHEREAS, City Utilities and Public Works Departments have recommended proceeding with the Project for the purpose of improving stormwater drainage and resilience against rain- and tidal-based flooding; and

WHEREAS, Commission finds that construction of the Project will provide risk-mitigation, long-term maintenance expense reduction, and quality of life benefits to the City; and

WHEREAS, Commission finds that the Project addresses long-range planning and safety needs of the City; and

WHEREAS, Commission has determined that there is an absence of environmental factors that would be undermined or adversely indicated by the Project and the plans for the Project; and

WHEREAS, Commission is authorized by Sections 166.401 and 166.411, Florida Statutes, to exercise the right and power of eminent domain to procure temporary, access, outfall, and permanent easements for the construction of the public improvements contemplated in the Project for and in the vicinity of the banks of the marsh south of South Street and Lake Maria Sanchez.

NOW, THEREFORE, BE IT RESOLVED by the City Commission of the City of St. Augustine:

SECTION 1: Recitals. The above recitals are confirmed, adopted, and incorporated herein and made a part hereof by reference.

SECTION 2: Declaration. It is hereby declared that it is necessary to procure and acquire, through negotiated conveyance or eminent domain, including but not limited to "Quick Take" eminent domain proceedings, permanent and temporary easements to and upon the property described in Exhibit A, and the same is shown on the survey attached as Exhibit B, for the purpose of constructing utility and public works improvements developed to facilitate stormwater drainage and resilience against flooding, and it is further declared that the acquisition so authorized serves a public purpose.

SECTION 3: Authorization. The City Manager and City Attorney and all others acting on their behalf are authorized to initiate eminent domain proceedings pursuant to Florida Statutes Chapters 73, 74, and 166, and to file petitions, pleadings, affidavits, declarations of taking, and other documents authorized by Florida Statutes or rule of court to accomplish the procurement of easements as described.

SECTION 4: Implementation. The City Manager and City Attorney and all others acting on their behalf are authorized to retain expert witnesses and consultants and to take such further actions as are reasonably required to fully accomplish the purposes hereinabove directed.

SECTION 5: Effective Date. This Resolution shall become effective immediately upon its passage. _____

ADOPTED in Regular Session of the City Commission for the City of St. Augustine, Florida, this _____ day of _____, 2025.

CITY OF ST. AUGUSTINE, FLORIDA

Nancy Sikes-Kline, Mayor-Commissioner

ATTEST:

City Clerk, Darlene Galambos
(Seal)

**EXHIBIT A
TO RESOLUTION 2025-07**

EASEMENTS TO BE PROCURED

PARCEL 1

OWNER: STEHLI, GARY L.
PARCEL ID: 201190-0001
ADDRESS: 8 HEDRICK STREET
SHOWN AT EX B PAGE: B-7
PERMANENT EASEMENT SQUARE FOOTAGE: 5,006
TEMPORARY EASEMENT SQUARE FOOTAGE: 3,010
ACCESS EASEMENT SQUARE FOOTAGE: 101,706

PARCEL 2

OWNER: KLUGER, LYNN
PARCEL ID: 201210-0000
ADDRESS: 156 Marine Street
SHOWN AT EX B PAGE: B-8
PERMANENT EASEMENT SQUARE FOOTAGE: 1,068
TEMPORARY EASEMENT SQUARE FOOTAGE: 1,845

PARCEL 3

OWNER: NYE-ISLAM, MARILYN
PARCEL ID: 201220-0000, 201220-0010
ADDRESS: 160 Marine Street
SHOWN AT EX B PAGE: B-9
PERMANENT EASEMENT SQUARE FOOTAGE: 2,727
TEMPORARY EASEMENT SQUARE FOOTAGE: 3,159
ACCESS EASEMENT 1 (-0000) SQUARE FOOTAGE: 2,200
ACCESS EASEMENT 2 9-0010) SQUARE FOOTAGE: 2,431

PARCEL 4

OWNER: HORVATH TRUST, ROXANNE
PARCEL ID: 158585-0000
ADDRESS: 25 South Street
SHOWN AT EX B PAGE: B-6
PERMANENT EASEMENT SQUARE FOOTAGE: 3,038
TEMPORARY EASEMENT SQUARE FOOTAGE: 936
OUTFALL EASEMENT SQUARE FOOTAGE: 536
ACCESS EASEMENT SQUARE FOOTAGE: 21,003

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 122.46 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND A PART OF SAID RIGHT-OF-WAY S 72°57'56" W 20.61 FEET; THENCE LEAVING THE SOUTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) N 03°03'37" W 137.12 FEET, 2) S 68°15'18" W 41.86 FEET, 3) N 21°27'21" W 178.17 FEET, 4) N 70°39'02" W 65.65 FEET, 5) S 82°16'07" W 54.09 FEET, 6) N 40°38'00" W 4.63 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY, 7) N 81°13'24" E 89.75 FEET; THENCE LEAVING THE NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY S 70°39'02" E 26.68 FEET TO A POINT ON THE EASTERN LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE EASTERN OUTLINE OF SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 197.11 FEET, 2) N 68°16'12" E 60.30 FEET, 3) S 03°03'37" E 143.13 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 5,006 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

TEMPORARY EASEMENT #1 DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE NORTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 81°13'24" E 176.28 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE NORTHERLY LINE OF SAID PROPERTY N 81°13'24" E 20.70 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERNLY LINE OF SAID PROPERTY S 70°39'02" E 26.68 FEET; THENCE LEAVING THE EASTERNLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY N 21°27'21" W 12.89 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 130 SQUARE FEET OF LAND MORE OR LESS.

TEMPORARY EASEMENT #2 DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 101.85 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY AND A PART OF THE NORTHERLY LINE OF SAID RIGHT-OF-WAY S 72°57'56" W 20.61 FEET; THENCE LEAVING SAID PROPERTY LINE AND RIGHT-OF-WAY LINE AND RUNNING THROUGH SAID PROPERTY, N 03°03'37" W 143.13 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHEASTERLY LINE OF SAID PROPERTY N 68°16'12" E 21.11 FEET; THENCE LEAVING THE NORTHEASTERLY LINE AND RUNNING THROUGH SAID PROPERTY S 03°03'37" E 144.91 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,880 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2011900000
GARY L. STEHLI

ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 6067 PAGE 1464 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT-OF-WAY OF HENDRICKS AVENUE; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY AND PART OF THE NORTHERLY RIGHT-OF-WAY OF SAID HENDRICKS AVENUE S 72°57'56" W 143.07 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE RUNNING ALONG THE PERIMETER OF SAID PROPERTY THE FOLLOWING SEVEN (7) COURSES AND DISTANCES, 1) S 72°57'56" W 328.50 FEET, 2) N 03°24'57" EAST 95.87 FEET, 3) N 03°39'40" W 56.21 FEET, 4) N 13°16'13" W 123.44 FEET, 5) N 19°07'17" W 51.17 FEET, 6) N 40°56'03" W 71.85 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY, 7) N 81°13'24" E 176.28 FEET; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING SIX (6) COURSES AND DISTANCES, 1) S 40°38'00" E 4.63 FEET, 2) N 82°16'07" E 54.09 FEET, 3) S 70°39'02" E 65.65 FEET, 4) S 21°27'21" E 178.17 FEET, 5) N 68°15'18" E 41.86 FEET, 6) S 03°03'37" E 137.12 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 101,706 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012100000
LYNN KLUGER

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4841 PAGES 1393 THROUGH 1395 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND WESTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S $69^{\circ}45'01''$ W 231.59 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S $69^{\circ}45'01''$ W 16.01 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE WESTERLY LINE OF SAID PROPERTY N $21^{\circ}27'21''$ W 73.45 FEET; THENCE LEAVING SAID WESTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S $70^{\circ}39'02''$ E 21.15 FEET, 2) S $21^{\circ}27'21''$ E 59.97 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 1,068 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012100000
LYNN KLUGER

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 4841 PAGES 1393 THROUGH 1395 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND WESTERLY RIGHT-OF-WAY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S $69^{\circ}45'01''$ W 211.58 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S $69^{\circ}45'01''$ W 20.00 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) N $21^{\circ}27'21''$ W 59.97 FEET, 2) N $70^{\circ}39'02''$ W 21.15 FEET TO A POINT ON THE WESTERLY LINE OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID WESTERLY LINE N $21^{\circ}27'21''$ W 12.89 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE RUNNING WITH A PART OF THE NORTHERLY LINE OF SAID PROPERTY N $79^{\circ}45'30''$ E 20.74 FEET; THENCE LEAVING SAID NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S $70^{\circ}39'02''$ E 20.69 FEET, 2) S $21^{\circ}27'21''$ E 69.54 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 1,845 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 77.10 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 60.30;FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG THE WESTERLY LINE OF SAID PROPERTY N 21°27'21" W 123.66 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHWEST CORNER AND RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 16.01 FEET; THENCE LEAVING THE NORTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 107.25 FEET, 2) N 68°15'18" E 49.63 FEET, 3) S 03°03'37" E 16.89 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,727 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 55.99 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING ALONG THE SOUTHERLY LINE OF SAID PROPERTY S 68°16'12" W 21.11 FEET; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) N 03°03'37" W 16.89 FEET, 2) S 68°15'18" W 49.63 FEET, 3) N 21°27'21" W 87.25 FEET TO THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF SAID NORTHERLY LINE N 69°45'01" E 20.00 FEET; THENCE LEAVING THE NORTHERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THREE (3) COURSES AND DISTANCES, 1) S 21°27'21" E 66.73 FEET, 2) N 68°15'18" E 57.41 FEET, 3) S 03°03'37" E 38.01 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 3,159 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200000
MARILYN NYE-ISLAM

ACCESS EASEMENT DESCRIPTION:

BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF MARINE STREET; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY AND RIGHT-OF-WAY S 21°23'13" E 20.00 FEET; THENCE LEAVING SAID EASTERLY LINE AND RIGHT-OF-WAY AND RUNNING THROUGH SAID PROPERTY S 69°45'01" W 110.02 FEET TO THE WESTERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE WESTERLY LINE OF SAID PROPERTY N 21°23'13" W 20.00 FEET TO THE NORTHWEST CORNER OF SAID PROPERTY; THENCE LEAVING SAID NORTHWEST CORNER AND RUNNING ALONG THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 110.02 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,200 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 2012200010
MARILYN NYE-ISLAM

ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 3244 PAGES 1867 THROUGH 1869 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE SOUTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG THE EASTERLY LINE OF SAID PROPERTY N 21°23'13" W 100.10 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE EASTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 69°45'01" W 121.54 FEET, 2) N 21°27'21" W 20.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID PROPERTY; THENCE RUNNING ALONG A PART OF THE NORTHERLY LINE OF SAID PROPERTY N 69°45'01" E 121.56 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING THE NORTHEAST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY S 21°23'13" E 20.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 2,431 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

PERMANENT EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT OF-WAY OF SAID WASHINGTON STREET S 20°31'16" E 150.36 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY N 73°27'16" E 4.53 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) N 18°14'38" W 53.28 FEET, 2) N 44°54'54" E 19.28 FEET, 3) N 40°49'00 E 14.09 FEET, 4) N 28°55'01" E 11.01 FEET, 5) N 05°32'33" E 11.37 FEET, 6) N 02°44'47" W 18.22 FEET, 7) N 14°00'45" E 26.81 FEET, 8) N 45°52'19" E 26.02 FEET, 9) N 71°12'24" E 26.59 FEET, 10) N 76°09'47" E 16.12 FEET, 11) N 40°05'49" E 15.57 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET; THENCE RUNNING ALONG A PART OF SAID SOUTH STREET N 73°27'16" E 34.38 FEET TO THE NORTHEAST CORNER OF SAID PROPERTY; THENCE LEAVING SAID NORTHEAST CORNER AND RUNNING ALONG A PART OF THE EASTERLY LINE OF SAID PROPERTY S 16°05'17" E 7.76 FEET; THENCE LEAVING SAID EASTERLY LINE AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES, 1) S 73°27'25" W 23.94 FEET, 2) S 31°39'42" W 5.54 FEET, 3) S 40°05'49" W 18.73 FEET, 4) S 76°09'47" W 19.79 FEET, 5) S 71°12'24" W 23.11 FEET, 6) S 45°52'19" W 19.38 FEET, 7) S 14°00'45" W 21.18 FEET, 8) S 02°44'47" E 17.25 FEET, 9) S 05°32'33" W 15.00 FEET, 10) S 28°55'01" W 15.05 FEET, 11) S 40°49'00" W 15.91 FEET, 12) S 44°54'54" W 17.36 FEET, 13) S 18°14'38" E 43.00 FEET TO A POINT ON SAID SOUTHERLY PROPERTY LINE; THENCE RUNNING ALONG A PART OF SAID SOUTHERLY PROPERTY LINE S 73°27'16" W 8.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 3,038 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

TEMPORARY EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT OF-WAY OF SAID SOUTH STREET S 20°31'16" E 95.50 FEET TO THE POINT OF BEGINNING; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND RUNNING THROUGH THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) N 69°28'44" E 4.84 FEET, 2) N 44°54'54" E 20.02 FEET, 3) N 40°49'00" E 13.74 FEET, 4) N 28°55'01" E 10.23 FEET, 5) N 05°32'33" E 10.67 FEET, 6) N 02°44'47" W 18.41 FEET, 7) N 14°00'45" E 27.89 FEET, 8) N 45°52'19" E 33.13 FEET, 9) N 71°12'24" E 22.09 FEET, 10) N 76°09'47" E 14.71, 11) N 40°05'49" E 6.35 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET; THENCE RUNNING ALONG A PART OF SAID SOUTH STREET N 73°27'16" E 9.09 FEET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID SOUTH STREET AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING ELEVEN (11) COURSES AND DISTANCES, 1) S 40°05'49" W 15.57 FEET, 2) S 76°09'47" W 16.12 FEET, 3) S 71°12'24" W 20.75 FEET, 4) S 45°52'19" W 30.58 FEET, 5) S 14°00'45" W 25.73, 6) S 02°44'47" E 18.03 FEET, 7) S 05°32'33" W 12.07 FEET, 8) S 28°55'01" W 11.78 FEET, 9) S 40°49'00" W 14.44 FEET, 10) S 44°54'54" W 21.29 FEET, 11) S 69°28'44" W 5.92 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET; THENCE RUNNING ALONG A PART OF SAID WASHINGTON STREET N 20°31'16" W 5.00 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 936 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

OUTFALL EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE SOUTHERLY RIGHT OF-WAY OF SAID WASHINGTON STREET N 73°27'16" E 157.44 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET; THENCE LEAVING THE SOUTHERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET AND RUNNING THROUGH THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA S 16°32'44" E 11.02 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE CONTINUING THROUGH SAID PROPERTY THE FOLLOWING TEN (10) COURSES AND DISTANCES, 1) N 73°11'17" E 5.34 FEET, 2) S 16°48'43" E 16.30 FEET, 3) N 73°11'17" E 7.27 FEET, 4) S 16°48'43" E 11.04 FEET, 5) S 73°11'17" W 29.49 FEET, 6) N 16°48'43" W 11.04 FEET, 7) N 73°11'17" E 7.49 FEET, 8) N 16°48'43" W 10.08 FEET, 9) N 40°05'49" E 10.62 FEET, 10) N 31°39'42" E 0.65 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 536 SQUARE FEET OF LAND MORE OR LESS.

ST. JOHNS COUNTY, FLORIDA TAX PARCEL ID 1585850000
ROXANNE HORVATH TRUST

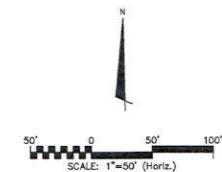
ACCESS EASEMENT DESCRIPTION:

COMMENCING AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SOUTH STREET AND WASHINGTON STREET; THENCE LEAVING THE SOUTHEAST CORNER OF SAID WASHINGTON STREET AND SOUTH STREET AND RUNNING ALONG THE EASTERLY RIGHT OF-WAY OF SAID SOUTH STREET S 20°31'16" E 150.36 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORD BOOK 5496 PAGE 508 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE LEAVING THE EASTERLY RIGHT-OF-WAY OF SAID SOUTH STREET AND THE SOUTHWEST CORNER OF SAID PROPERTY AND RUNNING ALONG A PART OF THE SOUTHERLY LINE OF SAID PROPERTY N 73°27'16" E 12.53 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE LEAVING THE SOUTHERLY LINE OF SAID PROPERTY AND RUNNING THROUGH SAID PROPERTY THE FOLLOWING TWENTY-ONE (21) COURSES AND DISTANCES, 1) N 18°14'38" W 43.00 FEET, 2) N 44°54'54" E 17.36 FEET, 3) N 40°49'00" E 15.91 FEET, 4) N 28°55'01" E 15.05 FEET, 5) N 05°32'33" E 15.00 FEET, 6) N 02°44'47" W 17.25 FEET, 7) N 14°00'45" E 21.18 FEET, 8) N 45°52'19" E 19.38 FEET, 9) N 71°12'24" E 23.11 FEET, 10) N 76°09'47" E 19.79 FEET, 11) N 40°05'49" E 8.10 FEET, 12) S 16°48'43" E 10.08 FEET, 13) S 73°11'17" W 7.49 FEET, 14) S 16°48'43" E 11.04 FEET, 15) N 73°11'17" E 29.49 FEET, 16) N 16°48'43" W 11.04 FEET, 17) S 73°11'17" W 7.27 FEET, 18) N 16°48'43" W 16.30 FEET, 19) S 73°11'17" W 5.34 FEET, 20) N 31°39'42" E 4.90 FEET, 21) N 73°27'25" E 23.94 FEET TO THE EASTERLY LINE OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID EASTERLY THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) S 16°05'17" E 14.49 FEET, 2) S 40°56'03" E 140.27 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY; THENCE RUNNING WITH A PART OF SAID SOUTHERLY PROPERTY LINE S 73°27'16" W 220.18 FEET TO THE POINT OF BEGINNING FOR THIS DESCRIPTION.

CONTAINING 21,003 SQUARE FEET OF LAND MORE OR LESS.

**EXHIBIT B
TO RESOLUTION 2025-07**

BULKHEAD EASEMENT



LEGEND

- 2-6 2-6 2-6 BULKHEAD LOCATION
- WETLANDS AND MARKERS
- R/W RIGHT OF WAY
- PROPERTY LINES
- 12' MAINTENANCE ACCESS PAD
- SCOUR PAD
- PERMANENT EASEMENT
- TEMPORARY CONSTRUCTION EASEMENT
- ACCESS EASEMENT

REV	DESCRIPTION	DATE
1	90% CLIENT SUBMITTAL	22 NOV 2018
2	ISSUED FOR PERMIT - NOT FOR CONSTRUCTION	12 SEP 2019
3	REVISIONS	12 SEP 2019



139 Executive Circle, Suite 201
Daytona Beach, FL 32114-7102
Phone: (386) 274-2828; Fax: (386) 274-1393

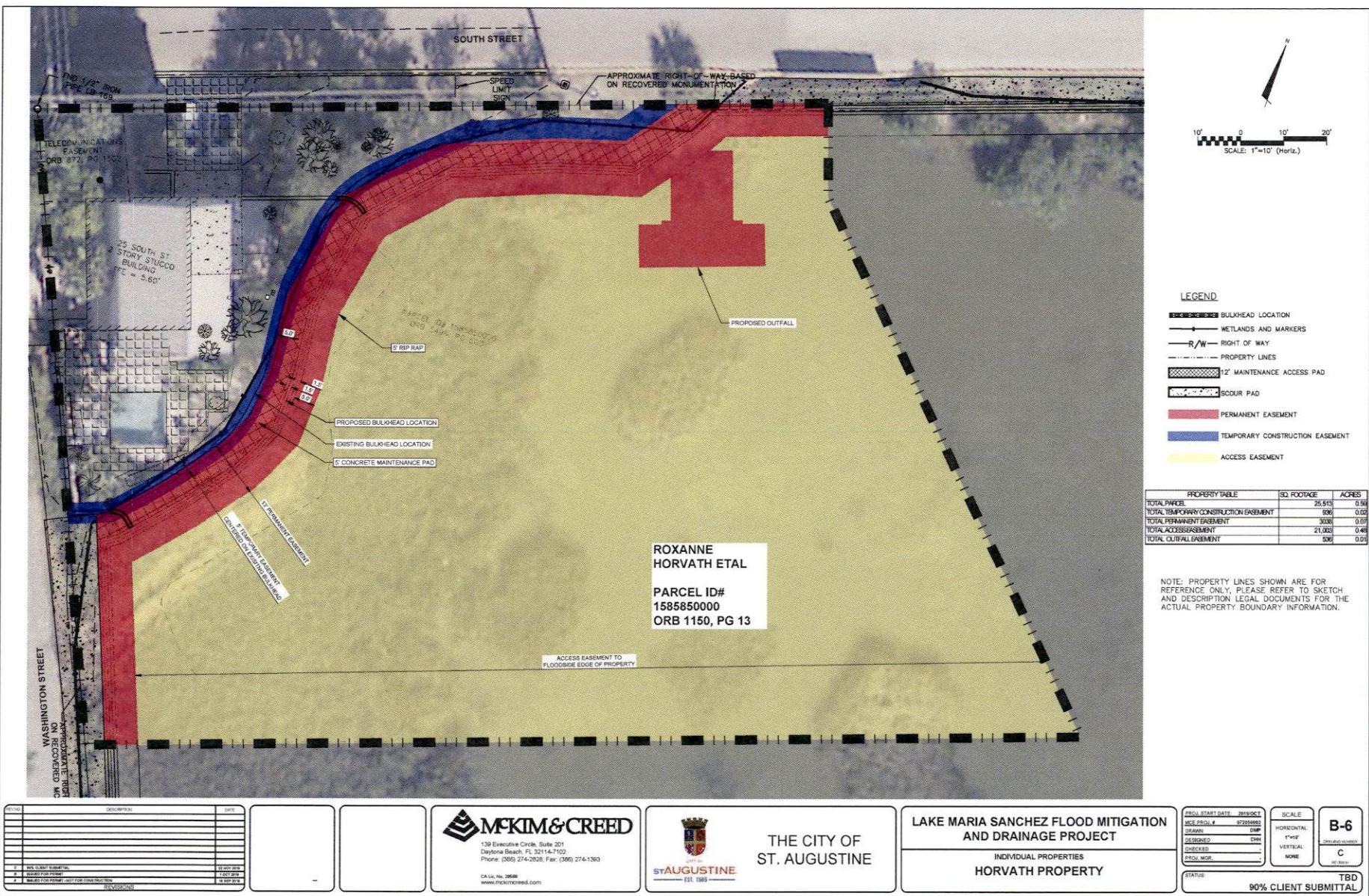
CA Lic. No. 26888
www.mckimcreed.com

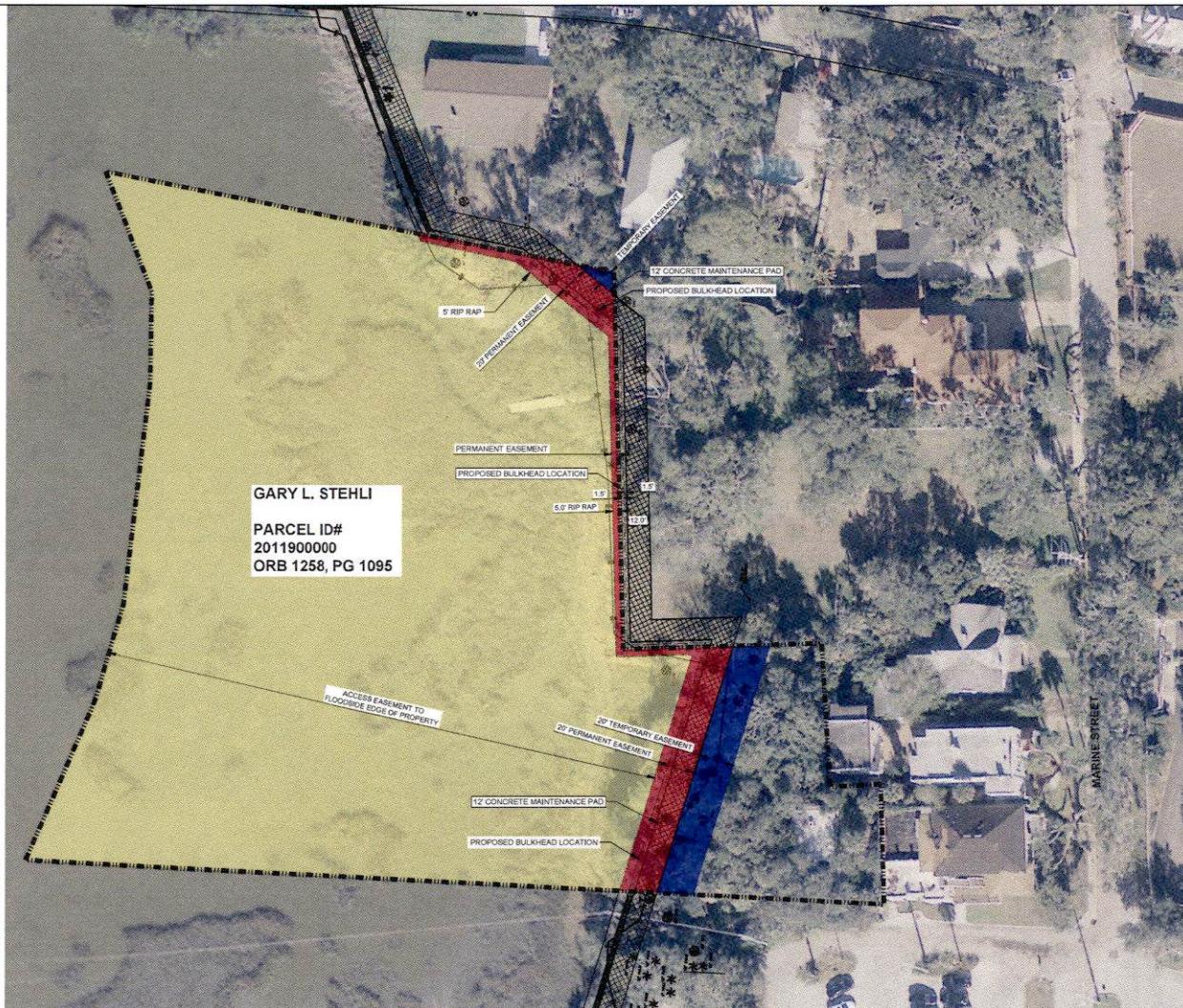


THE CITY OF
ST. AUGUSTINE
EST. 1565

LAKE MARIA SANCHEZ FLOOD MITIGATION
AND DRAINAGE PROJECT
GENERAL
BULKHEAD ALIGNMENT
EASEMENT OWNERSHIP MAP

PROJ. START DATE: 2018 OCT	SCALE:
MIC PROJ # 07205002	
DRAWN BY: DMP	HORIZONTAL:
DESIGNED BY: CHK	VERTICAL:
CHECKED BY: TBO	DEvised BY: C
PROJ. MGR: TBO	REvised BY: TBO
STATUS: TBD	
90% CLIENT SUBMITTAL	





LEGEND

PROPERTY TABLE	SQ. FOOTAGE	ACRES
TOTAL PARCEL	109,722	2.52
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,010	0.07
TOTAL PERMANENT EASEMENT	5,006	0.11
TOTAL ACCESS EASEMENT	101,706	2.33

NOTE: PROPERTY LINES SHOWN ARE FOR
REFERENCE ONLY, PLEASE REFER TO SKETCH
AND DESCRIPTION LEGAL DOCUMENTS FOR THE
ACTUAL PROPERTY BOUNDARY INFORMATION.

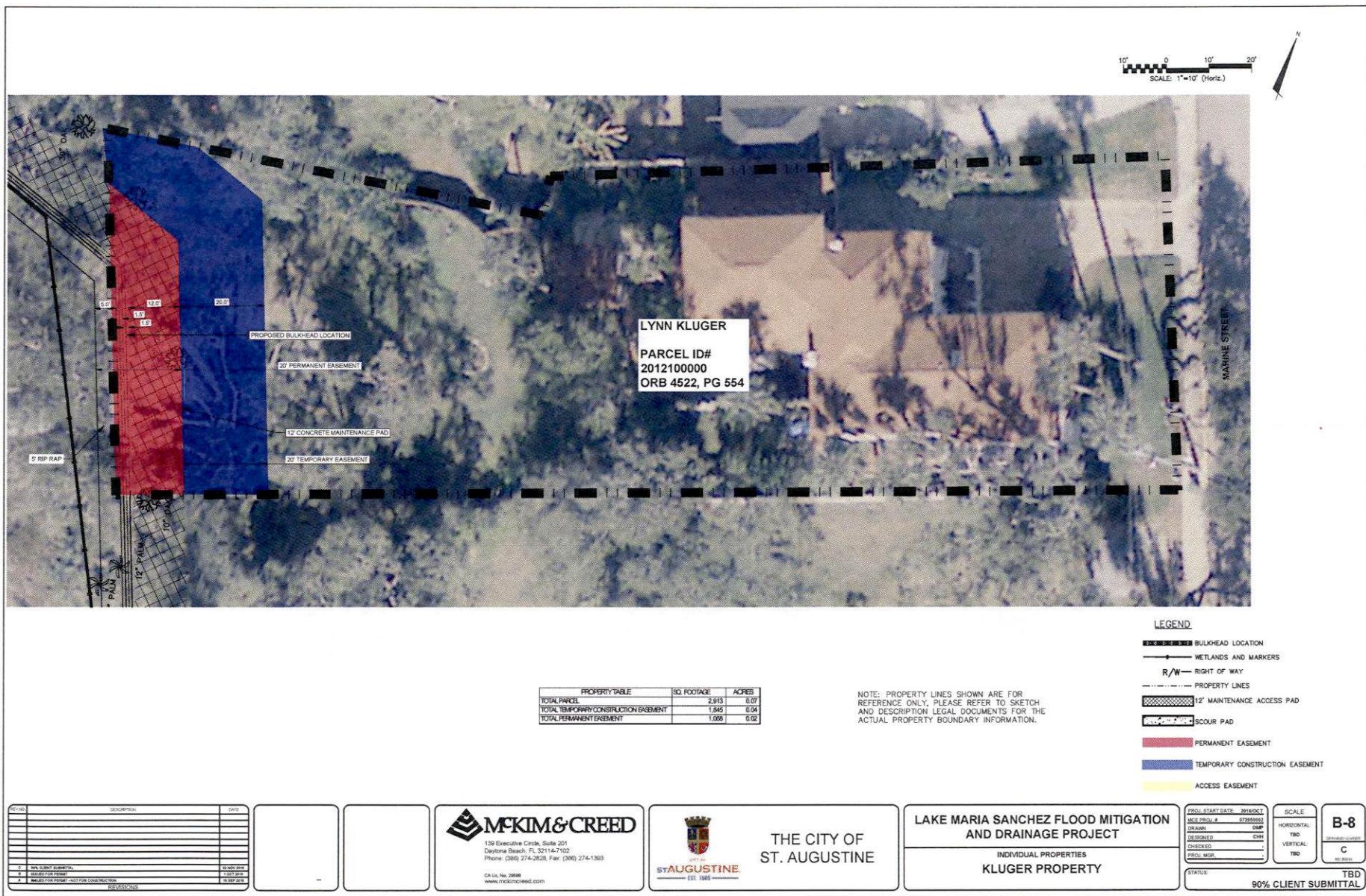
REV/VER	DESCRIPTION	DATE
<u>1</u>	WPS CLIENT SUBMITAL	22 NOV 2010
<u>2</u>	WATERFALL PERMIT - ADDITIONAL CONSTRUCTION	12 DECEMBER 2010
	REVISIONS	

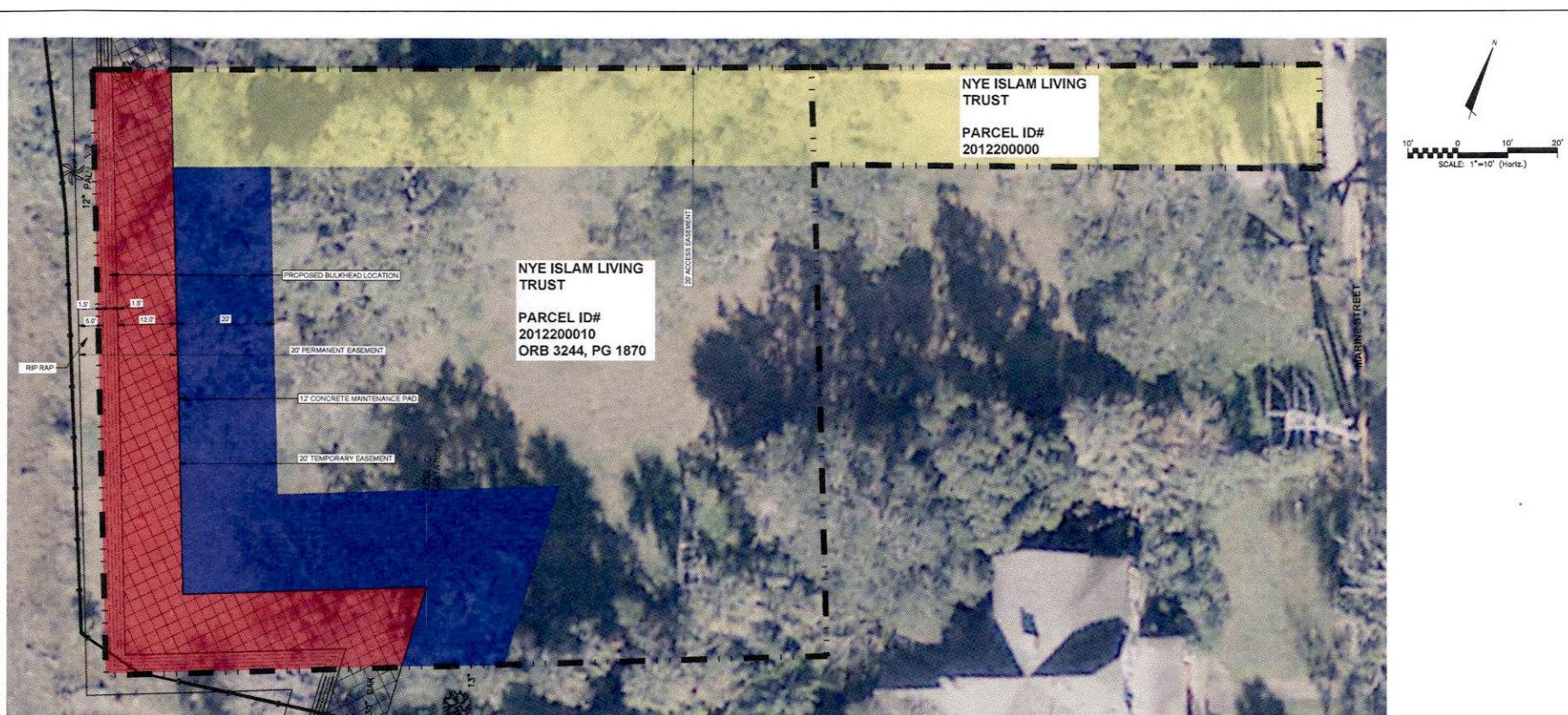


THE CITY OF
ST. AUGUSTINE

**LAKE MARIA SANCHEZ FLOOD MITIGATION
AND DRAINAGE PROJECT**

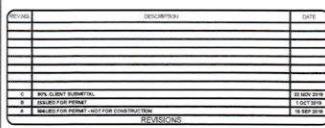
PROJ. START DATE	26/10/07	SCALE	B-7
MCE PROJ. #	97250082	DRAWING NUMBER	
DRAWN BY	DMP	C	
DESIGNED BY	DNH	REVISION	
CHECKED BY	.		
PROJ. MGR.	.		
STATUS:		TBD	
90% CLIENT SUBMITTAL			





PROPERTY TABLE	SD. FOOTAGE	ACRES
TOTAL PARCEL	10,517	0.24
TOTAL TEMPORARY CONSTRUCTION EASEMENT	3,156	0.07
TOTAL PERMANENT EASEMENT	2,727	0.06
TOTAL ACCESS EASEMENT	4,631	0.11

NOTE: PROPERTY LINES SHOWN ARE FOR
REFERENCE ONLY, PLEASE REFER TO SKETCH
AND DESCRIPTION LEGAL DOCUMENTS FOR THE
ACTUAL PROPERTY BOUNDARY INFORMATION.



CA Lic. No. 29588



THE CITY OF
ST. AUGUSTINE

LAKE MARIA SANCHEZ FLOOD MITIGATION

INDIVIDUAL PROPERTIES
NYE ISLAM LIVING TRUST PROPERTY

PROJ. START DATE:	2016/OCT	SCALE:	B-9
MCE PROJ. #	072059892	HORIZONTAL:	DRIVING LINE NUMBER
DRAWN:	DMP	TBD	C
DESIGNED:	D94	VERTICAL:	ROTATION
CHECKED:		TBD	
PROJ. MGR:			
STATUS:	TBD		
90% CLIENT SUBMITTAL			