

RESOLUTION 2011- 335

[Amended and Restated Saint Johns DRI Development Order]

A resolution of the Board of County Commissioners of the County of St. Johns, State of Florida, restating, including and modifying the Saint Johns DRI Development Order as previously approved by St. Johns County Resolution Nos. 91-130, 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133 and 2006-290; finding the modifications are consistent with St. Johns County Comprehensive Plan 2025, Ordinance 2010-38 and consistent with the St. Johns County Land Development Code; finding that the modifications do not constitute a substantial deviation; and providing for an effective date.

WHEREAS, on August 27, 1991, a Development of Regional Impact Development Order (the "Development Order") was issued by the Board of County Commissioners of St. Johns County, pursuant to Resolution No. 91-130, authorizing development of the property known as Saint Johns; and,

WHEREAS, the Development Order was modified by the Board by adoption of Resolution No. 91-183, incorporating Development Order changes pursuant to the Settlement Agreement between the Department of Community Affairs (the "DCA"), the Developer, and St. Johns County; and,

WHEREAS, the Development Order was subsequently amended by the Board by adoption of Resolution 94-211, Resolution 95-06, Resolution 96-102, Resolution 96-233, Resolution 98-126, Resolution 98-179, Resolution 99-20, Resolution 99-173, Resolution 2002-53, Resolution 2003-116, Resolution 2004-133 and Resolution 2006-290; and,

WHEREAS, the Developer has submitted a Notice of Proposed Change to the Development of Regional Impact dated July 7, 2011, requesting modification of certain terms of the Development Order (the "Notice of Proposed Change"); and

WHEREAS, there is clear and convincing evidence contained in the Notice of Proposed Change in accordance with Subsection 380.06(19)(e)(3) of the Florida Statutes to rebut the presumption that the requested changes create a substantial deviation of the DRI; and

WHEREAS, the changes proposed in the Notice of Proposed Change do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the current Florida Statutes; and

WHEREAS, the Board has reviewed the Notice of Proposed Change at a public hearing

held on November 15, 2011.

NOW, THEREFORE, be it resolved by the Board of County Commissioners of St. Johns County, Florida:

1. The following facts are determined in connection with this Resolution;
 - (a) The existing Development Order as previously amended and as modified by this Resolution, is consistent with the St. Johns County Comprehensive Plan 2025, adopted August 17, 2010, in Ordinance 2010-38, as modified.
 - (b) The existing Development Order as previously amended and as modified by this Resolution, is consistent with the St. Johns County Land Development Code.
2. The legal description of the property within the Saint Johns DRI is attached as Exhibit "A" to this Resolution. The Application for Development Approval ("ADA"), Response to Request for Additional Information submitted January 30, 1991, and Response to Second Request for Additional Information submitted March 18, 1991, are described on Exhibit B to Resolution 91-130 and the development shall be carried out in conformance with the ADA as approved by Resolution No. 91-130 as previously modified by Resolutions 91-183; 94-211; 95-06; 96-102; 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133, 2006-290 and as further modified by this Resolution.
3. The Development Order adopted by Resolution 91-130, as amended by Resolutions 91-183, 94-211, 95-06, 96-102, 96-233, 98-126, 98-179, 99-20, 99-173, 2002-53, 2003-116, 2004-133 and 2006-290, is hereby modified by approval of the changes requested in the Notice of Proposed Change as reflected in the blacklined version of the Development Order attached as Exhibit "B" to this Resolution and are as follows:
 - (a) Incorporation of the legislative extensions of the DRI termination, build-out, downzoning protection, and phase expiration dates and associated mitigation provided under Florida Statute 380.06(19)(c) and House Bill 7207 that was passed by the Florida Legislature and signed by the Governor on June 2, 2011. The DRI build-out, termination, downzoning protection and phase expiration dates have been extended in the Development Order to December 19, 2026.
 - (b) Revision of Specific Condition FF to link certain improvements to development within certain TAZs and to revise the fixed dates as shown in the revised Development Order attached as Exhibit "B" to this Resolution.

- (c) Update the Development Order and Developer Commitments to reflect conditions and commitments that have been satisfied as shown in Exhibit "B" to this Resolution.

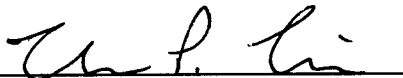
- 4. The remainder of the Amended and Restated Development Order Conditions for the Saint Johns Development of Regional Impact is unchanged.

- 5. Except as modified by this Resolution, the Saint Johns DRI Development Order shall remain in full force and effect.

- 6. This Resolution shall become effective immediately upon adoption.

Passed and approved by the Board of County Commissioners of St. Johns County, Florida, this 15th day of November, 2011.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 
Mark P. Miner
Chair

RENDITION DATE: 11/17/11

ATTEST:

CHERYL STRICKLAND, CLERK

By: 
Deputy Clerk

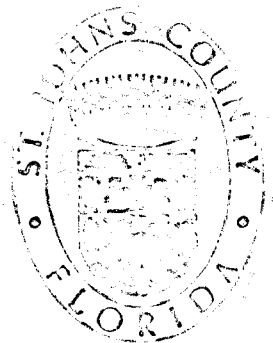


Exhibit "A" to Resolution

[Legal Description of Saint Johns DR]



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ST. JOHNS INTERCHANGE TRACT NORTHWEST QUADRANT

ALL OF SECTION 3, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 10, LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 15 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 43 LYING WEST OF INTERSTATE 95 RIGHT-OF-WAY, ALL OF SECTION 44, TOGETHER WITH A PART OF SECTION 38 OF THE ANTONIO HUERTAS GRANT LYING NORTHWEST OF INTERNATIONAL GOLF PARKWAY, ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 10; THENCE SOUTH 89°32'10" WEST ALONG THE SOUTH LINE OF SAID SECTION 10 TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH), A DISTANCE OF 300.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°35'47" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 798.06 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 336.00 FEET; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 209.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING SOUTH 23°28'17" WEST AND A CHORD DISTANCE OF 206.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°20'45" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 562.78 FEET; THENCE SOUTH 45°30'06" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 44°29'54" WEST ALONG SAID RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 484.97 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 3531.68 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 291.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 42°08'03" WEST AND A CHORD DISTANCE OF 291.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°46'13" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 193.96 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 44°29'54" WEST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 3897.58 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2492.30 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF THE UTILITY SITE AS RECORDED IN OFFICIAL RECORDS BOOK 1095, PAGE 1592 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 53°13'38" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTHERLY LINE OF SAID UTILITY SITE

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AND ITS WESTERLY PROLONGATION THEREOF, A DISTANCE OF 2224.53 FEET; THENCE NORTH 14°55'52" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 44 AND ITS SOUTHWESTERLY PROJECTION THEREOF, A DISTANCE OF 7123.49 FEET TO THE NORTHWESTERLY CORNER OF SAID SECTION 44; THENCE NORTH 16°14'53" EAST ALONG THE NORTHWESTERLY LINE OF AFORESAID SECTION 43, A DISTANCE OF 2983.85 FEET TO A POINT ON SAID NORTHWESTERLY LINE OF SECTION 43; THENCE NORTH 01°01'14" WEST ALONG THE WEST LINE OF AFORESAID SECTIONS 10 AND 3 TO THE NORTHWEST CORNER OF SAID SECTION 3, A DISTANCE OF 6098.77 FEET; THENCE NORTH 88°54'53" EAST ALONG THE LINE DIVIDING TOWNSHIP 5 SOUTH AND TOWNSHIP 6 SOUTH, ALSO BEING THE NORTH LINE OF SAID SECTION 3 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 136.16 FEET; THENCE SOUTH 27°32'59" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, A DISTANCE OF 10,169.46 FEET; THENCE SOUTH 24°32'59" EAST LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 AND ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING TO INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 553.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°28'36" EAST AND A CHORD DISTANCE OF 547.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°35'47" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 322.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1430.56 ACRES MORE OR LESS.



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ST. JOHNS INTERCHANGE TRACT SOUTHEAST QUADRANT

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOGETHER WITH A PART OF GOVERNMENT LOTS 1 AND 2, SECTION 14 ALL LYING IN TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 14; THENCE SOUTH 89°32'10" WEST ALONG THE NORTH LINE OF SAID SECTION 14 AND ALONG THE CENTERLINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 1390.41 FEET; THENCE SOUTH 00°24'16" WEST, A DISTANCE OF 33.00 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID INTERNATIONAL GOLF PARKWAY WITH THE WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°24'16" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 1183.66 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 583.89 FEET; THENCE SOUTHERLY CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 214.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°56'22" WEST AND A CHORD DISTANCE OF 213.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°28'28" WEST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 206.71 FEET; THENCE SOUTH 81°19'58" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 198.00 FEET; THENCE SOUTH 21°28'28" WEST, A DISTANCE OF 216.68 FEET; THENCE SOUTH 81°19'58" WEST, A DISTANCE OF 435.88 FEET; THENCE SOUTH 25°06'46" WEST, A DISTANCE OF 281.02 FEET; THENCE SOUTH 81°18'57" WEST, A DISTANCE OF 649.70 FEET; THENCE SOUTH 12°19'58" EAST, A DISTANCE OF 148.69 FEET; THENCE SOUTH 81°19'58" WEST ALONG A LINE TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 598.47 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 154.32 FEET; THENCE NORTH 24°32'59" WEST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERSTATE 95 TO AFORESAID INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 676.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 593.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 08°23'59" WEST AND A CHORD DISTANCE OF 585.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07°45'01" EAST CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 682.79 FEET TO THE POINT OF CURVE OF A

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CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 336.00 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 412.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°55'36" EAST AND A CHORD DISTANCE OF 387.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 78°06'12" EAST ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 210.20 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3690.72 FEET; THENCE EASTERLY CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 417.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 86°17'36" EAST AND A CHORD DISTANCE OF 417.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°32'10" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAMP, A DISTANCE OF 882.93 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 71°47'29" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 314.99 FEET; THENCE NORTH 89°32'10" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 429.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 114.06 ACRES MORE OR LESS.

INTENDED TO BE THE SAME LANDS AS THOSE DESCRIBED IN OFFICIAL RECORDS VOLUME 837, PAGE 810, LESS AND EXCEPT THE INTERCHANGE PARCEL CONVEYED TO FLORIDA DEPARTMENT OF TRANSPORTATION.



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SAINT JOHNS INTERCHANGE TRACT NORTHEAST QUADRANT

PART OF SECTIONS 2 AND 3 TOGETHER WITH ALL OF SECTION 10 LYING EAST OF INTERSTATE 95 RIGHT-OF-WAY (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431) TOGETHER WITH ALL OF SECTION 11 LESS AND EXCEPT THE EAST 1/2 OF, AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THAT PART LYING IN SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95, A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 RAMP AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 215.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 65°55'06" WEST AND A CHORD DISTANCE OF 214.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 57°09'40" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1048.98 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1051.92 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 528.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 42°45'46" WEST AND A CHORD DISTANCE OF 523.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°21'52" WEST CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM INTERNATIONAL GOLF PARKWAY TO INTERSTATE 95 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID INTERSTATE 95, A DISTANCE OF 1695.35 FEET; THENCE NORTH 27°32'59" WEST ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 3030.53 FEET; THENCE NORTH 89°18'55" EAST, LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4946.39 FEET; THENCE SOUTH 00°11'37" EAST ALONG THE WEST LINE OF SAID EAST 1/2 OF SECTION 11 AND A NORTHERLY PROJECTION THEREOF, A DISTANCE OF 4057.34 FEET; THENCE SOUTH 89°11'13" WEST ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1311.89 FEET; THENCE SOUTH 00°23'04" WEST ALONG SAID WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11, A DISTANCE OF 1202.53 FEET TO THE POINT OF BEGINNING.

CONTAINING 388.30 ACRES MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED

(INGRESS & EGRESS EASEMENT BY OFFICIAL RECORDS BOOK 819, PAGE 1538)

Q:\Survey\Legals\sjh\nequad.wpd

PART OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE NORTH 89°32'10" EAST ALONG THE SOUTH LINE OF SAID SECTION 11, A DISTANCE OF 1325.00 FEET; THENCE NORTH 00°23'04" EAST ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 11 TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95 (A VARIABLE RIGHT-OF-WAY WIDTH BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431), A DISTANCE OF 102.42 FEET, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°23'04" EAST, A DISTANCE OF 212.70 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 625.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 610.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 88°27'18" EAST AND A CHORD DISTANCE OF 586.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 60°28'02" EAST, A DISTANCE OF 415.00 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 375.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 715.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 64°50'26" EAST AND A CHORD DISTANCE OF 612.04 FEET TO THE END OF SAID CURVE; THENCE SOUTH 26°09'10" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°27'50" EAST ALONG A LINE TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF SAID RAMP LEADING FROM NINE MILE ROAD TO INTERSTATE 95, A DISTANCE OF 70.00 FEET; THENCE SOUTH 89°11'12" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.01 FEET; THENCE SOUTH 89°32'10" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 399.83 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 3948.72 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 455.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°14'03" WEST AND A CHORD DISTANCE OF 454.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°13'15" WEST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 259.24 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY HAVING A RADIUS OF 706.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 260.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°13'38" WEST AND A CHORD DISTANCE OF 258.57 FEET TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES MORE OR LESS.

SIX MILE CREEK PARCEL

A PART OF SECTIONS 18, 19, 31 AND 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SECTIONS 24, 25, AND 46, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SECTIONS 6, 38, AND 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH $63^{\circ}23'48''$ EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 54.96 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 12.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $63^{\circ}46'47''$ EAST, AND A CHORD DISTANCE OF 12.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 922.37 FEET; THENCE NORTHEASTERLY ALONG THE SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 224.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $71^{\circ}07'58''$ EAST, AND A CHORD DISTANCE OF 223.87 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $02^{\circ}36'50''$ EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1127.96 FEET; THENCE NORTH $87^{\circ}23'36''$ EAST, A DISTANCE OF 1337.89 FEET; THENCE NORTH $02^{\circ}36'44''$ WEST, A DISTANCE OF 764.85 FEET; THENCE NORTH $83^{\circ}08'33''$ EAST, A DISTANCE OF 299.81 FEET; THENCE NORTH $02^{\circ}37'28''$ WEST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 16, A DISTANCE OF 466.00 FEET; THENCE NORTH $83^{\circ}08'48''$ EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 156.33 FEET; TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1399.69 FEET; THENCE EASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 238.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $88^{\circ}02'04''$ EAST, AND A CHORD DISTANCE OF 238.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $87^{\circ}04'40''$ EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 698.07 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 826 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $02^{\circ}55'34''$ WEST, CONTINUING WITH SAID LANDS A DISTANCE OF 735.09 FEET; THENCE SOUTH $20^{\circ}16'19''$ WEST, CONTINUING WITH

SAID LANDS A DISTANCE OF 1699.97 FEET; THENCE SOUTH 31°54'53" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 506.42 FEET; THENCE NORTH 20°16'15" EAST, CONTINUING WITH SAID LANDS A DISTANCE OF 1916.58 FEET; THENCE NORTH 02°55'02" EAST, TO ITS INTERSECTION WITH THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 943.99 FEET; TO THE A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 988.37 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 376.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 81°53'53" EAST, AND A CHORD DISTANCE OF 373.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70°59'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.65 FEET; THENCE SOUTH 72°33'50" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2244.12 FEET; THENCE NORTH 21°23'43" EAST, A DISTANCE OF 649.77 FEET; THENCE SOUTH 70°32'01" EAST, A DISTANCE OF 608.86 FEET; THENCE SOUTH 26°43'11" WEST, A DISTANCE OF 285.03 FEET; THENCE SOUTH 70°31'16" EAST, A DISTANCE OF 679.30 FEET; THENCE SOUTH 36°14'16" WEST, A DISTANCE OF 2704.77 FEET; THENCE SOUTH 50°27'22" EAST, TO ITS INTERSECTION WITH THE CENTERLINE OF A 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 2806.29 FEET; THENCE NORTH 68°58'53" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 349.74 FEET; THENCE NORTH 38°41'04" EAST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1062.99 FEET; THENCE NORTH 24°03'39" EAST, A DISTANCE OF 160.94 FEET; THENCE SOUTH 61°21'45" EAST, LEAVING SAID CENTERLINE, A DISTANCE OF 339.53 FEET; THENCE SOUTH 72°23'10" EAST, TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 13-A A 100 FOOT WIDE RIGHT-OF-WAY AS NOW ESTABLISHED, A DISTANCE OF 2613.00 FEET; THENCE SOUTH 19°34'54" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2235.43 FEET; THENCE NORTH 74°25'19" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1538.50 FEET; THENCE SOUTH 54°40'52" WEST, A DISTANCE OF 179.18 FEET; THENCE SOUTH 85°05'50" WEST, TO THE NORTHERLY CORNER OF LOT 5 AS SHOWN ON PLAT OF MILL CREEK ESTATES RECORDED IN MAP BOOK 14 PAGE 106 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 581.87 FEET; THENCE SOUTH 79°01'51" WEST, ALONG THE NORTHERLY LINE OF LOTS 6 AND 7 OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 1074.93 FEET; THENCE SOUTH 73°19'50" WEST, ALONG THE NORTHERLY LINE OF LOT 8, SAID MAP OF MILL CREEK

ESTATES, A DISTANCE OF 265.12 FEET; THENCE NORTH 38°16'58" WEST, TO ITS INTERSECTION WITH THE AFORESAID CENTERLINE OF THE 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 1317.68 FEET; THENCE SOUTH 32°24'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 553.67 FEET; THENCE SOUTH 46°26'11" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 1060.20 FEET; THENCE SOUTH 54°46'59" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 359.32 FEET; THENCE NORTH 32°27'37" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 511.83 FEET; THENCE NORTH 53°44'12" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 190.00 FEET; THENCE SOUTH 49°58'19" WEST, LEAVING SAID CENTERLINE, A DISTANCE OF 1302.78 FEET; THENCE SOUTH 40°03'36" EAST, A DISTANCE OF 594.57 FEET TO A POINT IN THE AFORESAID CENTERLINE; THENCE SOUTH 51°20'38" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 202.00 FEET; THENCE SOUTH 45°58'53" WEST, CONTINUING ALONG SAID CENTERLINE, A DISTANCE OF 245.17 FEET; THENCE SOUTH 37°50'46" EAST, TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF LOT 19, AFOREMENTIONED MAP OF MILL CREEK ESTATES, A DISTANCE OF 464.72 FEET; THENCE SOUTH 28°41'32" WEST, CONTINUING ALONG THE NORTHERLY LINE OF LOTS 19 AND 20, A DISTANCE OF 951.10 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE SOUTH 78°30'30" EAST, CONTINUING ALONG THE SOUTHERLY LINE OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 2622.07 FEET TO THE CENTERLINE OF THE AFORESAID 60 FEET WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 749 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 10°58'45" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 13.74 FEET; THENCE SOUTH 79°08'03" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 586.21 FEET; THENCE NORTH 83°25'33" EAST, CONTINUING ALONG SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 325.39 FEET; THENCE SOUTH 84°16'49" EAST, CONTINUING WITH SAID CENTERLINE AND ALONG LINES OF SAID MAP OF MILL CREEK ESTATES, A DISTANCE OF 249.97 FEET; THENCE SOUTH 40°13'07" EAST, CONTINUING ALONG SAID CENTERLINE ALONG LINES OF SAID MILL CREEK ESTATES, A DISTANCE OF 110.39 FEET; THENCE NORTH 77°22'33" EAST, CONTINUING ALONG SAID CENTERLINE A DISTANCE OF 1586.26 FEET; THENCE NORTH 88°34'49" EAST, CONTINUING ALONG SAID CENTERLINE TO ITS INTERSECTION WITH THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13-A, A

DISTANCE OF 848.22 FEET; THENCE SOUTH 19°34'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 250.61 FEET; THENCE SOUTH 88°28'23" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 708.52 FEET TO A POINT IN THE WESTERLY LINE OF SECTION 37, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE SOUTH 01°19'26" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 4917.21 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 37; THENCE SOUTH 89°53'35" EAST, ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1179.79 FEET TO THE SOUTHWESTERLY CORNER OF A 30 FEET WIDE DRAINAGE EASEMENT AS RECORDED IN DEED BOOK 182 AT PAGE 133; THENCE SOUTH 37°18'20" EAST, ALONG SAID SOUTHWESTERLY LINE TO ITS INTERSECTION WITH THE WESTERLY LINE OF STATE ROAD NO. 13-A, A DISTANCE OF 995.95 FEET; THENCE SOUTH 12°10'27" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1440.16 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE SOUTHWESTERLY CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 591.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 04°56'12" WEST, AND A CHORD DISTANCE OF 590.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°18'03" EAST, CONTINUING WITH SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2010.75 FEET; THENCE NORTH 71°16'18" WEST, ALONG THE DIVISION LINE BETWEEN SECTION 4 AND SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, A DISTANCE OF 4096.34 FEET; THENCE NORTH 60°26'27" WEST, CONTINUING ALONG SAID DIVISION LINE, A DISTANCE OF 1734.02 FEET TO THE COMMON CORNER TO SECTIONS 4, 5, AND 6; THENCE SOUTH 03°37'25" EAST, ALONG THE EASTERLY LINE OF SECTION 6, A DISTANCE OF 3052.10 FEET; THENCE SOUTH 03°33'13" EAST, ALONG THE EASTERLY LINE OF SECTION 38, A DISTANCE OF 2086.25 FEET; THENCE NORTH 87°12'39" WEST, A DISTANCE OF 863.15 FEET TO THE WATERS OF SIX MILE CREEK; THENCE NORTH 46°17'49" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1430.00 FEET; THENCE NORTH 45°19'26" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 1973.08 FEET; THENCE NORTH 16°05'23" WEST, ALONG THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 639.84 FEET; THENCE NORTH 06°55'41" EAST, A DISTANCE OF 540.00 FEET TO A POINT IN THE DIVISION LINE BETWEEN SECTIONS 6 AND 38; THENCE NORTH 89°20'12" WEST, ALONG SAID DIVISION LINE, A DISTANCE OF 540.00 FEET; THENCE NORTH 01°32'49" WEST, ALONG THE WESTERLY LINE OF THE NORTH 28 ACRES OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 6, A DISTANCE OF 2665.80 FEET TO A POINT IN SAID SIX MILE CREEK; THENCE WITH THE WATERS OF SAID SIX MILE CREEK THE FOLLOWING TWENTY NINE

(29) BEARING AND DISTANCES (1) NORTH 21°59'28" WEST, A DISTANCE OF 115.71 FEET; (2) THENCE NORTH 04°15'38" WEST, A DISTANCE OF 471.70 FEET; (3) THENCE NORTH 15°42'55" WEST, A DISTANCE OF 530.00 FEET; (4) THENCE NORTH 74°28'28" WEST, A DISTANCE OF 160.00 FEET; (5) THENCE NORTH 32°07'06" WEST, A DISTANCE OF 147.65 FEET; (6) THENCE NORTH 15°07'30" WEST, A DISTANCE OF 655.70 FEET; (7) THENCE NORTH 58°48'11" WEST, A DISTANCE OF 336.17 FEET; (8) THENCE NORTH 39°05'47" WEST, A DISTANCE OF 291.63 FEET; (9) THENCE NORTH 07°34'52" EAST, A DISTANCE OF 480.55 FEET; (10) THENCE NORTH 31°17'16" WEST, A DISTANCE OF 88.74 FEET; (11) THENCE NORTH 20°26'08" EAST, A DISTANCE OF 219.13 FEET; (12) THENCE NORTH 33°09'18" WEST, A DISTANCE OF 141.49 FEET; (13) THENCE NORTH 08°12'46" EAST, A DISTANCE OF 515.92 FEET; (14) THENCE NORTH 15°19'05" WEST, A DISTANCE OF 745.08 FEET; (15) THENCE NORTH 33°44'44" WEST, A DISTANCE OF 216.76 FEET; (16) THENCE NORTH 54°12'24" WEST, A DISTANCE OF 864.38 FEET; (17) THENCE NORTH 22°57'55" WEST, A DISTANCE OF 380.61 FEET; (18) THENCE NORTH 20°24'29" WEST, A DISTANCE OF 202.16 FEET; (19) THENCE SOUTH 88°26'32" WEST, A DISTANCE OF 190.74 FEET; (20) THENCE NORTH 55°09'29" WEST, A DISTANCE OF 308.93 FEET; (21) THENCE NORTH 44°40'29" WEST, A DISTANCE OF 350.69 FEET; (22) THENCE NORTH 33°10'13" WEST, A DISTANCE OF 230.07 FEET; (23) THENCE NORTH 56°26'30" WEST, A DISTANCE OF 260.59 FEET; (24) NORTH 01°22'50" WEST, A DISTANCE OF 303.45 FEET; (25) THENCE NORTH 28°32'35" WEST, A DISTANCE OF 522.44 FEET; (26) THENCE NORTH 19°05'07" WEST, A DISTANCE OF 479.11 FEET; (27) THENCE NORTH 70°02'28" WEST, A DISTANCE OF 257.46 FEET; (28) THENCE NORTH 05°33'42" WEST, A DISTANCE OF 519.98 FEET; (29) THENCE NORTH 33°12'51" WEST, A DISTANCE OF 664.34 FEET; THENCE NORTH 88°07'49" EAST, LEAVING THE WATERS OF SAID SIX MILE CREEK, A DISTANCE OF 159.15 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25; THENCE NORTH 02°29'20" WEST, TO ITS INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 13 (A 100 FOOT WIDE RIGHT-OF WAY AS NOW ESTABLISHED), A DISTANCE OF 4147.39 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 2342.01 FEET; THENCE NORTHEASTERLY ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 721.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 19°55'50" EAST, AND A CHORD DISTANCE OF 718.71 FEET TO THE END OF SAID CURVE AT THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS VOLUME 492 AT PAGE 812 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 65°13'38" EAST,

ALONG LINES OF SAME, A DISTANCE OF 967.56 FEET; THENCE
NORTH 87°23'47" EAST, CONTINUE ALONG LINES OF SAME, A
DISTANCE OF 1587.56 FEET; THENCE NORTH 02°36'55" WEST,
CONTINUE ALONG LINES OF SAME, A DISTANCE OF 2680.13 FEET,
TO THE POINT OF BEGINNING.

CONTAINING 3910.04 ACRES MORE OR LESS.

PARCEL C

A PART OF GOVERNMENT LOTS 15, 16 AND 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, AND THAT PART OF GOVERNMENT LOT 17 LYING IN SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST ALL LYING IN ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SCAFF ROAD, AS RECORDED IN OFFICIAL RECORDS VOLUME 845, PAGE 1023 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE WESTERLY LINE OF GOVERNMENT LOT 17, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST; THENCE NORTH 19°05'30" EAST ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 19°05'30" EAST CONTINUING ALONG THE SAID WESTERLY LINE OF GOVERNMENT LOT 17, A DISTANCE OF 359.48 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 71°48'11" WEST ALONG THE SOUTHWESTERLY LINE OF GOVERNMENT LOT 15 TO ITS INTERSECTION WITH THE SOUTHERLY LINE OF SECTION 37, A DISTANCE OF 776.07 FEET TO A SET 1/2 INCH REBAR; THENCE NORTH 88°23'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 37, A DISTANCE OF 1631.87 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 00°58'56" WEST ALONG THE SAID EASTERLY LINE OF SECTION 37, A DISTANCE OF 5070.70 FEET TO A SET 1 1/2 INCH REBAR; THENCE SOUTH 72°25'05" EAST ALONG THE NORTHEASTERLY LINE OF GOVERNMENT LOTS 15 AND 16, A DISTANCE OF 4655.46 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 18°51'53" WEST, A DISTANCE OF 4033.56 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 72°14'54" WEST, A DISTANCE OF 988.77 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 19°07'16" WEST TO ITS INTERSECTION WITH THE DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1342.37 FEET TO A FOUND CONCRETE MONUMENT; THENCE SOUTH 72°08'34" EAST ALONG SAID DIVISION LINE BETWEEN GOVERNMENT LOTS 16 AND 17, A DISTANCE OF 1941.01 FEET TO A FOUND CONCRETE MONUMENT; THENCE NORTH 76°29'14" WEST ALONG THE EASTERLY PROLONGATION OF THE CENTERLINE OF SAID SCAFF ROAD, A DISTANCE OF 4653.33 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY MADE BY NORTHEAST FLORIDA SURVEYORS, 454.55 ACRES MORE OR LESS.

Exhibit "B" to Resolution

[Blackline version of Amended and Restated Development Order
and Developer Commitments]