

ST. JOHNS COUNTY  
RESOLUTION NUMBER 2006-338

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE SILVERLEAF PLANTATION DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON MARCH 20, 2006, UNDER RESOLUTION 2006-65; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, White's Ford Timber and Investment Company, SJP, LLC, J&N Venturs, LLC, VCP Real Estate Investments, Ltd and Sylyan West Partnership, Ltd, have submitted a Notice of Proposed Change (NOPC) to the <sup>Silverleaf Plantation</sup> ~~Bartram Park~~ Development of Regional Impact (DRI) by letter dated July 12, 2006 as amended September 6, 2006, requesting modification of portions of the Development Order and Master Plan Map H the Development Order (the "Notice of Change"); and

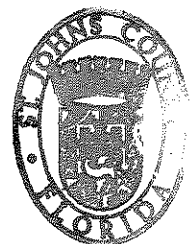
WHEREAS, the Developer submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the Developer has provided evidence that such changes do not constitute a substantial deviation under any provision of 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 October 3, 2006, after required notice; and

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

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
  - A. 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 <sup>Silverleaf Plantation</sup> ~~Bartram Park~~ DRI Development Order as amended prior to this change.
  - B. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
  - C. The change requested in the NOPC is consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.

I HEREBY CERTIFY THAT THIS DOCUMENT  
IS A TRUE AND CORRECT COPY AS APPEARS  
ON RECORD IN ST. JOHNS COUNTY, FLORIDA  
WITNESS MY HAND AND OFFICIAL SEAL  
THIS 13<sup>th</sup> DAY OF October, 2006  
SHERYL STRICKLAND, CLERK  
ex-Officio Clerk of the Board of County Commissioners  
BY: Melicia DeGrande D.C.



2. The SilverLeaf Plantation DRI Development Order is hereby modified by approval of the following specific changes:

A. **Map H** The Map H and the legal description, attached hereto, is hereby substituted for the currently approved Master Plan.

B. **Special Condition 15a** : The last sentence of this paragraph shall be amended as follows:

If an Incidental Take Permit is granted, the Applicant will, as a condition of the permit, contribute to the purchase of ~~105.77~~ 88.65 acres of preservation land by payment of a total of ~~\$619,706.43~~ \$519,400.00 (\$5,859.00/acre) to the FFWCC Land Acquisition Trust Fund as mitigation for impacts to the Gopher Tortoise and its habitat.

3. Except as modified by this Resolution, the existing SilverLeaf Plantation DRI Development Order shall remain in full force and effect.

4. 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.

5. This Resolution shall take effect upon its adoption.

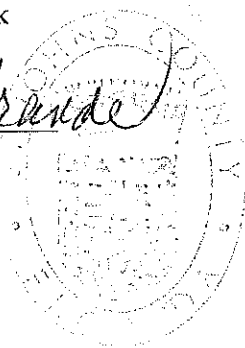
**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3<sup>rd</sup> DAY OF October, 2006.**

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant  
James Bryant, Chair

ATTEST: Cheryl Strickland, Clerk

By: Atreicia M. Strickland  
Deputy Clerk



**Exhibit "A" to Resolution**

[Revised Legal description of SilverLeaf Plantation DR!]

## EXHIBIT B

### CONSERVATION (CV) – PARCEL “A”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE THEREOF, NORTH 88 DEGREES 42 MINUTES 11 SECONDS EAST, 1,305.39 FEET; THENCE, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 46.67 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 1,123.17 FEET; THENCE, NORTH 58 DEGREES 15 MINUTES 40 SECONDS EAST, 448.20 FEET; THENCE, SOUTH 02 DEGREES 43 MINUTES 56 SECONDS EAST, 1,350.33 FEET; THENCE, SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST, 392.10 FEET TO THE POINT OF BEGINNING.

### CONSERVATION (CV) – PARCEL “B”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND SECTION 30, SECTION 31 AND SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE, ON THE EAST LINE THEREOF, SOUTH 01 DEGREES 01 MINUTES 40 SECONDS EAST, 2,882.29 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 36 DEGREES 53 MINUTES 11 SECONDS WEST, 98.04 FEET; THENCE, NORTH 21 DEGREES 22 MINUTES 34 SECONDS WEST, 164.28 FEET; THENCE, NORTH 43 DEGREES 19 MINUTES 55 SECONDS WEST, 174.75 FEET; THENCE, NORTH 28 DEGREES 07 MINUTES 49 SECONDS WEST, 158.80 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 55 SECONDS EAST, 235.02 FEET; THENCE, NORTH 24 DEGREES 50 MINUTES 12 SECONDS WEST, 225.98 FEET; THENCE, NORTH 36 DEGREES 36 MINUTES 19 SECONDS WEST, 243.00 FEET; THENCE, NORTH 56 DEGREES 48 MINUTES 25 SECONDS WEST, 310.61 FEET; THENCE, NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, 220.02 FEET; THENCE, SOUTH 78 DEGREES 42 MINUTES 40 SECONDS WEST, 178.44 FEET; THENCE, NORTH 51 DEGREES 18 MINUTES 50 SECONDS WEST, 98.08 FEET; THENCE, NORTH 16 DEGREES 06 MINUTES 25 SECONDS WEST, 234.17 FEET; THENCE, NORTH 53 DEGREES 16 MINUTES 01 SECONDS WEST, 243.00 FEET; THENCE, NORTH 64 DEGREES 14 MINUTES 31 SECONDS WEST, 183.42 FEET; THENCE, NORTH 58 DEGREES 24 MINUTES 01 SECONDS WEST, 234.80 FEET; THENCE, NORTH 65 DEGREES 37 MINUTES 18 SECONDS WEST, 501.70 FEET; THENCE, SOUTH 85 DEGREES 37 MINUTES 47 SECONDS WEST, 484.44 FEET; THENCE, SOUTH 63 DEGREES 17 MINUTES 24 SECONDS WEST, 307.73 FEET; THENCE, SOUTH 35 DEGREES 46 MINUTES 30 SECONDS WEST, 526.17 FEET; THENCE, NORTH 47 DEGREES 56 MINUTES 02 SECONDS WEST, 375.94 FEET; THENCE, NORTH 70 DEGREES 21 MINUTES 52 SECONDS WEST, 252.70 FEET; THENCE, SOUTH 62 DEGREES 10 MINUTES 12 SECONDS WEST, 407.00 FEET; THENCE, NORTH 75 DEGREES 03 MINUTES 56 SECONDS WEST, 388.30 FEET; THENCE, SOUTH 80 DEGREES 04

MINUTES 13 SECONDS WEST, 319.64 FEET; THENCE, NORTH 79 DEGREES 19  
MINUTES 12 SECONDS WEST, 269.66 FEET; THENCE, SOUTH 73 DEGREES 33  
MINUTES 21 SECONDS WEST, 318.20 FEET; THENCE, NORTH 64 DEGREES 36  
MINUTES 26 SECONDS WEST, 559.14 FEET; THENCE, SOUTH 88 DEGREES 13  
MINUTES 53 SECONDS WEST, 560.32 FEET; THENCE, SOUTH 58 DEGREES 20  
MINUTES 50 SECONDS WEST, 234.62 FEET; THENCE, SOUTH 44 DEGREES 13  
MINUTES 44 SECONDS WEST, 272.47 FEET; THENCE, NORTH 68 DEGREES 14  
MINUTES 48 SECONDS WEST, 188.56 FEET; THENCE, SOUTH 79 DEGREES 39  
MINUTES 03 SECONDS WEST, 670.99 FEET; THENCE, SOUTH 89 DEGREES 52  
MINUTES 25 SECONDS WEST, 130.28 FEET; THENCE, NORTH 35 DEGREES 07  
MINUTES 03 SECONDS WEST, 131.72 FEET; THENCE, NORTH 27 DEGREES 10  
MINUTES 48 SECONDS WEST, 2,063.22 FEET; THENCE, NORTH 38 DEGREES 05  
MINUTES 59 SECONDS WEST, 768.69 FEET; THENCE, NORTH 23 DEGREES 15  
MINUTES 24 SECONDS WEST, 570.86 FEET; THENCE, NORTH 47 DEGREES 38  
MINUTES 36 SECONDS WEST, 1,084.34 FEET; THENCE, NORTH 72 DEGREES 52  
MINUTES 28 SECONDS WEST, 1,210.65 FEET; THENCE, NORTH 83 DEGREES 09  
MINUTES 30 SECONDS WEST, 427.64 FEET; THENCE, SOUTH 00 DEGREES 00  
MINUTES 58 SECONDS WEST, 285 FEET, MORE OR LESS, TO THE WATERS OF  
TROUT CREEK; THENCE, BY AND ALONG SAID WATERS AND FOLLOWING THE  
MEANDERINGS THEREOF, 22,989 FEET, MORE OR LESS, TO THE AFORESAID EAST  
LINE OF SAID SECTION 32, SAID POINT BEARING SOUTH 01 DEGREES 01 MINUTES  
40 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE, ON SAID EAST LINE  
OF SAID SECTION 32, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 236  
FEET, MORE OR LESS TO THE POINT OF BEGINNING.

**CONSERVATION (CV) – PARCEL “C”**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 19, SECTION 20,  
SECTION 29 AND SECTION 30, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS  
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, ALSO BEING  
THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE, ON THE EAST LINE OF  
SAID SECTION 19, NORTH 02 DEGREES 50 MINUTES 58 SECONDS WEST, 1,038.75  
FEET TO THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS  
BOOK 2090, PAGE 566 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT  
OF BEGINNING; THENCE, ON LAST SAID LINE, SOUTH 72 DEGREES 15 MINUTES 02  
SECONDS WEST, 676.41 FEET; THENCE, SOUTH 00 DEGREES 00 MINUTES 26  
SECONDS WEST, 599.95 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN  
OFFICIAL RECORDS BOOK 1718, PAGE 1747 OF SAID PUBLIC RECORDS; THENCE,  
ON LAST SAID LINE, NORTH 89 DEGREES 59 MINUTES 38 SECONDS WEST, 749.94  
FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE, ON SAID WESTERLY  
LINE, SOUTH 00 DEGREES 00 MINUTES 34 SECONDS WEST, 599.95 FEET TO THE  
SOUTHWESTERLY LINE OF SAID LANDS; THENCE, ON SAID SOUTHWESTERLY LINE,  
SOUTH 61 DEGREES 54 MINUTES 42 SECONDS EAST, 832.15 FEET TO THE  
SOUTHERLY LINE OF SAID LANDS; THENCE, ON SAID SOUTHERLY LINE, SOUTH 89  
DEGREES 59 MINUTES 38 SECONDS EAST, 787.47 FEET TO THE NORTHWESTERLY  
LINE OF A 40-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS  
RECORDED ON OFFICIAL RECORDS BOOK 1886, PAGE 341 OF SAID PUBLIC  
RECORDS; THENCE, ON LAST SAID LINE, SOUTH 26 DEGREES 19 MINUTES 34  
SECONDS WEST, 1,900.91 FEET TO THE NORTHEASTERLY LINE OF LANDS  
DESCRIBED IN OFFICIAL RECORDS BOOK 840, PAGE 1150 OF SAID PUBLIC

RECORDS; THENCE, ON LAST SAID LINE AND THE NORTHWESTERLY PROLONGATION THEREOF, NORTH 66 DEGREES 58 MINUTES 45 SECONDS WEST, 2,986.27 FEET TO THE EASTERLY LINE OF A 110-FOOT FLORIDA POWER & LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 66, PAGE 140 OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 117.22 FEET; THENCE, NORTH 86 DEGREES 25 MINUTES 13 SECONDS EAST, 77.34 FEET; THENCE, NORTH 26 DEGREES 05 MINUTES 20 SECONDS EAST, 23.11 FEET; THENCE, NORTH 79 DEGREES 52 MINUTES 14 SECONDS EAST, 187.50 FEET; THENCE, NORTH 54 DEGREES 55 MINUTES 49 SECONDS EAST, 122.85 FEET; THENCE, NORTH 10 DEGREES 11 MINUTES 14 SECONDS WEST, 105.41 FEET; THENCE, NORTH 28 DEGREES 59 MINUTES 21 SECONDS EAST, 46.66 FEET; THENCE, NORTH 47 DEGREES 34 MINUTES 44 SECONDS EAST, 60.56 FEET; THENCE, NORTH 03 DEGREES 45 MINUTES 14 SECONDS WEST, 50.92 FEET; THENCE, NORTH 43 DEGREES 21 MINUTES 24 SECONDS EAST, 54.79 FEET; THENCE, NORTH 03 DEGREES 37 MINUTES 49 SECONDS WEST, 153.82 FEET; THENCE, SOUTH 68 DEGREES 11 MINUTES 46 SECONDS EAST, 37.15 FEET; THENCE, SOUTH 86 DEGREES 52 MINUTES 47 SECONDS EAST, 63.98 FEET; THENCE, NORTH 50 DEGREES 39 MINUTES 00 SECONDS EAST, 52.53 FEET; THENCE, SOUTH 74 DEGREES 51 MINUTES 38 SECONDS EAST, 42.07 FEET; THENCE, NORTH 80 DEGREES 57 MINUTES 46 SECONDS EAST, 69.53 FEET; THENCE, NORTH 43 DEGREES 53 MINUTES 30 SECONDS EAST, 61.29 FEET; THENCE, NORTH 29 DEGREES 36 MINUTES 08 SECONDS WEST, 74.01 FEET; THENCE, SOUTH 84 DEGREES 30 MINUTES 52 SECONDS WEST, 88.88 FEET; THENCE, NORTH 69 DEGREES 22 MINUTES 27 SECONDS WEST, 171.57 FEET; THENCE, NORTH 29 DEGREES 10 MINUTES 39 SECONDS WEST, 47.42 FEET; THENCE, NORTH 08 DEGREES 27 MINUTES 34 SECONDS WEST, 57.61 FEET; THENCE, NORTH 32 DEGREES 38 MINUTES 06 SECONDS WEST, 41.24 FEET; THENCE, SOUTH 85 DEGREES 52 MINUTES 41 SECONDS WEST, 63.32 FEET; THENCE, NORTH 67 DEGREES 35 MINUTES 10 SECONDS WEST, 73.12 FEET; THENCE, NORTH 10 DEGREES 13 MINUTES 38 SECONDS WEST, 60.04 FEET; THENCE, NORTH 53 DEGREES 07 MINUTES 15 SECONDS WEST, 94.55 FEET; THENCE, NORTH 56 DEGREES 36 MINUTES 31 SECONDS EAST, 51.60 FEET; THENCE, NORTH 58 DEGREES 24 MINUTES 59 SECONDS WEST, 42.25 FEET; THENCE, SOUTH 61 DEGREES 30 MINUTES 48 SECONDS WEST, 63.93 FEET; THENCE, NORTH 73 DEGREES 35 MINUTES 01 SECONDS WEST, 124.94 FEET; THENCE, SOUTH 21 DEGREES 55 MINUTES 46 SECONDS WEST, 44.20 FEET; THENCE, SOUTH 87 DEGREES 16 MINUTES 04 SECONDS WEST, 153.26 FEET TO THE WESTERLY LINE OF SAID 110-FOOT FLORIDA POWER AND LIGHT EASEMENT; THENCE, ON LAST SAID LINE, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 1,197.12 FEET TO THE SOUTHERLY LINE OF STONEHURST PLANTATION UNIT 2-C, AS RECORDED IN MAP BOOK 49, PAGES 15 THROUGH 20, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST, 2,371.80 FEET TO THE SOUTHEASTERLY LINE OF SAID STONEHURST PLANTATION UNIT 2-C; THENCE, ON LAST SAID LINE, NORTH 20 DEGREES 42 MINUTES 39 SECONDS EAST, 1,429.25 FEET TO THE SOUTHERLY LINE OF SOUTHLAKE UNIT 2A, AS RECORDED IN MAP BOOK 37, PAGES 68 THROUGH 79, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, AND THE SOUTHERLY LINE OF SOUTHLAKE UNIT 2B, AS RECORDED IN MAP BOOK 39, PAGES 9 THROUGH 14, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, NORTH 89 DEGREES 40 MINUTES 50 SECONDS EAST, 2,663.92 FEET TO THE EASTERLY LINE OF SAID SOUTHLAKE UNIT 2B; THENCE, ON LAST SAID LINE, SOUTH 00 DEGREES 01 MINUTES 10 SECONDS WEST, 749.77 FEET TO THE NORTHWESTERLY LINE OF ST. JOHNS GOLF AND COUNTRY CLUB UNIT 1, AS RECORDED IN MAP BOOK 40, PAGES

39 THROUGH 71, OF SAID PUBLIC RECORDS THENCE, ON LAST SAID LINE, SOUTH 72 DEGREES 15 MINUTES 02 SECONDS WEST, 1,948.25 FEET TO THE POINT OF BEGINNING.

**RURAL / SILVICULTURE (R/S)**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 32 AND PART OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SECTION 4, PART OF SECTION 5, PART OF SECTION 8, SECTION 9, AND PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE, ON THE WEST LINE THEREOF, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 2,701.39 FEET; THENCE, NORTH 89 DEGREES 01 MINUTES 28 SECONDS EAST, 2,205.55 FEET; THENCE, NORTH 47 DEGREES 15 MINUTES 36 SECONDS EAST, 1,521.68 FEET; THENCE, NORTH 21 DEGREES 17 MINUTES 41 SECONDS EAST, 655.10 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. I-95, A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 29 MINUTES 37 SECONDS EAST, 4,807.27 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE, ON SAID SOUTH LINE, SOUTH 88 DEGREES 49 MINUTES 41 SECONDS WEST, 136.70 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE, ON SAID EAST LINE AND THE EAST LINE OF SAID SECTION 9, SOUTH 01 DEGREES 00 MINUTES 15 SECONDS EAST, 6,077.94 FEET TO THE SOUTHEASTERLY LINE OF SAID SECTION 9; THENCE, ON SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID ANTONIO HUERTAS GRANT, SOUTH 15 DEGREES 32 MINUTES 53 SECONDS WEST, 7,081.62 FEET; THENCE, NORTH 33 DEGREES 03 MINUTES 08 SECONDS WEST, 3,554.49 FEET; THENCE, NORTH 29 DEGREES 39 MINUTES 19 SECONDS WEST, 396.29 FEET; THENCE, NORTH 38 DEGREES 52 MINUTES 24 SECONDS WEST, 2,610.86 FEET; THENCE, NORTH 34 DEGREES 40 MINUTES 33 SECONDS WEST, 697.04 FEET; THENCE, NORTH 65 DEGREES 06 MINUTES 51 SECONDS EAST, 635.67 FEET; THENCE, NORTH 35 DEGREES 33 MINUTES 17 SECONDS WEST, 321.72 FEET; THENCE, NORTH 19 DEGREES 58 MINUTES 59 SECONDS WEST, 267.47 FEET; THENCE, NORTH 26 DEGREES 11 MINUTES 09 SECONDS WEST, 925.73 FEET; THENCE, NORTH 28 DEGREES 02 MINUTES 14 SECONDS WEST, 449.88 FEET; THENCE, NORTH 23 DEGREES 06 MINUTES 26 SECONDS WEST, 321.20 FEET; THENCE, NORTH 30 DEGREES 54 MINUTES 48 SECONDS WEST, 627.89 FEET; THENCE, NORTH 07 DEGREES 24 MINUTES 33 SECONDS WEST, 1,749.52 FEET; THENCE, NORTH 19 DEGREES 21 MINUTES 34 SECONDS EAST, 1,250.04 FEET; THENCE, NORTH 04 DEGREES 06 MINUTES 54 SECONDS WEST, 1,080.46 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE, ON SAID NORTH LINE, NORTH 88 DEGREES 49 MINUTES 41 SECONDS EAST, 1,026.12 FEET; TO THE POINT OF BEGINNING.

**RESIDENTIAL C (Res-C) – PARCEL "A" and RESIDENTIAL B (Res-B) - POLI PARCEL**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, SECTION 26, SECTION 35 AND ALL OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, PART OF SECTION 30 AND SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, PART OF SECTION 1 AND SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, AND PART OF

SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE, ON THE SOUTH LINE THEREOF, SOUTH 89 DEGREES 05 MINUTES 39 SECONDS WEST, 3,731.74 FEET; TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16A, FORMERLY STATE ROAD No. 16A, ALSO KNOWN AS MILL CREEK ROAD, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF SOUTH 15 DEGREES 24 MINUTES 51 SECONDS WEST; THENCE, ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,196.28 FEET AND A CENTRAL ANGLE OF 16 DEGREES 15 MINUTES 12 SECONDS, AN ARC DISTANCE OF 339.36 FEET (NORTH 82 DEGREES 42 MINUTES 45 SECONDS WEST, 338.22 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 09 MINUTES 39 SECONDS WEST, 281.01 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, NORTH 00 DEGREES 50 MINUTES 21 SECONDS WEST, 50.00 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 09 MINUTES 39 SECONDS WEST, 57 FEET, MORE OR LESS, TO THE WATERS OF TROUT CREEK; THENCE, BY AND ALONG SAID WATERS AND FOLLOWING THE MEANDERINGS THEREOF, 27,359 FEET, MORE OR LESS, TO THE INTERSECTION OF SAID WATERS WITH THE SOUTHEASTERLY LINE OF A NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS RECORDED IN OFFICIAL RECORDS BOOK 1860, PAGE 1317 AND OFFICIAL RECORDS BOOK 1812, PAGE 17, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, ON LAST SAID LINE, SOUTH 44 DEGREES 10 MINUTES 39 SECONDS WEST, 1,303.66 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID LINE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,036.00 FEET AND A CENTRAL ANGLE OF 14 DEGREES 49 MINUTES 10 SECONDS, AN ARC DISTANCE OF 267.96 FEET (SOUTH 36 DEGREES 46 MINUTES 04 SECONDS WEST, 267.21 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON SAID LINE, SOUTH 29 DEGREES 21 MINUTES 29 SECONDS WEST, 3,176.65 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE, ON LAST SAID LINE, NORTH 89 DEGREES 03 MINUTES 47 SECONDS EAST, 33.43 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE OF SAID SECTION 31, NORTH 88 DEGREES 42 MINUTES 11 SECONDS EAST, 3,485.10 FEET; THENCE, SOUTH, 1,330.46 FEET; THENCE, SOUTH 07 DEGREES 48 MINUTES 13 SECONDS EAST, 1,057.81 FEET; THENCE, SOUTH 02 DEGREES 57 MINUTES 59 SECONDS EAST, 2,857.31 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE, ON SAID SOUTH LINE, SOUTH 86 DEGREES 53 MINUTES 22 SECONDS WEST, 3,544.30 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE, ON SAID WEST LINE, NORTH 02 DEGREES 32 MINUTES 05 SECONDS WEST, 3,440.41 FEET TO THE SOUTHEASTERLY LINE OF LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2115, PAGE 1255 AND OFFICIAL RECORDS BOOK 2138, PAGE 248, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE, ON SAID SOUTHEASTERLY LINE, SOUTH 29 DEGREES 23 MINUTES 19 SECONDS WEST, 5,040.40 FEET TO THE NORTHEASTERLY LINE OF TRACT 8 OF AN UNRECORDED SUBDIVISION IN THE NORTHEAST QUARTER AND THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SAID ST. JOHNS COUNTY, SAID TRACT BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1053, PAGE 721, OF SAID PUBLIC RECORDS; THENCE, ON SAID NORTHEASTERLY LINE AND THE NORTHEASTERLY LINE OF TRACT 7 (OFFICIAL RECORDS BOOK 1053, PAGE 719), TRACT 6 (OFFICIAL RECORDS BOOK 1053, PAGE 717), TRACT 5 (OFFICIAL RECORDS



BOOK 1357, PAGE 1238), TRACT 4 (OFFICIAL RECORDS BOOK 1816, PAGE 1797), TRACT 3 (OFFICIAL RECORDS BOOK 1663, PAGE 1745) AND TRACT 2 (OFFICIAL RECORDS BOOK 1414, PAGE 594), NORTH 44 DEGREES 39 MINUTES 41 SECONDS WEST, 944.01 FEET TO THE NORTHWESTERLY LINE OF SAID TRACT 2; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 45 DEGREES 23 MINUTES 11 SECONDS WEST, 290.24 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16A, FORMERLY STATE ROAD No. 16A, ALSO KNOWN AS MILL CREEK ROAD, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 44 DEGREES 39 MINUTES 10 SECONDS WEST, 1,026.19 FEET TO THE WESTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2250, PAGE 1670, OF SAID PUBLIC RECORDS; THENCE, ON SAID WESTERLY LINE, NORTH 03 DEGREES 01 MINUTES 41 SECONDS WEST, 2,247.40 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID WESTERLY LINE, NORTH 24 DEGREES 37 MINUTES 58 SECONDS WEST, 3,047.77 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1, ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 36 AND THE SOUTHEAST CORNER OF SAID SECTION 35, AND THE POINT OF BEGINNING.

**RESIDENTIAL C (Res-C) – PARCEL “B”**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5 AND SECTION 8, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING COMMON TO SAID SECTION 5, SECTION 7 AND SECTION 8; THENCE, ON THE WEST LINE SAID SECTION 8, SOUTH 01 DEGREE 04 MINUTES 35 SECONDS EAST, 115.14 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 88 DEGREES 35 MINUTES 39 SECONDS EAST, 2,348.73 FEET; THENCE, SOUTH 23 DEGREES 57 MINUTES 34 SECONDS EAST, 121.51 FEET; THENCE, NORTH 82 DEGREES 23 MINUTES 57 SECONDS EAST, 398.98 FEET; THENCE, NORTH 72 DEGREES 58 MINUTES 20 SECONDS EAST, 600.68 FEET; TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 66 DEGREES 48 MINUTES 32 SECONDS EAST; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12,539.45 FEET AND A CENTRAL ANGLE OF 09 DEGREES 05 MINUTES 32 SECONDS, AN ARC DISTANCE OF 1,989.90 FEET (SOUTH 27 DEGREES 44 MINUTES 14 SECONDS EAST, 1,987.81 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 65 DEGREES 06 MINUTES 51 SECONDS EAST, 277.61 FEET; THENCE, SOUTH 34 DEGREES 40 MINUTES 33 SECONDS EAST, 697.04 FEET; THENCE, SOUTH 38 DEGREES 52 MINUTES 24 SECONDS EAST, 2,610.86 FEET; THENCE, SOUTH 29 DEGREES 39 MINUTES 19 SECONDS EAST, 396.29 FEET; THENCE, SOUTH 33 DEGREES 03 MINUTES 08 SECONDS EAST, 3,554.49 FEET TO THE SOUTHEASTERLY LINE OF SAID ANTONIO HUERTAS GRANT; THENCE, ON SAID SOUTHEASTERLY LINE, SOUTH 15 DEGREES 32 MINUTES 53 SECONDS WEST, 900.55 FEET; THENCE, NORTH 72 DEGREES 44 MINUTES 58 SECONDS WEST, 4,863.59 FEET; THENCE, SOUTH 18 DEGREES 40 MINUTES 04 SECONDS WEST, 3,786.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16A, FORMERLY STATE ROAD No. 16A, ALSO KNOWN AS MILL CREEK ROAD, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 56 DEGREES 22 MINUTES 48 SECONDS WEST, 3,588.45 FEET; THENCE, NORTH 09 DEGREES 32 MINUTES 43

SECONDS EAST, 3,451.86 FEET; THENCE, NORTH 04 DEGREES 00 MINUTES 09 SECONDS WEST, 3,210.64 FEET TO THE NORTHWESTERLY LINE OF SAID ANTONIO HUERTAS GRANT; THENCE, ON SAID NORTHWESTERLY LINE, NORTH 20 DEGREES 05 MINUTES 28 SECONDS EAST, 160.58 FEET TO SAID WEST LINE OF SECTION 8; THENCE, ON SAID WEST LINE, NORTH 01 DEGREES 04 MINUTES 35 SECONDS WEST, 1,664.77 FEET TO THE POINT OF BEGINNING.

**RESIDENTIAL C (Res-C) – PARCEL “C”**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE, ON THE NORTH LINE THEREOF, NORTH 88 DEGREES 53 MINUTES 30 SECONDS EAST, 3,135.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. I-95, A 300-FOOT LIMITED ACCESS RIGHT-OF-WAY; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 29 MINUTES 37 SECONDS EAST, 1,019.64 FEET; THENCE, SOUTH 21 DEGREES 17 MINUTES 41 SECONDS WEST, 655.10 FEET; THENCE, SOUTH 47 DEGREES 15 MINUTES 36 SECONDS WEST, 1,521.68 FEET; THENCE, SOUTH 89 DEGREES 01 MINUTES 28 SECONDS WEST, 2,205.55 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE, ON SAID WEST LINE, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 2,524.89 FEET TO THE POINT OF BEGINNING.

**RESIDENTIAL C (Res-C) – PARCEL “D”**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND SECTION 30 AND SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE OF SAID SECTION 30, ALSO BEING THE NORTH LINE OF SAID SECTION 31, SOUTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, 2106.73 FEET TO THE NORTHWESTERLY LINE OF A 40-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1332, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 18 DEGREES 05 MINUTES 42 SECONDS WEST, 898.68 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON LAST SAID LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,956.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 20 SECONDS, AN ARC DISTANCE OF 360.92 FEET (SOUTH 23 DEGREES 22 MINUTES 52 SECONDS WEST, 360.41 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE AND THE NORTHEASTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2090, PAGE 566, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, THE FOLLOWING SIX (6) COURSES: (1) NORTH 27 DEGREES 10 MINUTES 48 SECONDS WEST, 2,063.22 FEET; (2) NORTH 38 DEGREES 05 MINUTES 59 SECONDS WEST, 768.69 FEET; (3) NORTH 23 DEGREES 15 MINUTES 24 SECONDS WEST, 570.86 FEET; (4) NORTH 47 DEGREES 38 MINUTES 36 SECONDS WEST,

1,084.34 FEET; (5) NORTH 72 DEGREES 52 MINUTES 28 SECONDS WEST, 1,210.65 FEET; (6) NORTH 83 DEGREES 09 MINUTES 30 SECONDS WEST, 427.64 FEET TO THE WEST LINE OF SAID SECTION 30; THENCE, ON LAST SAID LINE, NORTH 00 DEGREES 00 MINUTES 58 SECONDS EAST, 384.76 FEET; THENCE, THE FOLLOWING THIRTY-TWO (32) COURSES: (1) SOUTH 60 DEGREES 22 MINUTES 04 SECONDS EAST, 107.69 FEET; (2) SOUTH 32 DEGREES 27 MINUTES 10 SECONDS EAST, 69.32 FEET; (3) SOUTH 33 DEGREES 40 MINUTES 18 SECONDS EAST, 57.50 FEET; (4) SOUTH 34 DEGREES 40 MINUTES 37 SECONDS EAST, 84.06 FEET; (5) SOUTH 57 DEGREES 14 MINUTES 47 SECONDS EAST, 88.48 FEET; (6) SOUTH 43 DEGREES 08 MINUTES 02 SECONDS EAST, 116.60 FEET; (7) SOUTH 61 DEGREES 22 MINUTES 16 SECONDS EAST, 66.61 FEET; (8) SOUTH 65 DEGREES 12 MINUTES 23 SECONDS EAST, 76.12 FEET; (9) SOUTH 70 DEGREES 32 MINUTES 30 SECONDS EAST, 95.84 FEET; (10) SOUTH 81 DEGREES 00 MINUTES 32 SECONDS EAST, 102.26 FEET; (11) NORTH 81 DEGREES 53 MINUTES 18 SECONDS EAST, 150.37 FEET; (12) NORTH 87 DEGREES 37 MINUTES 57 SECONDS EAST, 327.99 FEET; (13) NORTH 19 DEGREES 03 MINUTES 54 SECONDS EAST, 8.27 FEET; (14) NORTH 47 DEGREES 44 MINUTES 52 SECONDS EAST, 79.03 FEET; (15) NORTH 23 DEGREES 59 MINUTES 02 SECONDS EAST, 104.72 FEET; (16) NORTH 04 DEGREES 06 MINUTES 25 SECONDS EAST, 74.62 FEET; (17) NORTH 11 DEGREES 54 MINUTES 19 SECONDS EAST, 24.44 FEET; (18) SOUTH 52 DEGREES 08 MINUTES 45 SECONDS EAST, 438.77 FEET; (19) SOUTH 48 DEGREES 44 MINUTES 34 SECONDS EAST, 198.54 FEET; (20) SOUTH 51 DEGREES 00 MINUTES 22 SECONDS EAST, 211.01 FEET; (21) SOUTH 43 DEGREES 18 MINUTES 59 SECONDS EAST, 177.43 FEET; (22) SOUTH 59 DEGREES 43 MINUTES 20 SECONDS EAST, 21.76 FEET; (23) SOUTH 83 DEGREES 55 MINUTES 22 SECONDS EAST, 53.75; (24) NORTH 17 DEGREES 56 MINUTES 26 SECONDS EAST, 308.32 FEET; (25) NORTH 25 DEGREES 43 MINUTES 22 SECONDS EAST, 197.09 FEET; (26) NORTH 02 DEGREES 52 MINUTES 31 SECONDS EAST, 131.70 FEET; (27) NORTH 22 DEGREES 37 MINUTES 57 SECONDS EAST, 85.50 FEET; (28) NORTH 26 DEGREES 34 MINUTES 40 SECONDS EAST, 132.36 FEET; (29) NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST, 129.22 FEET; (30) NORTH 20 DEGREES 34 MINUTES 08 SECONDS EAST, 112.39 FEET; (31) NORTH 28 DEGREES 10 MINUTES 48 SECONDS EAST, 97.19 FEET; (32) NORTH 20 DEGREES 40 MINUTES 40 SECONDS EAST, 102.24 FEET; THENCE, NORTH 12 DEGREES 40 MINUTES 21 SECONDS WEST, 314.68 FEET TO A POINT OF CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3,100.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 25 SECONDS, AN ARC DISTANCE OF 537.83 FEET (NORTH 07 DEGREES 42 MINUTES 08 SECONDS WEST, 537.15 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, RADIAL TO SAID CURVE, NORTH 87 DEGREES 16 MINUTES 04 SECONDS EAST, 200.00 FEET; THENCE, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 794.13 FEET; THENCE, NORTH 87 DEGREES 16 MINUTES 04 SECONDS EAST, 153.26 FEET; THENCE, NORTH 21 DEGREES 55 MINUTES 46 SECONDS EAST, 44.20 FEET; THENCE, SOUTH 73 DEGREES 35 MINUTES 01 SECONDS EAST, 124.94 FEET; THENCE, NORTH 61 DEGREES 30 MINUTES 48 SECONDS EAST, 63.93 FEET; THENCE, SOUTH 58 DEGREES 24 MINUTES 59 SECONDS EAST, 42.25 FEET; THENCE, SOUTH 56 DEGREES 36 MINUTES 31 SECONDS WEST, 51.60 FEET; THENCE, SOUTH 53 DEGREES 07 MINUTES 15 SECONDS EAST, 94.55 FEET; THENCE, SOUTH 10 DEGREES 13 MINUTES 38 SECONDS EAST, 60.04 FEET; THENCE, SOUTH 67 DEGREES 35 MINUTES 10 SECONDS EAST, 73.12 FEET; THENCE, NORTH 85 DEGREES 52 MINUTES 41 SECONDS EAST, 63.32 FEET; THENCE, SOUTH 32 DEGREES 38 MINUTES 06 SECONDS EAST, 41.24 FEET; THENCE, SOUTH 08 DEGREES 27 MINUTES 34 SECONDS EAST, 57.61 FEET; THENCE, SOUTH 29 DEGREES 10 MINUTES 39 SECONDS EAST, 47.42 FEET; THENCE, SOUTH 69 DEGREES 22 MINUTES 27

SECONDS EAST, 171.57 FEET; THENCE, NORTH 84 DEGREES 30 MINUTES 52  
 SECONDS EAST, 88.88 FEET; THENCE, SOUTH 29 DEGREES 36 MINUTES 08  
 SECONDS EAST, 74.01 FEET; THENCE, SOUTH 43 DEGREES 53 MINUTES 30  
 SECONDS WEST, 61.29 FEET; THENCE, SOUTH 80 DEGREES 57 MINUTES 46  
 SECONDS WEST, 69.53 FEET; THENCE, NORTH 74 DEGREES 51 MINUTES 38  
 SECONDS WEST, 42.07 FEET; THENCE, SOUTH 50 DEGREES 39 MINUTES 00  
 SECONDS WEST, 52.53 FEET; THENCE, NORTH 86 DEGREES 52 MINUTES 47  
 SECONDS WEST, 63.98 FEET; THENCE, NORTH 68 DEGREES 11 MINUTES 46  
 SECONDS WEST, 37.15 FEET; THENCE, SOUTH 03 DEGREES 37 MINUTES 49  
 SECONDS EAST, 153.82 FEET; THENCE, SOUTH 43 DEGREES 21 MINUTES 24  
 SECONDS WEST, 54.79 FEET; THENCE, SOUTH 03 DEGREES 45 MINUTES 14  
 SECONDS EAST, 50.92 FEET; THENCE, SOUTH 47 DEGREES 34 MINUTES 44  
 SECONDS WEST, 60.56 FEET; THENCE, SOUTH 28 DEGREES 59 MINUTES 21  
 SECONDS WEST, 46.66 FEET; THENCE, SOUTH 10 DEGREES 11 MINUTES 14  
 SECONDS EAST, 105.41 FEET; THENCE, SOUTH 54 DEGREES 55 MINUTES 49  
 SECONDS WEST, 122.85 FEET; THENCE, SOUTH 79 DEGREES 52 MINUTES 14  
 SECONDS WEST, 187.50 FEET; THENCE, SOUTH 26 DEGREES 05 MINUTES 20  
 SECONDS WEST, 23.11 FEET; THENCE, SOUTH 86 DEGREES 25 MINUTES 13  
 SECONDS WEST, 77.34 FEET; THENCE, SOUTH 02 DEGREES 43 MINUTES 56  
 SECONDS EAST, 117.22 FEET; THENCE, SOUTH 66 DEGREES 58 MINUTES 45  
 SECONDS EAST, 2,961.11 FEET TO THE NORTHEASTERLY LINE OF  
 AFOREMENTIONED EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE,  
 ON LAST SAID LINE, SOUTH 26 DEGREES 19 MINUTES 34 SECONDS WEST, 46.01  
 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON LAST SAID LINE,  
 AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,790.00 FEET  
 AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 52 SECONDS, AN ARC  
 DISTANCE OF 831.78 FEET (SOUTH 22 DEGREES 12 MINUTES 38 SECONDS WEST,  
 831.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY;  
 THENCE, CONTINUING ON LAST SAID LINE, SOUTH 18 DEGREES 05 MINUTES 42  
 SECONDS WEST, 2,297.01 FEET TO THE POINT OF BEGINNING.

**MIXED USE (Md)**

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, SECTION 6 AND  
 SECTION 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE, ON THE  
 SOUTH LINE THEREOF, SOUTH 86 DEGREES 53 MINUTES 22 SECONDS WEST,  
 2,053.77 FEET; THENCE, NORTH 02 DEGREES 57 MINUTES 59 SECONDS WEST,  
 2,857.31 FEET; THENCE,, NORTH 07 DEGREES 48 MINUTES 13 SECONDS WEST,  
 1,057.81 FEET; THENCE, DUE NORTH, 1,330.46 FEET TO THE NORTH LINE OF SAID  
 SECTION 6; THENCE, ON SAID NORTH LINE, NORTH 88 DEGREES 42 MINUTES 11  
 SECONDS EAST, 1,884.73 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31,  
 ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE, ON THE  
 SOUTH LINE OF SAID SECTION 32, NORTH 88 DEGREES 49 MINUTES 41 SECONDS  
 EAST, 4,346.05 FEET; THENCE, SOUTH 04 DEGREES 06 MINUTES 54 SECONDS EAST,  
 1,080.46 FEET; THENCE, SOUTH 19 DEGREES 21 MINUTES 34 SECONDS WEST,  
 1,250.04 FEET; THENCE, SOUTH 07 DEGREES 24 MINUTES 33 SECONDS EAST,  
 1,749.52 FEET; THENCE, SOUTH 30 DEGREES 54 MINUTES 48 SECONDS EAST,  
 627.89 FEET; THENCE, SOUTH 23 DEGREES 06 MINUTES 26 SECONDS EAST, 321.20  
 FEET; THENCE, SOUTH 28 DEGREES 02 MINUTES 14 SECONDS EAST, 449.88 FEET;

THENCE, SOUTH 26 DEGREES 11 MINUTES 09 SECONDS EAST, 925.73 FEET;  
THENCE, SOUTH 19 DEGREES 58 MINUTES 59 SECONDS EAST, 267.47 FEET;  
THENCE, SOUTH 35 DEGREES 33 MINUTES 17 SECONDS EAST, 321.72 FEET;  
THENCE, SOUTH 65 DEGREES 06 MINUTES 51 SECONDS WEST, 913.28 FEET TO A  
POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 57  
DEGREES 43 MINUTES 00 SECONDS EAST; THENCE, AROUND AND ALONG A CURVE  
TO THE RIGHT HAVING A RADIUS OF 12,539.45 FEET AND A CENTRAL ANGLE OF 09  
DEGREES 05 MINUTES 32 SECONDS, AN ARC DISTANCE OF 1,989.90 FEET (NORTH  
27 DEGREES 44 MINUTES 14 SECONDS WEST, 1,987.81 FEET, CHORD BEARING AND  
DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 72 DEGREES 58 MINUTES  
20 SECONDS WEST, 600.68 FEET; THENCE, SOUTH 82 DEGREES 23 MINUTES 57  
SECONDS WEST, 398.98 FEET; THENCE, NORTH 23 DEGREES 57 MINUTES 34  
SECONDS WEST, 121.51 FEET; THENCE, SOUTH 88 DEGREES 35 MINUTES 39  
SECONDS WEST, 2,348.73 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE,  
ON SAID WEST LINE, NORTH 01 DEGREES 04 MINUTES 35 SECONDS WEST, 115.14  
FEET TO THE POINT OF BEGINNING.

**Exhibit "B" to Resolution**

[Revised Master Development Plan Map H]



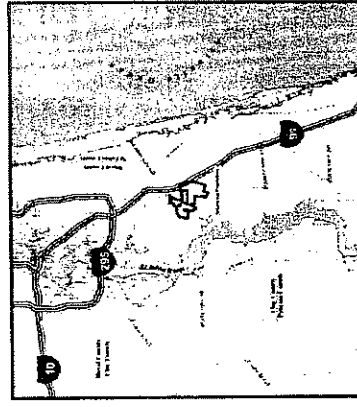
# SILVERLEAF PLANTATION.

## Map H MASTER DEVELOPMENT PLAN

### LEGEND

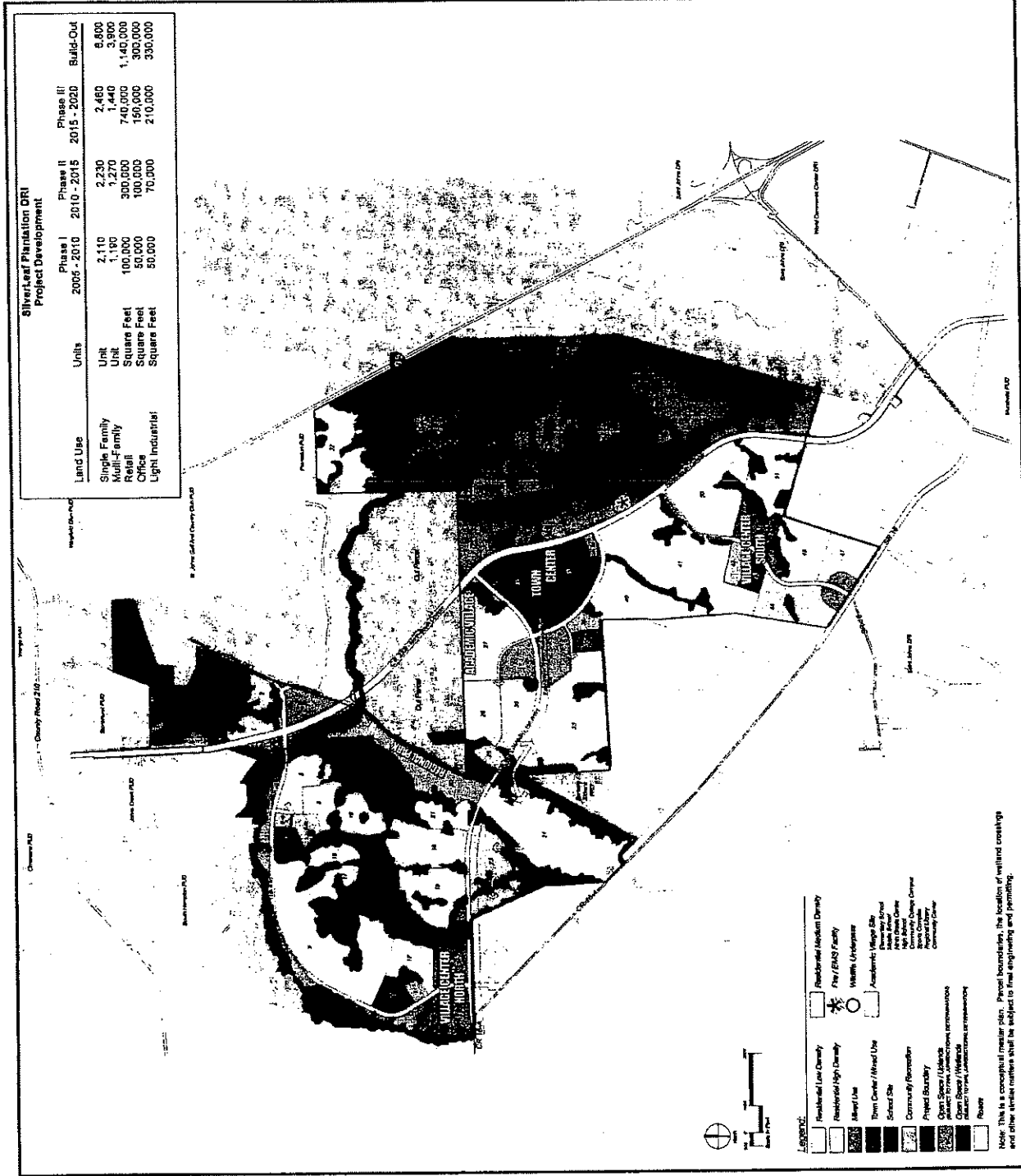


SilverLeaf Plantation



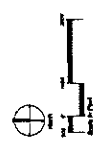
VICINITY MAP

**England-Thims & Miller, Inc.**  
 ENGINEERS • PLANNERS • ARCHITECTS • LANDSCAPE ARCHITECTS • SURVEYORS  
 10000 W. CENTRAL EXPRESSWAY, SUITE 100, DALLAS, TEXAS 75243  
 TEL: (214) 350-8800 FAX: (214) 350-8801 WWW.ETM.COM



**Silverleaf Plantation DRI  
Project Development**

Land Use	Units	Phase I 2005 - 2010			Phase II 2010 - 2015			Phase III 2015 - 2020			Build-Out
		2005 - 2010	2010 - 2015	2015 - 2020	2010 - 2015	2015 - 2020	2015 - 2020	2015 - 2020	2015 - 2020		
Single Family	Unit	2,110	2,230	2,460	2,230	2,460	2,460	2,460	2,460	6,698	
Multi-Family	Unit	1,190	1,270	1,440	1,270	1,440	1,440	1,440	1,440	3,900	
Retail	Square Feet	100,000	300,000	740,000	300,000	740,000	740,000	740,000	740,000	1,140,000	
Office	Square Feet	50,000	100,000	150,000	100,000	150,000	150,000	150,000	150,000	300,000	
Light Industrial	Square Feet	50,000	70,000	210,000	70,000	210,000	210,000	210,000	210,000	330,000	



- LEGEND:**
- Residential Low Density
  - Residential Medium Density
  - Residential High Density
  - Mixed Use
  - Town Center / Mixed Use
  - School Site
  - Community Recreation
  - Project Boundary
  - Open Space / Utilities
  - Wetlands
  - Flood Hazard
  - Right-of-Way
  - Road
  - Residential Medium Density
  - Fire / EMS Facility
  - Health / Underpass
  - Academic Village Site
  - Community Center DRI
  - Corporate Center DRI
  - Village Center DRI
  - Town Center DRI
  - School DRI
  - Community Recreation DRI
  - Open Space / Utilities DRI
  - Wetlands DRI
  - Flood Hazard DRI
  - Right-of-Way DRI
  - Road DRI

Note: This is a conceptual master plan. Project boundaries, site locations of wetland crossings and other features shown are subject to final engineering and permitting.

# The St. Augustine Record

PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

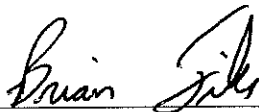
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT** who on oath says that he is an Accounting Clerk of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement, being **NOTICE OF HEARING** in the matter **NOPC 06-07 SILVERLEAF** was published in said newspaper in the issues of **SEPTEMBER 5, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, for a period of one year preceding the first publication of the copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this **6TH** day of **SEPTEMBER 2006.**

by  who is personally known to me or who has produced **PERSONALLY KNOWN** as identification.



(Signature of Notary Public)



Brian Fike  
My Commission DD327588  
Expires June 09, 2008

(Seal)

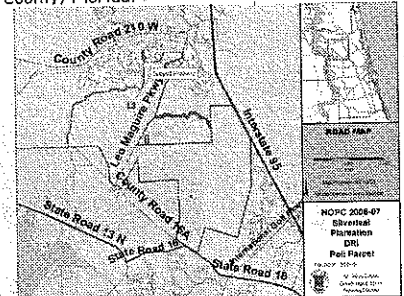
BRIAN FIKE

COPY OF ADVERTISEMENT

## NOTICE OF A PROPOSED CHANGE (NOPC) TO THE SILVERLEAF PLANTATION DEVELOPMENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, September 21, 2006 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Tuesday, October 3, 2006 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, to consider a Notice of Proposed Change (NOPC) to the SilverLeaf Plantation DRI for modification to the DRI Development Order (DO) and Map H.

The subject property is located South and East of CR210, West of I-95, North of International Golf Parkway and SR16 and CR16A within St. Johns County, Florida.



This file is maintained in the Planning Division of the Growth Management Services Department, at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public hearings.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or at the County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32085. For hearing impaired individuals, call Florida Relay Service at 1 800 955 8770, no later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made with respect to any matter considered at the meeting or hearing, he will need a record of the proceedings and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which appeal is to be based.

This matter is subject to court imposed quasi-judicial rules of procedures. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should limit contact with the Board of County Commissioners or the Planning and Zoning Agency members on this topic, except with compliance with Resolution 95-126, to properly noticed public hearings or to written communication care of St. Johns County Planning Division, P.O. Drawer 349, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS**  
ST. JOHNS COUNTY, FLORIDA  
JAMES E. BRYANT, CHAIRMAN  
**PLANNING AND ZONING AGENCY**  
ST. JOHNS COUNTY, FLORIDA  
HENRY GREEN, CHAIRMAN  
FILE NUMBER: NOPC 2006-07  
SilverLeaf Plantation

L2504-6 Sept 5, 2006



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PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

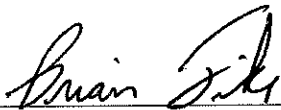
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **CHARLES BARRETT**  
who on oath says that he is an Accounting Clerk of the St. Augustine Record,  
a daily newspaper published at St. Augustine in St. Johns County, Florida;  
that the attached copy of advertisement, being **NOTICE OF HEARING**  
in the matter **NOPC 06-07 SILVERLEAF**  
was published in said newspaper in the issues of  
**SEPTEMBER 5, 2006.**

Affiant further says that the St. Augustine Record is a newspaper published  
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper  
heretofore been continuously published in said St. Johns County, Florida, each  
day and has been entered as second class mail matter at the post office in the  
City of St. Augustine, in said St. Johns County, for a period of one year preceding  
the first publication of the copy of advertisement; and affiant further says that  
he has neither paid nor promised any person, firm or corporation any discount,  
rebate, commission or refund for the purpose of securing the advertisement for  
publication in the said newspaper.

Sworn to and subscribed before me this **6TH** day of **SEPTEMBER 2006.**

by  who is personally known to me  
or who has produced **PERSONALLY KNOWN** as identification.



(Signature of Notary Public)



Brian Fike  
My Commission DD327588  
Expires June 09, 2008

(Seal)

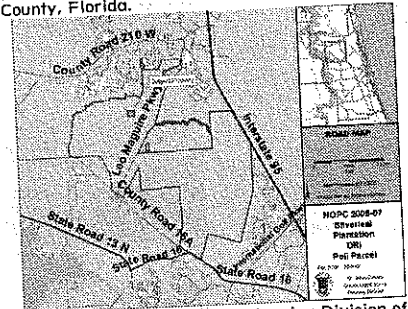
BRIAN FIKE

COPY OF ADVERTISEMENT

## NOTICE OF A PROPOSED CHANGE (NOPC) TO THE SILVERLEAF PLANTATION DEVELOP- MENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing  
will be held on Thursday, September 21, 2006 at 1:30  
p.m. by the St. Johns County Planning and Zoning  
Agency and on Tuesday, October 3, 2006 at 9:00  
a.m. by the Board of County Commissioners in the  
County Auditorium, County Administration Building,  
4020 Lewis Speedway, St. Augustine, Florida, to con-  
sider a Notice of Proposed Change (NOPC) to the  
SilverLeaf Plantation DRI for modification to the  
DRI Development Order (DO) and Map H.

The subject property is located South and East of  
CR210, West of I-95, North of International Golf  
Parkway and SR16 and CR16A within St. Johns  
County, Florida.



This file is maintained in the Planning Division of the  
Growth Management Services Department, at the  
County Administration Building, 4020 Lewis Speed-  
way, St. Augustine, Florida, and may be examined  
by interested parties prior to said public hearing.

**NOTICE TO PERSONS NEEDING SPECIAL  
ACCOMMODATIONS AND TO ALL HEARING  
IMPAIRED PERSONS:** In accordance with the  
Americans with Disabilities Act, persons needing  
special accommodations or an interpreter to par-  
ticipate in this proceeding should contact the  
County's ADA Coordinator at (904) 209-0650 or at the  
County Administration Building, 4020 Lewis Speed-  
way, St. Augustine, Florida, 32085. For hearing  
impaired individuals, call Florida Relay Service at 1  
800 955 8770, no later than 5 days prior to the date of  
this meeting.

If a person decides to appeal any decision made with  
respect to any matter considered at the meeting or  
hearing, he will need a record of the proceedings  
and for such purpose he may need to ensure that a  
verbatim record of the proceedings is made, which  
record includes the testimony and evidence upon  
which appeal is to be based.

This matter is subject to court imposed quasi-judi-  
cial rules of procedures. It is anticipated that one or  
more County Commissioners may attend this meet-  
ing. Interested parties should limit contact with the  
Board of County Commissioners or the Planning and  
Zoning Agency members on this topic, except with  
compliance with Resolution 95-126, to properly  
noticed public hearings or to written communica-  
tion care of St. Johns County Planning Division,  
P.O. Drawer 349, St. Augustine, Florida, 32085.

**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA  
JAMES E. BRYANT, CHAIRMAN**  
PLANNING AND ZONING AGENCY  
ST. JOHNS COUNTY, FLORIDA  
HENRY GREEN, CHAIRMAN  
FILE NUMBER: NOPC 2006-07  
SilverLeaf Plantation

L2504-6 Sept 5, 2006