

ST. JOHNS COUNTY  
RESOLUTION NUMBER 2009- 87

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE NOCATEE DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY RESOLUTION 2001-30, DATED FEBRUARY 23, 2001, AND PREVIOUSLY MODIFIED BY RESOLUTION 2006-95, DATED MARCH 21, 2006, RESOLUTION 2007-127, DATED MAY 1, 2007, AND RESOLUTION 2007-305, DATED OCTOBER 16, 2007, TO INCLUDE ADDITIONAL LANDS WITHIN THE NOCATEE DRI; MODIFY THE NOCATEE DRI DEVELOPMENT ORDER REQUIREMENTS RELATING TO WETLANDS, THE GREENWAY, THE NOCATEE PRESERVE, RECREATION AND OPEN SPACE, WATER SUPPLY, LAND USE TOTALS, LAND USE CONVERSION, POLICE AND FIRE PROTECTION AND ALLOW EVENT PARKING WITHIN CERTAIN AREAS OF THE NOCATEE DRI; MODIFY THE MASTER PLAN AND THE MASTER CIRCULATION PLAN; MODIFY THE CONVERSION TABLE; INCLUDE ADDITIONAL DRI MAP EXHIBITS; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, SONOC Company, L.L.C., has submitted a Notice of Proposed Change to the Nocatee Development of Regional Impact (DRI) dated December 26, 2007, as amended, requesting modification of portions of the Development Order described in the Notice of Proposed Change text dated February 23, 2009 (the "NOPC"); and

WHEREAS, the Developer submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the Developer has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held April 7, 2009, after required notice; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA:**

1. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the number of development rights or increase in impacts from those approved in the original Nocatee DRI Development Order, Resolution 2001-30, as amended, prior to this change.
2. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
3. The changes requested in the NOPC are consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.
4. The Nocatee DRI Development Order, Resolution 2001-30, as amended, is hereby modified by approval of the following specific changes:

- a. Addition of land to the Nocatee DRI Development Order as shown on the revised Nocatee DRI Development Order legal description attached hereto at Exhibit 1.
  - b. Modification of text to Special Conditions 2, 4, 16(a), 16(b), 17, 21(b), 29, 31 and addition of new Special Condition 33A to the Nocatee DRI Development Order as shown on Exhibit 2 attached hereto.
  - c. Modification of Nocatee DRI Development Order Master Plan (Map H-1) and Master Circulation Plan (Map H-2) as shown on Exhibit 3 attached hereto.
  - d. Modification of Nocatee Conversion Table (Exhibit 4) as shown on Exhibit 4 attached hereto.
  - e. Addition of new map exhibits (HyDry Parcel Map and Intracoastal Frontage Map) to the Nocatee DRI Development Order as shown on Exhibit 5 attached hereto.
5. Except as modified by this Resolution, the existing Nocatee DRI Development Order shall remain in full force and effect.
  6. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs, and the Northeast Florida Regional Council.
  7. This Resolution shall take effect upon its adoption.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 7<sup>th</sup> DAY OF April, 2009.**

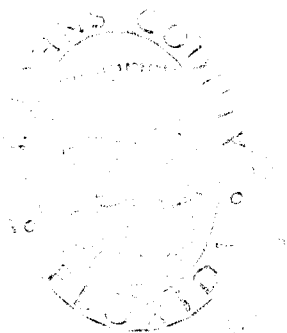
BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 4/9/09



## **EXHIBIT 1**

Revised Nocatee DRI Development Order Legal Description

February 8, 2001  
Revised Boundary

Work Order No. S98-354

Legal Description

NOCATEE

DUVAL COUNTY, FLORIDA

TRACT "A"

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North  $41^{\circ}50'26''$  West along said right of way line, a distance of 925.00 feet to a point; run thence North  $76^{\circ}59'37''$  East, a distance of 4,715.0 feet to a point; run thence North  $00^{\circ}37'22''$  West, a distance of 3625.0 feet to a point; run thence North  $89^{\circ}34'10''$  East, a distance of 1,965.0 feet; run thence North  $34^{\circ}06'08''$  East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North  $75^{\circ}13'42''$  East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and its Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South  $00^{\circ}54'07''$  East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South  $89^{\circ}37'49''$  West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

Exhibit 1

August 6, 1999

Work Order No. S98-354

Legal Description

NOCATEE

ST. JOHNS COUNTY, FLORIDA

TRACT "B"

Portions of Section 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67 Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of Section 30, said Township and Range and run North  $88^{\circ}39'56''$  East along the North line of said Section, a distance of 1650.0 feet; run thence North  $62^{\circ}02'54''$  East, a distance of 7,000.0 feet; run thence South  $66^{\circ}36'10''$  East, a distance of 3133.65 feet; run thence South  $17^{\circ}06'55''$  East, a distance of 5068.75 feet to the Northeasterly corner of that certain parcel of land described in Official Records Volume 97, Page 151, Public Records of said County; run thence South  $76^{\circ}09'47''$  West, along the Northerly boundary of said parcel, a distance of 477.26 feet to the Northeasterly corner of that certain tract of land described in Official Records Book 673, Page 636 and 637, public records of said county; run thence South  $88^{\circ}13'50''$  West along the Northerly boundary of said tract a distance of 622.02 feet to the Northwest corner thereof; run thence South  $07^{\circ}59'59''$  East along the Westerly line of said tract and along the Westerly line of that parcel described in Official Records Book 368, page 550, a distance of 532.17 feet to a point on the line dividing Sections 28 and 55, Township and Range aforementioned; run thence South  $86^{\circ}48'25''$  West along said Section line, a distance of 1,728.48 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Volume 1084, Page 676, said public records, run thence South  $11^{\circ}08'51''$  East along the Easterly line of said Parcel Six, a distance of 600.76 feet to the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 11,438.24 feet to it's point of intersection with the Westerly line of Section 31, Township and Range aforementioned; run thence North  $00^{\circ}54'07''$  West along said Westerly section line and along the Westerly line of Section 30, a distance of 10,614.31 feet to the Point of Beginning; less and except from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Southerly line of said Township, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North  $55^{\circ} 21' 50''$  East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North  $67^{\circ} 15' 54''$  East and distance of 389.23 feet; third course, North  $79^{\circ} 09' 57''$  East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South  $18^{\circ} 09' 43''$  East, departing said right of way line, a distance of 2633.45 feet; run thence South  $82^{\circ} 53' 46''$  East, a distance of 711.15 feet; run thence South  $08^{\circ} 41' 05''$  East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South  $89^{\circ} 27' 34''$  West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in instrument recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, Public Records of said County.

May 6, 1999

Work Order No. S98-354

Legal Description

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89° 27' 34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 7E, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 50' 45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89° 27' 34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

November 16, 1999

Work Order No. S98-354

Legal Description

TRACT "B"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 1 in Deed recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.

Less and Except those certain parcels identified as PARCEL "D" and PARCEL "E" and described in document recorded at Official Records Book 1453, Page 651, said Public Records.

Exhibit 1

Page 5 of 25



November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "B"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 2 in Deeds recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.

Exhibit 1

Page 6 of 25

January 13, 2000

Work Order No. S98-354

Legal Description

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portions lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County.

Less and except the following described parcel:

A part of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For the Point of Beginning, commence at the intersection of the Southerly right of way line of North East Second Street, a 40 foot right of way as shown on plat of Subdivision of Hilden, recorded in Map Book 3, Page 59 of the public records of said county, with the Northeasterly right of way line of Fifth Avenue, a 40 foot right of way as shown on said plat of Subdivision of Hilden; thence South 52° 48' 30" West, along the Southerly right of way line, 588 feet to the Easterly line of those lands as described and recorded in Official Records Book 1230, Page 1153, of said public records; thence South 00° 43' 58" East, along said Easterly line, 222 feet to the Northerly line of those lands described and recorded in Official Records Book 703, Page 781, of said public records; thence North 88° 24' 40" East, along the Northerly lines of the lands described and recorded in said Official Records Book 703, Page 781, Official Records Book 704, Page 1135, Official Records Book 807, Page 1537, and Official Records Book 1185, Page 526, all being recorded in said public records, 944 feet to an intersection with the Southeasterly prolongation of said Northeasterly right of way line of Fifth Avenue; thence North 40° 54' 24" West, along said Southerly prolongation, 730 feet to the Point of Beginning.

September 10, 1999

Work Order No. S98-354

**TRACT "C"**

That portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded at Official Records Book 675, Page 350, public records of said county.

Exhibit 1

September 10, 1999

Work Order No. S98-354

TRACT "H"  
Parcel 1

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ} 21' 50''$  West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South  $00^{\circ} 56' 57''$  West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South  $02^{\circ} 32' 48''$  East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South  $01^{\circ} 38' 27''$  East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South  $55^{\circ} 40' 59''$  East, a distance of 1887.09 feet; second course, South  $79^{\circ} 34' 02''$  East, a distance of 639.79 feet; third course, South  $07^{\circ} 57' 59''$  East, a distance of 1679.42 feet; fourth course, North  $59^{\circ} 54' 33''$  West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South  $01^{\circ} 29' 54''$  East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South  $37^{\circ} 55' 34''$  East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South  $74^{\circ} 56' 37''$  East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North  $13^{\circ} 29' 52''$  West, along said subdivision line, a distance of 183.21 feet; run thence North  $02^{\circ} 39' 45''$  East, along said subdivision line, a distance of 265.41 feet; run thence South  $89^{\circ} 01' 13''$  East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South  $15^{\circ} 19' 35''$  East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North  $88^{\circ} 50' 30''$  East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North  $89^{\circ} 10' 44''$  East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North  $28^{\circ} 40' 40''$  East and distance 5998.15 feet from last said point; run thence North  $89^{\circ} 17' 02''$  East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North  $07^{\circ} 25' 34''$  West, along said Westerly right of way

September 10, 1999

Work Order No. S98-354

TRACT "H"  
Parcel 1

line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT all of that portion of Government Lot 10, Section 19, Township 5 South, Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

Exhibit 1

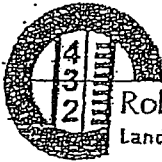
September 10, 1999

Work Order No. 98-354

TRACT "B"  
Parcel 2

All of that portion of Government Lot 10, Section 19, Township 5 South Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

Exhibit 1



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

Revised May 28, 2008  
September 20, 2007  
Nocatee

Work Order No. 07-222.00  
File No. 119E-23

#### Hydry Parcel

A portion of Section 20, together with those portions of the Francis X. Sanchez Grant, Section 41, the Heirs of Thomas Fitch Grant, Section 48, the Pedro R DeCala Grant, Section 49, the Ben Chaires Grant, Section 51, the Sabate or Chaires Grant, Section 65, the Paul Sabate Grant, Section 66, the Sabate or DeCala Grant, Section 67, the Sabate or F.X. Sanchez Grant, Section 68 and the Sabate or Fitch Grant, Section 69, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 30, said Township and Range, said point also being the Northwesterly corner of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county; thence Easterly, along the Northerly line of said lands, the following two courses: Course 1 ~ thence North  $88^{\circ}46'16''$  East, along the North line of said Section 30, a distance of 1650.00 feet; Course 2 ~ thence North  $62^{\circ}04'32''$  East, 7000.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $62^{\circ}04'32''$  East, departing said Northerly line of Official Records Book 1462, page 711, a distance of 2824.47 feet; thence North  $23^{\circ}32'02''$  East, 427.46 feet; thence North  $42^{\circ}46'52''$  East, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1033.05 feet to a point lying on the Westerly line of the Intracoastal Waterway, as recorded in Map Book 4, page 73 of the public records of said county; thence South  $26^{\circ}21'19''$  East, along said Westerly line, 5827.11 feet to the Northeasterly corner of Palm Valley Harbour, as recorded in Map Book 24, page 19, said public records; thence South  $52^{\circ}34'17''$  West, along the Northerly line of said plat, 273.57 feet to the Northwesterly corner thereof; thence South  $05^{\circ}18'59''$  East, along the Westerly line of said plat and its Southerly prolongation thereof, 1581.08 feet to a point on the Northerly line of those lands described and recorded in Official Records Book 2338, page 1135, said public records; thence Southwesterly along said Northerly line the following ten courses: Course 1 ~ thence South  $54^{\circ}59'39''$  West, 149.54 feet; Course 2 ~ thence South  $53^{\circ}54'16''$  West, 25.61 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4077.25 feet; Course 3 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $5^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4 ~ thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeasterly, having a radius of 4091.00 feet; Course 5 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $2^{\circ}17'59''$ , an

Exhibit 1

arc length of 164.21 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $47^{\circ}18'18''$  West, 164.20 feet; Course 6 ~ thence South  $46^{\circ}09'19''$  West, 186.97 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4045.00 feet; Course 7 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $1^{\circ}48'00''$ , an arc length of 127.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ}15'18''$  West, 127.07 feet; Course 8 ~ thence Southwesterly, along the arc of a curve concave Southeasterly, having a radius of 2025.00 feet, through a central angle of  $7^{\circ}14'59''$ , an arc length of 256.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}22'13''$  West, 256.06 feet; Course 9 ~ thence South  $46^{\circ}44'44''$  West, 439.71 feet; Course 10 ~ thence South  $05^{\circ}46'14''$  East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, County Road No. 210, a variable width right of way; thence South  $52^{\circ}47'44''$  West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 97, page 151, said public records; thence North  $05^{\circ}44'50''$  West, departing said Northerly right of way line and along the Easterly line of said lands, 555.42 feet to the Easterly most Southeasterly corner of said lands of Official Records Book 1462, page 711; thence Northwesterly along the Easterly line of said lands of Official Records Book 1462, page 711 the following 2 courses: Course 1 ~ thence North  $16^{\circ}26'54''$  West, 4948.37 feet; Course 2 ~ thence North  $66^{\circ}34'32''$  West, 3133.65 feet to the Point of Beginning.

Containing 544.46 acres, more or less.





Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
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February 19, 2009  
Nocatee  
Page 1 of 2

Work Order No. 09-021.00  
File No. 120E-24

**Tolomato CDD U.S. Highway No. 1  
Annexation Parcel**

Being a portion of Tracts 9 and 10 of Durbin Farms, an Unrecorded Subdivision, lying in a portion of Sections 2 and 3, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 2, thence South  $01^{\circ}10'10''$  East, along the Easterly line of said Section 2, a distance of 2691.44 feet to the Southeast corner of the North 1/2 of said Section 2; thence South  $89^{\circ}16'07''$  West, along the Southerly line of said North 1/2 of Section 2, a distance of 5082.24 feet to a point lying on the Southwesterly right of way line of Old Dixie Highway, a 50 foot right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence South  $23^{\circ}06'23''$  East, along said Southwesterly right of way line of Old Dixie Highway, 327.06 feet to the Northeast corner of those lands described and recorded in Official Records Book 2790, page 134 of the public records of said county; thence South  $89^{\circ}18'24''$  West, departing said Southwesterly right of way line, and along the Northerly line of said Official Records Book 2790, page 134, a distance of 599.57 feet to the Northwest corner thereof; thence South  $23^{\circ}52'38''$  East, along the Westerly line of said lands, 99.93 feet to the Northeast corner of those lands described and recorded in Official Records Book 1497, page 1467 of said public records; thence Westerly, along the Northerly line of said Official Records Book 1497, page 1467, the following five (5) courses: Course one, thence South  $89^{\circ}18'59''$  West, departing said Westerly line, 380.52 feet; Course two, thence North  $41^{\circ}01'01''$  West, 88.31 feet; Course three, thence South  $48^{\circ}58'59''$  West, 99.92 feet; Course four, thence South  $40^{\circ}57'50''$  East, 49.92 feet; Course five, thence South  $49^{\circ}28'42''$  West, 125.00 feet to the Northerly most corner of those lands described and recorded in Official Records Book 2945, page 1207 of said public records; thence South  $41^{\circ}00'51''$  East, departing said Northerly line, and along the Northeasterly line of said Official Records Book 2945, page 1207, a distance of 208.78 feet to the Southeast corner thereof, said corner also lying on the Southerly line of said Official Records Book 1497, page 1467; thence North  $89^{\circ}23'18''$  East, along said Southerly line, 314.45 feet to the Easterly most corner of those lands described and recorded in Official Records Book 2744, page 1655 of said public records; thence South  $68^{\circ}56'58''$  West, departing said Southerly line of Official Records Book 1497, page 1467, along the Southerly line of said Official Records Book 2744, page 1655, and along the Southerly line of those lands described and recorded in Official

Exhibit 1

February 19, 2009  
Nocatee  
Page 2 of 2

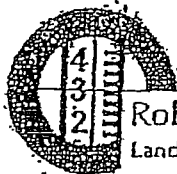
Work Order No. 09-021.00  
File No. 120E-24

**Tolomato CDD U.S. Highway No. 1  
Annexation Parcel (cont.)**

Records Book 2918, page 1119 of said public records, a distance of 307.96 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established; thence along said Northeasterly right of way line the following three (3) courses: Course one, thence North 41°00'51" West, departing said Southerly line, 1016.99 feet; Course two, thence North 89°15'51" East, 33.00 feet; Course three, thence North 41°01'13" West, 78.66 feet to the Southwest corner of Tract 8, said Durbin Farms; thence North 89°16'07" East, departing said Northeasterly right of way line, and along the South line of said Tract 8, a distance of 1503.51 feet to the Southeast corner of said Tract 8, said corner also lying on said Southwesterly right of line of Old Dixie Highway; thence South 23°06'23" East, along said Southwesterly right of way line, 64.89 feet to the Point of Beginning.

Containing 14.73 acres, more or less.

Exhibit 1



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 1

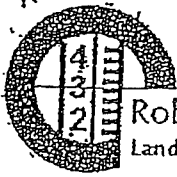
A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 2, thence South  $89^{\circ}05'52''$  West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North  $00^{\circ}54'08''$  West, departing said Southerly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence South  $71^{\circ}43'27''$  West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of  $04^{\circ}09'50''$ , an arc length of 187.13 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $39^{\circ}24'52''$  East, 187.09 feet; thence North  $71^{\circ}43'27''$  East, departing said Easterly right of way line and along said Northwesterly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100-foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $37^{\circ}15'28''$ , an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $89^{\circ}38'49''$  East, 313.05 feet.

Containing 0.68 acres, more or less.

Exhibit 1



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June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 2

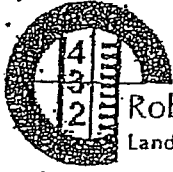
A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North  $58^{\circ}25'07''$  West, departing said Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet, thence Northwesterly; continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}09'39''$ , an arc length of 86.11 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $60^{\circ}59'56''$  West, 86.08 feet; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South  $87^{\circ}28'14''$  East, departing said Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeasterly right of way line of County Road No. 210; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeasterly right of way line, 4462.31 feet to the Point of Beginning.

Containing 10.15 acres, more or less.

Exhibit 1



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Fax: (904) 642-4165

June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 3

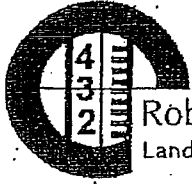
A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeastery right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeastery right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeastery right of way line, 6510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeastery right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of  $00^{\circ}08'41''$ , an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}43'27''$  West, 12.34 feet; thence South  $81^{\circ}28'32''$  West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $43^{\circ}47'58''$ , an arc length of 263.92 feet to a point on said curve, said point lying on said Southeastery right of way line of County Road No. 210; said arc being subtended by a chord bearing and distance of North  $78^{\circ}10'16''$  East, 257.55 feet; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeastery right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

Exhibit 1



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Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 St. Augustine Road  
Jacksonville, FL 32258  
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Fax: (904) 642-4165

Revised January 17, 2008  
December 7, 2007

Work Order No. 07-285.00  
File No. 119F-19(Parcel A)

Page 1 of 3

**Nocatee Business Park  
C.R. 210 Parcel A**

A portion of Sections 2 and 11, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 979, page 1810 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the centerline of Old Dixie Highway, and its intersection with the former centerline of County Road No. 210 (Palm Valley Road), thence South  $39^{\circ}51'39''$  East, along said centerline of Old Dixie Highway, 145.16 feet; thence North  $46^{\circ}59'43''$  East, departing said centerline, 33.05 feet to the Point of Beginning, said point lying on the Southerly right of way line of Coastal Ridge Boulevard, County Road No. 210, a variable width right of way as shown on the plat of Coastal Ridge Boulevard – Western Segment, as recorded in Map Book 58, pages 18 through 25 of said public records.

From said Point of Beginning, thence Northeasterly, along said Southerly right of way line, the following seven courses: Course one, thence North  $00^{\circ}46'04''$  East, 53.01 feet; Course two, thence North  $41^{\circ}35'40''$  East, 158.73 feet; Course three, thence North  $55^{\circ}29'30''$  East, 49.96 feet; Course four, thence North  $41^{\circ}35'40''$  East, 406.91 feet; Course five, thence North  $48^{\circ}24'20''$  West, 12.00 feet; Course six, thence North  $41^{\circ}35'40''$  East, 575.75 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2575.00 feet; Course seven, thence Northeasterly, along the arc of said curve, through a central angle of  $00^{\circ}05'53''$ , an arc length of 4.41 feet to a point on said curve, and its intersection with the former Southerly right of way line of Palm Valley Road, said arc being subtended by a chord bearing and distance of North  $41^{\circ}32'43''$  East, 4.41 feet; thence Northeasterly, departing said Southerly right of way line of Coastal Ridge Boulevard and along said former and present Southerly right of way line of Palm Valley Road, a 100 foot right of way, the following three courses: Course one, thence North  $71^{\circ}43'27''$  East, 707.53 feet to the point of curvature of a curve concave Northwesterly, having a radius of 909.92 feet; Course two, thence Northeasterly, along the arc of said curve, through a central angle of  $16^{\circ}21'09''$ , an arc length of 259.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}32'53''$  East, 258.81 feet; Course three, thence North  $55^{\circ}22'18''$  East, 349.95 feet to a point lying on the Westerly right of way line of Walden Chase Lane, a variable width right of way as presently established, said point also being the

Exhibit 1

point of curvature of a curve concave Southwesterly, having a radius of 50.00 feet; thence Southeasterly, departing said Southerly right of way line and along said Westerly right of way line the following two courses: Course one, thence Southeasterly, along the arc of said curve, through a central angle of  $90^{\circ}43'03''$ , an arc length of 79.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $79^{\circ}16'10''$  East, 71.15 feet; Course two, thence South  $33^{\circ}54'39''$  East, 407.26 feet to a point on the Southerly boundary of Conservation Easement 1 as described and recorded in Official Records Book 2940, page 1944, said public records; thence Southwesterly, departing said Westerly right of way line of Walden Chase Lane and along said Southerly boundary the following four courses: Course one, thence South  $56^{\circ}05'21''$  West, 39.29 feet; Course two, thence South  $02^{\circ}32'49''$  East, 28.15 feet; Course three, thence South  $19^{\circ}19'41''$  West, 89.33 feet; Course four, thence South  $44^{\circ}28'24''$  West, 73.90 feet; thence South  $06^{\circ}38'51''$  West, departing said Southerly boundary, 134.48 feet to a point lying on the Northerly boundary of those lands described and recorded in Official Records Book 2958, page 65, said public records; thence the following five courses along said Northerly boundary: Course one, thence South  $06^{\circ}38'33''$  West, 11.16 feet; Course two, thence South  $70^{\circ}01'06''$  West, 15.74 feet; Course three, thence North  $63^{\circ}13'55''$  West, 39.11 feet; Course four, thence North  $81^{\circ}11'26''$  West, 59.91 feet; Course five, thence North  $37^{\circ}16'22''$  West, 31.67 feet to the Northerly line of those lands described and recorded in Official Records Book 2958, page 68, said public records; thence the following six courses along the Northerly and Westerly boundary of said lands: Course one, thence North  $03^{\circ}26'56''$  West, departing said Northerly boundary of Official Records Book 2958, page 65, a distance of 28.79 feet; Course two, thence North  $28^{\circ}49'11''$  East, 29.65 feet; Course three, thence North  $67^{\circ}22'38''$  West, 104.66 feet; Course four, thence South  $39^{\circ}20'38''$  West, 256.14 feet; Course five, thence North  $63^{\circ}51'34''$  West, 90.10 feet; Course six, thence South  $38^{\circ}37'35''$  East, 375.22 feet to a point lying on the boundary of that certain ingress and egress easement as described and recorded in Official Records Book 2958, page 83 and Official Records Book 2958, page 88, said public records, said point lying on a curve concave Northeasterly and having a radius of 60.00 feet; thence the following three courses along the Westerly and Southerly boundary of said easement: Course one, thence Southeasterly, departing said Westerly boundary of Official Records Book 2958, page 68 and along the arc of said curve, through a central angle of  $209^{\circ}32'41''$ , an arc length of 219.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $53^{\circ}23'56''$  East, 116.03 feet; Course two, thence Northeasterly, along the arc of a curve concave Southeasterly and having a radius of 30.00 feet, through a central angle of  $48^{\circ}11'23''$ , an arc length of 25.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}55'25''$  East, 24.49 feet; Course three, thence North  $70^{\circ}01'06''$  East, 392.18 feet to a point lying on said Westerly right of way line of Walden Chase Lane; thence the following six courses along said Westerly right of way line: Course one, thence South  $19^{\circ}58'54''$  East, departing said Southerly easement line, 9.95 feet to a point on a curve concave Southerly and having a radius of 50.00 feet; Course two, thence Southeasterly, along the arc of said curve, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $80^{\circ}57'51''$  East, 48.51 feet; Course three, thence Southeasterly, along the arc of a curve

Exhibit 1

concave Northeasterly and having a radius of 120.00 feet, through a central angle of  $26^{\circ}04'07''$ , an arc length of 54.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $64^{\circ}58'53''$  East, 54.13 feet; Course four, thence Southeasterly, along the arc of a curve concave Southwesterly and having a radius of 50.00 feet, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $48^{\circ}59'55''$  East, 48.51 feet; Course five, thence South  $19^{\circ}58'54''$  East, 353.77 feet to the point of curvature of a curve concave Westerly and having a radius of 285.00 feet; Course six, thence Southeasterly, along the arc of said curve, through a central angle of  $30^{\circ}12'35''$ , an arc length of 150.27 feet to a point on said curve, said point lying on the Northerly boundary of Walden Chase Phase I ~ Unit Three, as recorded in Map Book 47, Pages 6 through 14, said public records, said arc being subtended by a chord bearing and distance of South  $04^{\circ}52'36''$  East, 148.53 feet; thence South  $69^{\circ}58'56''$  West, departing said Westerly right of way line of Walden Chase Lane and along said Northerly plat boundary, 1186.17 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1068, page 166, said public records; thence the following two courses along the Northeasterly and Northwesterly boundary lines of said lands: Course one, thence North  $41^{\circ}02'29''$  West, 760.00 feet; Course two, thence South  $48^{\circ}57'32''$  West, 947.13 feet to a point lying on the Northeasterly right of way line of said Old Dixie Highway; thence the following three courses along said Northeasterly right of way line: Course one, thence North  $39^{\circ}51'39''$  West, departing said boundary of Official Records Book 1068, page 166, a distance of 84.23 feet; Course two, thence North  $50^{\circ}08'21''$  East, 8.00 feet; Course three, thence North  $39^{\circ}51'39''$  West, 476.68 feet to the Point of Beginning.

Containing 59.32 acres, more or less.