

ST. JOHNS COUNTY
RESOLUTION NUMBER 2002- 88

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE CABALLOS DEL MAR DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON JULY 8, 1975, AND AS PREVIOUSLY MODIFIED BY RESOLUTION 83-36 APPROVED APRIL 26, 1983; RESOLUTION 83-75 APPROVED JULY 26, 1983; RESOLUTION APPROVED MARCH 13, 1984; RESOLUTION 84-54 APPROVED MAY 22, 1984; RESOLUTION 84-146 APPROVED NOVEMBER 20, 1984; RESOLUTION 85-128 APPROVED SEPTEMBER 24, 1985; RESOLUTION 86-176 APPROVED NOVEMBER 25, 1986; RESOLUTION 88-250 APPROVED SEPTEMBER 13, 1988; RESOLUTION 94-210 APPROVED NOVEMBER 8, 1994; RESOLUTION 96-223 APPROVED NOVEMBER 26, 1996; AND RESOLUTION 97-24 APPROVED FEBRUARY 11, 1997; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Fletcher Realty III, Inc have submitted a Notice of Proposed Change (NOPC) to the Caballos Del Mar Development of Regional Impact (DRI) by letter dated November 15, 2001(Notification), requesting modification of certain terms of the Development Order (the "Notice of Change"); and

WHEREAS, the Owners/Developers have provided information showing that the proposed modifications of the DRI development order do not constitute a substantial deviation under any provision of Section 380.06(19), 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 on May 14, 2002, after required notice.

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 NOPC is consistent with the St. Johns County Comprehensive Plan, as amended.
 - b. The NOPC is consistent with the Land Development Code of St. Johns County, as amended.
 - c. The NOPC is compatible with the surrounding area and the future development trends of the area.
2. The NOPC and other evidence received provide clear and convincing evidence that the requested change does not constitute a substantial deviation to the DRI.
3. The Caballos Del Mar DRI Development Order as restated and adopted by Resolution 83-36 and as subsequently modified is hereby modified by approval of the following specific changes:
 - a. Add the property described on the attached Exhibit A.
 - b. Modify Map H to allow six direct driveway access points to serve up to seven single family lots outside of the current DRI boundaries and within the Pinecrest and Surfside Subdivisions.
 - c. Modify Map H to allow two roadway connections to Marsh Landing Parkway to serve up to fifteen additional lots within the Pinecrest and Surfside subdivisions.
 - d. The locations of the additional points of access described above and shown on the revised Map H are approximate and subject to variation based upon final topography and engineering and subject in compliance with applicable State and local laws and regulations.
 - e. The Revised Map H for Marsh Landing attached as Exhibit "B" to this Resolution is hereby adopted as the approved Master Plan for Marsh Landing.
4. Except as modified by this Resolution, the existing Caballos Del Mar DRI Development Order, as previously amended, shall remain in full force and effect.

5. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within 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 Planning Council.

6. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 14th OF MAY 2002.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chair

ATTEST: Cheryl Strickland, Clerk

RENDITION DATE 5-16-02

By: Patricia A. Grande
Deputy Clerk

Adopted Regular Meeting 05-14-02

Effective: 05-14-02

EXHIBIT "A"

[Additional Property]

EXHIBIT A

PARCEL 1

A PART OF GOVERNMENT LOTS 1, 2, 5 AND 6, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH PART OF LOT 1 AND ALL OF LOTS 2 THROUGH 30, BLOCK 1, LOTS 1 THROUGH 16, BLOCK 2, LOTS 1 THROUGH 6, BLOCK 11, LOTS 1 THROUGH 8 AND LOTS 27 THROUGH 32, BLOCK 12, AND PARTS OF ORANGE STREET, LIME STREET, PALM AVENUE AND PART OF THE UNNAMED STREET LYING NORTH OF SAID BLOCKS 1 AND 2, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 17, MARSH LANDING AT SAWGRASS UNIT EIGHTEEN AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT OF WAY); THENCE SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 81.13 FEET; THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARSH LANDING PARKWAY AND TO THE POINT OF BEGINNING; THENCE NORTH 00°11'52" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 547.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY (NOW A 100 FOOT EASEMENT), A DISTANCE OF 190.72 FEET, MAKING A CENTRAL ANGLE OF 91°03'35" AND HAVING A CHORD BEARING OF NORTH 45°19'56" EAST AND A CHORD DISTANCE OF 171.27 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°08'16" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 8.13 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 1, BLOCK 1, PINECREST ESTATES; THENCE SOUTH 00°17'44" EAST, ALONG LAST SAID LINE AND THE EAST LINE OF LOTS 1 AND 2, BLOCK 1, PINECREST ESTATES, A DISTANCE OF 80.02 FEET TO THE NORTHWEST CORNER OF LOT 30, BLOCK 1; THENCE SOUTH 89°08'19" EAST, ALONG THE NORTH LINE OF SAID LOT 30, BLOCK 1 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.51 FEET TO THE WEST LINE OF BLOCK 2, PINECREST ESTATES; THENCE NORTH 00°23'37" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 50.01 FEET TO THE NORTH LINE OF SAID LOT 1, BLOCK 2; THENCE SOUTH 89°08'16" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF SAID LOT 1 - BLOCK 2; THENCE SOUTH 00°23'37" EAST, ALONG THE EAST LINE OF LOTS 1 THROUGH 16, BLOCK 1 AND LOTS 1 THROUGH 6, BLOCK 11, PINECREST ESTATES, A DISTANCE OF 590.08 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6, BLOCK 11; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 11 AND THE SOUTH LINE OF LOT 27, BLOCK 12, A DISTANCE OF 241.43 FEET TO THE SOUTHWEST CORNER OF SAID LOT 27, BLOCK 12; THENCE SOUTH 00°17'44" EAST, ALONG THE EAST LINE OF LOTS 7 AND 8, BLOCK 12, A DISTANCE OF 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 8, BLOCK 12; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 8, BLOCK 12 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 131.52 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PART OF GOVERNMENT LOT 5, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH LOTS 3 THROUGH 26, BLOCK 13 AND LOTS 7 THROUGH 26, BLOCK 14 AND PARTS OF ORANGE STREET AND LIME STREET, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 17, MARSH LANDING AT SAWGRASS UNIT EIGHTEEN AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT OF WAY), THENCE SOUTH 00°11'52" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 371.06 FEET, THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARSH LANDING PARKWAY AND TO THE POINT OF BEGINNING, THENCE SOUTH 89°08'17" EAST, ALONG A WESTERLY EXTENSION OF THE NORTH LINE OF THE AFOREMENTIONED LOT 3, BLOCK 13, PINECREST ESTATES AND ALONG SAID NORTH LINE, A DISTANCE OF 132.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, 4, 5, AND 6, OF SAID BLOCK 13, A DISTANCE OF 99.91 FEET TO THE NORTHWEST CORNER OF LOT 26 OF SAID BLOCK 13, THENCE SOUTH 89°07'46" EAST, ALONG THE NORTH LINE OF SAID LOT 26, BLOCK 13 AND AN EASTERLY EXTENSION THEREOF, AND ALONG THE NORTH LINE OF LOTS 7 AND 26, BLOCK 14 OF SAID PINECREST ESTATES, A DISTANCE OF 342.18 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET (A 40 FOOT RIGHT OF WAY), THENCE SOUTH 00°23'37" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 249.92 FEET TO THE NORTH RIGHT OF WAY LINE OF OAK AVENUE (A 65 FOOT RIGHT OF WAY), THENCE NORTH 89°06'27" WEST, ALONG SAID NORTH RIGHT OF WAY LINE AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 475.22 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY, THENCE NORTH 00°11'52" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 349.61 FEET TO THE POINT OF BEGINNING.

PARCEL 3
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A PART OF GOVERNMENT LOT 1, SECTION 17, TOWNSHIP 3 SOUTH, RANGE 29 EAST, TOGETHER WITH LOTS 3 THROUGH 16, BLOCK 6; LOTS 1 THROUGH 16, BLOCK 7; LOTS 17 THROUGH 21, BLOCK 8; LOTS 1 THROUGH 32, BLOCK 17; LOTS 5 THROUGH 16, BLOCK 18 AND PARTS OF EIGHTH STREET (A 40 FOOT RIGHT OF WAY) AND MAGNOLIA AVENUE (A 40 FOOT RIGHT OF WAY) ALL OF SURFSIDE AS RECORDED IN MAP BOOK 3, PAGE 93, AND TOGETHER WITH LOTS 5 THROUGH 32, BLOCK 3; LOTS 1 THROUGH 18 AND LOTS 27 THROUGH 32, BLOCK 4; LOTS 1 THROUGH 18 AND LOTS 21 THROUGH 32, BLOCK 5; PART OF LOTS 1 AND 2 AND ALL OF LOTS 3 THROUGH 14, BLOCK 6; LOTS 10 THROUGH 16, BLOCK 7; LOTS 7 THROUGH 25, BLOCK 8; LOTS 1 THROUGH 32, BLOCK 9; LOTS 1 THROUGH 32, BLOCK 10; LOTS 1 THROUGH 32, BLOCK 15; LOTS 1 THROUGH 8 AND LOTS 25 THROUGH 32, BLOCK 16; LOTS 1 THROUGH 13 AND LOTS 22 THROUGH 32, BLOCK 17; LOTS 1 THROUGH 12, BLOCK 18 AND PARTS OF PINEDALE STREET (A 40 FOOT RIGHT OF WAY), MARIETA STREET (A 40 FOOT RIGHT OF WAY), CORAL STREET (A 40 FOOT RIGHT OF WAY), MAGNOLIA AVENUE (A 40 FOOT RIGHT OF WAY), PALM AVENUE (A 40 FOOT RIGHT OF WAY) AND THE UNNAMED STREET (A 20 FOOT RIGHT OF WAY) LYING NORTH OF SAID BLOCKS 3, 4, 5 AND 6, ALL OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 17, MARSH LANDING AT SAWGRASS UNIT EIGHTEEN AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT OF WAY); THENCE SOUTH $00^{\circ}11'52''$ EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 81.13 FEET; THENCE NORTH $89^{\circ}48'08''$ EAST, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY; THENCE NORTH $00^{\circ}11'52''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 547.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 120.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 190.72 FEET, MAKING A CENTRAL ANGLE OF $91^{\circ}03'35''$ AND HAVING A CHORD BEARING OF NORTH $45^{\circ}19'56''$ EAST AND A CHORD DISTANCE OF 171.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE AND TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID MARSH LANDING PARKWAY; THENCE SOUTH $89^{\circ}08'16''$ EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 488.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ}08'16''$ EAST AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 645.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 12.16 FEET, MAKING A CENTRAL ANGLE OF $03^{\circ}28'59''$ AND HAVING A CHORD BEARING OF NORTH $89^{\circ}17'17''$ EAST AND A CHORD DISTANCE OF 12.16 FEET TO A POINT OF CUSP; THENCE, DEPARTING SAID RIGHT OF WAY LINE, SOUTH $04^{\circ}16'36''$ EAST, A DISTANCE OF 55.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2, BLOCK 6, PINECREST ESTATES; THENCE SOUTH $66^{\circ}14'01''$ EAST, A DISTANCE OF 64.23 FEET TO THE NORTHWEST

CORNER OF SAID LOT 3, BLOCK 6, SURFSIDE; THENCE NORTH 89°45'25" EAST, ALONG THE NORTH LINE OF SAID LOT 3, BLOCK 6, SURFSIDE, A DISTANCE OF 100.06 FEET TO THE EAST LINE OF SAID BLOCK 6, SURFSIDE; THENCE SOUTH 00°24'29" EAST, ALONG THE EAST LINE OF SAID BLOCK 6, SURFSIDE, A DISTANCE OF 350.08 FEET TO THE SOUTH LINE OF LOT 16, BLOCK 6, SURFSIDE; THENCE SOUTH 89°46'20" WEST, ALONG THE SOUTH LINE OF LOT 16, BLOCK 6, SURFSIDE, A DISTANCE OF 100.05 FEET TO THE WEST LINE OF SAID BLOCK 6, SURFSIDE; THENCE NORTH 00°24'39" WEST, ALONG THE WEST LINE OF SAID BLOCK 6, SURFSIDE, A DISTANCE OF 50.01 FEET TO THE SOUTHEAST CORNER OF LOT 14, BLOCK 6, PINECREST ESTATES; THENCE NORTH 89°07'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 6, PINECREST ESTATES, A DISTANCE OF 99.71 FEET TO THE EAST RIGHT OF WAY LINE OF SAID PINEDALE STREET; THENCE NORTH 00°23'37" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SAID PINEDALE STREET, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF LOT 12, BLOCK 6, PINECREST ESTATES; THENCE NORTH 89°08'20" WEST ALONG THE SOUTH LINE OF LOT 21, BLOCK 5, PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 21, BLOCK 5, PINECREST ESTATES; THENCE SOUTH 00°23'38" EAST, ALONG THE EAST LINE OF LOTS 13 AND 14, BLOCK 5, PINECREST ESTATES, A DISTANCE OF 50.00 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 5, PINECREST ESTATES; THENCE SOUTH 89°08'31" EAST, ALONG THE NORTH LINE OF SAID LOT 18, BLOCK 5, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID PINEDALE STREET; THENCE SOUTH 00°23'37" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID PINEDALE STREET, A DISTANCE OF 50.00 FEET TO THE SOUTH LINE OF SAID BLOCK 5, PINECREST ESTATES; THENCE NORTH 89°08'33" WEST, ALONG THE SOUTH LINE OF SAID BLOCK 5, A DISTANCE OF 199.99 FEET TO THE EAST RIGHT OF WAY LINE OF SAID MARIETA STREET; THENCE NORTH 00°23'38" WEST, ALONG THE EAST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 250.02 FEET TO THE SOUTHWEST CORNER OF LOT 6, BLOCK 5, PINECREST ESTATES; THENCE NORTH 89°08'23" WEST, ALONG THE SOUTH LINE OF LOT 27, BLOCK 4, PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE NORTHEAST CORNER OF LOT 7, BLOCK 4, PINECREST ESTATES; THENCE SOUTH 00°23'38" EAST, ALONG THE EAST LINE OF LOTS 7 THROUGH 14, BLOCK 4, PINECREST ESTATES, A DISTANCE OF 200.02 FEET TO THE NORTHWEST CORNER OF LOT 18, BLOCK 4, PINECREST ESTATES; THENCE SOUTH 89°08'31" EAST, ALONG THE NORTH LINE OF SAID LOT 18, BLOCK 4, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF SAID MARIETA STREET; THENCE SOUTH 00°23'38" EAST, ALONG THE WEST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 240.01 FEET TO THE NORTHEAST CORNER OF LOT 26, BLOCK 9, PINECREST ESTATES; THENCE SOUTH 89°08'33" EAST, ALONG THE NORTH LINE OF LOT 7, BLOCK 8, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7, BLOCK 8, PINECREST ESTATES; THENCE SOUTH 00°23'38" EAST, ALONG THE EAST LINE OF SAID LOT 7, BLOCK 8, PINECREST ESTATES, A DISTANCE OF 25.00 FEET TO THE NORTHWEST CORNER OF LOT 25, BLOCK 8, PINECREST ESTATES; THENCE SOUTH 89°08'33" EAST, ALONG THE NORTH LINE OF

SAID LOT 25, BLOCK 8, PINECREST ESTATES, A DISTANCE OF 99.99 FEET TO THE WEST RIGHT OF WAY LINE OF SAID PINEDALE STREET; THENCE SOUTH 00°23'37" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF PINEDALE STREET, A DISTANCE OF 50.00 FEET TO THE NORTHEAST CORNER OF LOT 23, BLOCK 8, PINECREST ESTATES; THENCE SOUTH 89°06'27" EAST, ALONG THE NORTH LINE OF LOT 10, BLOCK 7, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 139.82 FEET TO THE EAST BOUNDARY OF SAID PINECREST ESTATES; THENCE SOUTH 00°24'39" EAST, ALONG THE EAST BOUNDARY OF PINECREST ESTATES, A DISTANCE OF 315.09 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 18, SURFSIDE; THENCE NORTH 89°45'43" EAST, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 18, SURFSIDE AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.02 FEET TO THE EAST RIGHT OF WAY LINE OF SAID EIGHTH STREET; THENCE NORTH 00°24'29" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF EIGHTH STREET, A DISTANCE OF 265.05 FEET TO THE SOUTHWEST CORNER OF LOT 22, BLOCK 8, SURFSIDE; THENCE NORTH 89°44'17" EAST, ALONG THE SOUTH LINE OF SAID LOT 22, BLOCK 8, SURFSIDE, A DISTANCE OF 100.03 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22, BLOCK 8, SURFSIDE; THENCE SOUTH 00°24'18" EAST, ALONG THE EAST LINE OF LOTS 17 THROUGH 21, BLOCK 8, SURFSIDE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 165.02 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAGNOLIA AVENUE; THENCE NORTH 89°44'05" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAGNOLIA AVENUE, A DISTANCE OF 100.02 FEET TO THE WEST RIGHT OF WAY LINE OF SEVENTH STREET (A 40 FOOT RIGHT OF WAY); THENCE SOUTH 00°24'08" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SEVENTH STREET, A DISTANCE OF 400.05 FEET TO THE NORTH RIGHT OF WAY LINE OF OAK AVENUE (A 40 FOOT RIGHT OF WAY); THENCE SOUTH 89°43'06" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF OAK AVENUE, A DISTANCE OF 340.00 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE NORTH 00°24'39" WEST, ALONG THE EAST LINE OF PINECREST ESTATES, A DISTANCE OF 100.06 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 18, PINECREST ESTATES; THENCE NORTH 89°07'04" WEST, ALONG THE SOUTH LINE OF LOT 12, BLOCK 18, PINECREST ESTATES, A DISTANCE OF 99.96 FEET TO THE EAST RIGHT OF WAY LINE OF PINEDALE STREET; THENCE NORTH 00°23'37" WEST, ALONG THE EAST RIGHT OF WAY LINE OF PINEDALE STREET, A DISTANCE OF 25.02 FEET; THENCE NORTH 89°06'58" WEST, ALONG THE NORTH LINE OF LOT 21, BLOCK 17, PINECREST ESTATES, AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 17, PINECREST ESTATES; THENCE SOUTH 00°23'38" EAST, ALONG THE WEST LINE OF LOTS 20 AND 21, BLOCK 17, PINECREST ESTATES, A DISTANCE OF 50.03 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 17, PINECREST ESTATES; THENCE NORTH 89°06'51" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 17, PINECREST ESTATES, A DISTANCE OF 99.99 FEET TO THE EAST RIGHT OF WAY LINE OF MARIETA STREET; THENCE NORTH 00°23'38" WEST, ALONG SAID EAST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 125.06 FEET; THENCE NORTH 89°07'30" WEST, ALONG THE NORTH LINE OF LOTS 9 AND 24, BLOCK 18,

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PINECREST ESTATES AND AN EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 280.02 FEET TO THE WEST RIGHT OF WAY LINE OF CORAL STREET; THENCE SOUTH 00°23'37" EAST, ALONG SAID WEST RIGHT OF WAY LINE OF CORAL STREET, A DISTANCE OF 200.01 FEET TO THE NORTH RIGHT OF WAY LINE OF OAK AVENUE (A 65 FOOT RIGHT OF WAY); THENCE NORTH 89°06'27" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF OAK AVENUE, A DISTANCE OF 199.99 FEET TO THE EAST RIGHT OF WAY LINE OF WASHINGTON STREET (A 40 FOOT RIGHT OF WAY); THENCE NORTH 00°23'37" WEST, ALONG SAID WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 1179.95 FEET TO THE NORTHWEST CORNER OF LOT 5, BLOCK 3, PINECREST ESTATES; THENCE SOUTH 89°08'21" EAST, ALONG THE NORTH LINE OF SAID LOT 5, BLOCK 3, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 29, BLOCK 3, PINECREST ESTATES; THENCE NORTH 00°23'37" WEST, ALONG THE WEST LINE OF LOTS 29 THROUGH 32, BLOCK 3, PINECREST ESTATES AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 130.02 FEET TO THE POINT OF BEGINNING. CONTAINING 1,010,235 SQUARE FEET, OR, 23.19 ACRES, MORE OR LESS.

PARCEL 4
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A PART OF GOVERNMENT LOTS 7 AND 8, SECTION 17 AND PART OF GOVERNMENT LOT 12, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST TOGETHER WITH LOTS 1 THROUGH 16, BLOCK 19; LOTS 1 THROUGH 32, BLOCK 20; LOTS 1 THROUGH 14 AND LOTS 17 THROUGH 32, BLOCK 21; LOTS 1 THROUGH 32, BLOCK 26; LOTS 1 THROUGH 11 AND LOTS 14 THROUGH 32, BLOCK 27; LOTS 1 THROUGH 4 AND LOTS 7 THROUGH 32, BLOCK 28; LOTS 1 THROUGH 32, BLOCK 29; LOTS 1 THROUGH 16, BLOCK 30; LOTS 1 THROUGH 16, BLOCK 31; LOTS 1 THROUGH 32, BLOCK 32; LOTS 1 THROUGH 32, BLOCK 33; LOTS 1 THROUGH 32, BLOCK 34; LOTS 3 THROUGH 32, BLOCK 35; LOTS 7 THROUGH 30, BLOCK 36 AND PARTS OF THIRD STREET (A 20 FOOT RIGHT OF WAY), FOURTH STREET (A 40 FOOT RIGHT OF WAY), FIFTH STREET (A 40 FOOT RIGHT OF WAY), SIXTH STREET (A 40 FOOT RIGHT OF WAY), SEVENTH STREET (A 40 FOOT RIGHT OF WAY), EIGHTH STREET (A 40 FOOT RIGHT OF WAY), MAPLE AVENUE (A 40 FOOT RIGHT OF WAY), CEDAR AVENUE (A 40 FOOT RIGHT OF WAY) AND HOLLY AVENUE (A 20 FOOT RIGHT OF WAY) AS SHOWN ON THE PLAT OF SURFSIDE AS RECORDED IN MAP BOOK 3, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA TOGETHER WITH LOTS 14 AND 15, BLOCK 19; LOTS 1 THROUGH 9 AND LOTS 16 THROUGH 30, BLOCK 20; LOTS 8 THROUGH 22, BLOCK 21; LOTS 7 THROUGH 30, BLOCK 22; LOTS 12 THROUGH 15 AND LOTS 18 THROUGH 21, BLOCK 23; LOTS 23 THROUGH 29, BLOCK 25; LOTS 1 THROUGH 30, BLOCK 26; LOTS 1 THROUGH 4 AND LOTS 9 THROUGH 32, BLOCK 27; LOTS 1 THROUGH 32, BLOCK 28; LOTS 1 THROUGH 32, BLOCK 29; LOTS 1 THROUGH 10, BLOCK 30; LOTS 1 THROUGH 16, BLOCK 31; LOTS 1 THROUGH 13 AND LOTS 17 THROUGH 32, BLOCK 32; LOTS 1, 2, 31 AND 32 AND PART OF LOT 3, BLOCK 33; LOTS 1, 2, 31 32 AND PART OF LOTS 3 AND 30, BLOCK 34 AND PARTS OF LIME STREET (A 40 FOOT RIGHT OF WAY), WASHINGTON STREET (A 40 FOOT RIGHT OF WAY), CORAL STREET (A 40 FOOT RIGHT OF WAY), MARIETA STREET (A 40 FOOT RIGHT OF WAY), PINEDALE STREET (A 40 FOOT RIGHT OF WAY), MAPLE AVENUE (A 40 FOOT RIGHT OF WAY), CEDAR AVENUE (A 40 FOOT RIGHT OF WAY), HOLLY AVENUE (A 20 FOOT RIGHT OF WAY) AS SHOWN ON THE PLAT OF PINECREST ESTATES AS RECORDED IN MAP BOOK 3, PAGE 144 OF SAID PUBLIC RECORDS TOGETHER WITH PART OF PINECREST ESTATES VACATED BY COUNTY RESOLUTION NO. 88-84 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 6, MARSH LANDING AT SAWGRASS UNIT EIGHTEEN AS RECORDED IN MAP BOOK 24, PAGES 33 THROUGH 38 OF SAID PUBLIC RECORDS, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY (A 100 FOOT PRIVATE RIGHT OF WAY); THENCE NORTH 89°48'08" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID MARSH LANDING PARKWAY; THENCE SOUTH 00°11'52" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 98.04 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 0.35 FEET, MAKING A CENTRAL ANGLE OF 00°04'45" AND HAVING A CHORD BEARING OF SOUTH 00°14'14" EAST AND A CHORD DISTANCE OF 0.36 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°04'19" EAST, A LONG THE SOUTH LINE OF LOTS 3 AND 30, BLOCK 25, PINECREST ESTATES AND AN EASTERLY AND WESTERLY EXTENSIONS THEREOF, A DISTANCE OF 273.63 FEET TO THE EAST RIGHT OF WAY LINE OF LIME STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF LIME STREET, A DISTANCE OF 75.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE SOUTH 89°04'19" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 100.00 FEET TO THE EAST LINE OF LOT 1, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 00°00'36" EAST, ALONG THE EAST LINE OF LOTS 1 AND 2, BLOCK 26,

PINECREST ESTATES, A DISTANCE 50.00 FEET TO THE NORTH LINE OF LOT 30, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 89°04'19" EAST, ALONG THE NORTH LINE OF LOT 30, BLOCK 26, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 150.00 FEET TO THE SOUTHEAST CORNER OF LOT 25, BLOCK 26, PINECREST ESTATES; THENCE SOUTH 89°04'19" EAST, ALONG THE NORTH LINE OF LOT 9, BLOCK 27, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK 27, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 25 THROUGH 28, BLOCK 27, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 27, PINECREST ESTATES; THENCE NORTH 89°04'19" WEST, ALONG THE SOUTH OF LOT 4, BLOCK 27, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WASHINGTON STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 189.99 FEET TO THE SOUTHWEST CORNER OF LOT 13, BLOCK 22, PINECREST ESTATES; THENCE NORTH 89°04'36" WEST, ALONG THE SOUTH LINE OF LOT 18, BLOCK 23, PINECREST ESTATES AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.01 FEET TO THE NORTHEAST CORNER OF LOT 14, BLOCK 23, PINECREST ESTATES; THENCE SOUTH 00°00'36" EAST, ALONG THE EAST LINE OF LOTS 14 AND 15, BLOCK 23, PINECREST ESTATES, A DISTANCE OF 49.98 FEET TO THE NORTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE NORTH 89°04'19" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF LIME STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF LIME STREET, A DISTANCE OF 99.93 FEET TO THE NORTHWEST CORNER OF LOT 12, BLOCK 23, PINECREST ESTATES; THENCE SOUTH 89°04'53" EAST, ALONG THE NORTH LINE OF LOT 12, BLOCK 23, PINECREST ESTATES, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 20, BLOCK 23, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 20 AND 21, BLOCK 23, PINECREST ESTATES, A DISTANCE OF 49.98 FEET TO THE NORTHWEST CORNER OF SAID LOT 21, BLOCK 23; THENCE SOUTH 89°05'10" EAST, ALONG THE NORTH LINE OF SAID LOT 21, BLOCK 23, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE EAST RIGHT OF WAY LINE OF SAID WASHINGTON STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF WASHINGTON STREET, A DISTANCE OF 74.98 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 22, PINECREST ESTATES; THENCE SOUTH 88°55'17" EAST, ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 22, A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK 22, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 25 THROUGH 30, BLOCK 22, PINECREST ESTATES, A DISTANCE OF 150.29 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE (A 65 FOOT RIGHT OF WAY); THENCE SOUTH 89°06'27" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF CORAL STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF CORAL STREET, A

DISTANCE OF 175.55 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 22, PINECREST ESTATES; THENCE SOUTH 89°18'33" EAST, ALONG THE NORTH LINE OF LOT 8, BLOCK 21, PINECREST ESTATES AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 8, BLOCK 21; THENCE SOUTH 00°00'36" EAST, ALONG THE EAST LINE OF SAID LOT 8, BLOCK 21, A DISTANCE OF 25.01 FEET TO THE NORTHWEST CORNER OF LOT 22, BLOCK 21, PINECREST ESTATES; THENCE SOUTH 89°05'19" EAST, ALONG THE NORTH LINE OF SAID LOT 22, BLOCK 21, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF MARIETA STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 215.09 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE SOUTH 89°04'19" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 140.00 FEET TO THE NORTHWEST CORNER OF LOT 32, BLOCK 29, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 16 THROUGH 21, BLOCK 20, PINECREST ESTATES AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 190.11 FEET TO THE SOUTHEAST CORNER OF LOT 9, BLOCK 20, PINECREST ESTATES; THENCE NORTH 89°05'10" WEST, ALONG THE SOUTH LINE OF SAID LOT 9, BLOCK 20, A DISTANCE OF 100.00 FEET TO THE WEST RIGHT OF WAY LINE OF MARIETA STREET; THENCE NORTH 00°00'36" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 225.12 FEET TO THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED OAK AVENUE; THENCE SOUTH 89°06'27" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE, A DISTANCE OF 200.00 FEET TO THE WEST RIGHT OF WAY LINE OF PINEDALE STREET; THENCE SOUTH 00°00'36" EAST, ALONG THE WEST RIGHT OF WAY LINE OF PINEDALE STREET, A DISTANCE OF 855.33 FEET TO THE SOUTH RIGHT OF WAY LINE OF CEDAR AVENUE; THENCE SOUTH 89°07'28" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF CEDAR AVENUE, A DISTANCE OF 139.96 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE NORTH 00°00'45" WEST, ALONG THE EAST LINE OF PINECREST ESTATES, A DISTANCE OF 190.02 FEET TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 30, PINECREST ESTATES; THENCE NORTH 89°08'35" WEST, ALONG THE SOUTH LINE OF SAID LOT 10, BLOCK 30, A DISTANCE OF 99.94 FEET TO THE EAST RIGHT OF WAY LINE OF PINEDALE STREET; THENCE NORTH 00°00'36" WEST, ALONG THE EAST RIGHT OF WAY LINE OF PINEDALE STREET, A DISTANCE OF 340.05 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 19, PINECREST ESTATES; THENCE SOUTH 89°09'21" EAST, ALONG THE NORTH LINE OF SAID LOT 14, BLOCK 19, A DISTANCE OF 99.93 FEET TO THE EAST LINE OF PINECREST ESTATES; THENCE NORTH 00°00'45" WEST, ALONG THE EAST LINE OF PINECREST ESTATES, A DISTANCE OF 350.23 FEET TO THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE (A 40 FOOT RIGHT OF WAY); THENCE NORTH 89°43'15" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF OAK AVENUE, A DISTANCE OF 580.00 FEET TO THE WEST RIGHT OF WAY LINE OF SIXTH STREET; THENCE SOUTH 00°01'09" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 350.01 FEET TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 21, SURFSIDE; THENCE SOUTH 89°42'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 14, BLOCK 21, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14, BLOCK 21; THENCE SOUTH 00°01'12" EAST, ALONG THE EAST LINE OF LOTS 18 AND 17, BLOCK 21, SURFSIDE AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 90.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF

MAPLE AVENUE; THENCE NORTH 89°42'28" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 99.99 FEET TO THE WEST RIGHT OF WAY LINE OF SIXTH STREET; THENCE SOUTH 00°01'09" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 100.00 FEET TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 28, SURFSIDE; THENCE SOUTH 89°42'39" WEST, ALONG THE SOUTH LINE OF SAID LOT 4, BLOCK 28, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4, BLOCK 28; THENCE SOUTH 00°01'12" EAST, ALONG THE WEST LINE OF LOTS 5 AND 6, BLOCK 28, SURFSIDE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6, BLOCK 28; THENCE NORTH 89°42'34" EAST, ALONG THE SOUTH LINE OF SAID LOT 6, BLOCK 28 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 139.99 FEET TO THE EAST RIGHT OF WAY LINE OF SIXTH STREET; THENCE NORTH 00°01'09" WEST, ALONG THE EAST RIGHT OF WAY LINE OF SIXTH STREET, A DISTANCE OF 150.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE NORTH 89°42'48" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 199.99 FEET TO THE WEST RIGHT OF WAY LINE OF FIFTH STREET; THENCE SOUTH 00°01'03" EAST, ALONG THE WEST RIGHT OF WAY LINE OF FIFTH STREET, A DISTANCE OF 274.98 FEET TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 27, SURFSIDE; THENCE SOUTH 89°42'22" WEST, ALONG THE SOUTH LINE OF SAID LOT 11, BLOCK 27, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 11, BLOCK 27; THENCE SOUTH 00°01'06" EAST, ALONG THE WEST LINE OF LOTS 12 AND 13, BLOCK 27, SURFSIDE, A DISTANCE OF 50.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13, BLOCK 27; THENCE NORTH 89°42'18" EAST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 27, AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 139.99 FEET TO THE EAST RIGHT OF WAY LINE OF FIFTH STREET; THENCE NORTH 00°01'03" WEST, ALONG THE EAST RIGHT OF WAY LINE OF FIFTH STREET, A DISTANCE OF 324.97 FEET TO THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE; THENCE NORTH 89°42'48" EAST, ALONG THE SOUTH RIGHT OF WAY LINE OF MAPLE AVENUE, A DISTANCE OF 199.99 FEET TO THE WEST RIGHT OF WAY LINE OF FOURTH STREET; THENCE SOUTH 00°00'57" EAST, ALONG THE WEST RIGHT OF WAY LINE OF FOURTH STREET, A DISTANCE OF 399.92 FEET TO THE NORTH RIGHT OF WAY LINE OF CEDAR AVENUE; THENCE SOUTH 89°42'10" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF CEDAR AVENUE, A DISTANCE OF 99.99 FEET TO THE SOUTHWEST CORNER OF LOT 16, BLOCK 26, SURFSIDE; THENCE SOUTH 00°01'00" EAST, ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 35, SURFSIDE AND A NORTHERLY EXTENSION THEREOF, A DISTANCE OF 89.99 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 35; THENCE NORTH 89°42'06" EAST, ALONG THE SOUTH LINE OF SAID LOT 2, BLOCK 35 AND ALONG THE NORTH LINE OF LOT 30, BLOCK 36, SURFSIDE, A DISTANCE OF 239.97 FEET TO THE NORTHEAST CORNER OF SAID LOT 30, BLOCK 36; THENCE SOUTH 00°00'53" EAST, ALONG THE EAST LINE OF LOTS 27 THROUGH 30, BLOCK 36, SURFSIDE, A DISTANCE OF 99.97 FEET TO THE NORTHWEST CORNER OF LOT 7, BLOCK 36, SURFSIDE; THENCE NORTH 89°41'56" EAST, ALONG THE NORTH LINE OF SAID LOT 7, BLOCK 36 AND AN EASTERLY EXTENSION THEREOF, A DISTANCE OF 182.81 FEET TO THE EAST LINE OF GOVERNMENT LOT 12 OF SAID SECTION 16; THENCE SOUTH 01°17'44" EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 12, A DISTANCE OF 353.79 FEET TO THE

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NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT FOURTEEN AS RECORDED IN MAP BOOK 21, PAGES 51-57 OF SAID PUBLIC RECORDS; THENCE NORTH 89°54'49" WEST, ALONG THE NORTH LINE OF SAID MARSH LANDING AT SAWGRASS UNIT FOURTEEN, A DISTANCE OF 1338.28 FEET; THENCE NORTH 01°21'59" WEST, CONTINUING ALONG SAID NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT FOURTEEN, A DISTANCE OF 59.26 FEET; THENCE NORTH 89°16'08" WEST, CONTINUING ALONG SAID NORTH LINE OF MARSH LANDING AT SAWGRASS UNIT FOURTEEN AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 291.05 FEET TO ITS INTERSECTION WITH A SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 17, BLOCK 32, PINECREST ESTATES; THENCE NORTH 00°00'36" WEST, ALONG THE WEST LINE OF LOTS 17, 18 AND 19, BLOCK 32, PINECREST ESTATES AND A SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 110.54 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 32, PINECREST ESTATES; THENCE NORTH 89°08'46" WEST, ALONG THE SOUTH LINE OF SAID LOT 13, BLOCK 32 AND A WESTERLY EXTENSION THEREOF, A DISTANCE OF 140.00 FEET TO THE WEST RIGHT OF WAY LINE OF MARIETA STREET; THENCE NORTH 00°00'36" WEST, ALONG THE WEST RIGHT OF WAY LINE OF MARIETA STREET, A DISTANCE OF 274.81 FEET TO THE SOUTHEAST CORNER OF LOT 31, BLOCK 33, PINECREST ESTATES; THENCE NORTH 89°05'07" WEST, ALONG THE SOUTH LINE OF LOTS 31 AND 2, BLOCK 33, PINECREST ESTATES, A DISTANCE OF 177.78 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 235.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.52 FEET, MAKING A CENTRAL ANGLE OF 08°39'40" AND HAVING A CHORD BEARING OF SOUTH 83°20'58" WEST AND A CHORD DISTANCE OF 35.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 87°40'48" WEST, A DISTANCE OF 283.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 32.84 FEET, MAKING A CENTRAL ANGLE OF 28°57'00" AND HAVING A CHORD BEARING OF SOUTH 73°12'18" WEST AND A CHORD DISTANCE OF 32.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 58°43'48" WEST, A DISTANCE OF 76.13 FEET; THENCE SOUTH 12°33'56" WEST, A DISTANCE OF 30.59 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY, SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 650.00 FEET; THENCE, ALONG SAID EASTERLY RIGHT OF WAY LINE OF MARSH LANDING PARKWAY THE FOLLOWING THREE (3) COURSES: NO. 1- NORTHWESTERLY, ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 650.00 FEET, A DISTANCE OF 89.07 FEET, MAKING A CENTRAL ANGLE OF 07°51'05" AND HAVING A CHORD BEARING OF NORTH 36°02'35" WEST AND A CHORD DISTANCE OF 89.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; NO. 2- NORTH 39°58'08" WEST, A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 250.00 FEET; NO. 3- NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 173.19 FEET, MAKING A CENTRAL ANGLE OF 39°41'31" AND HAVING A CHORD BEARING OF NORTH 20°07'22" WEST AND A CHORD DISTANCE OF 169.75 FEET TO THE POINT OF BEGINNING. CONTAINING 2,218,947 SQUARE FEET, OR, 50.94 ACRES, MORE OR LESS.

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[MAP H]

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NOT TO SCALE

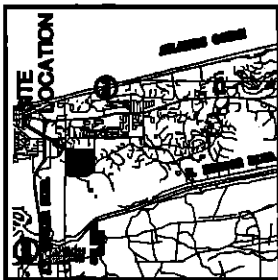
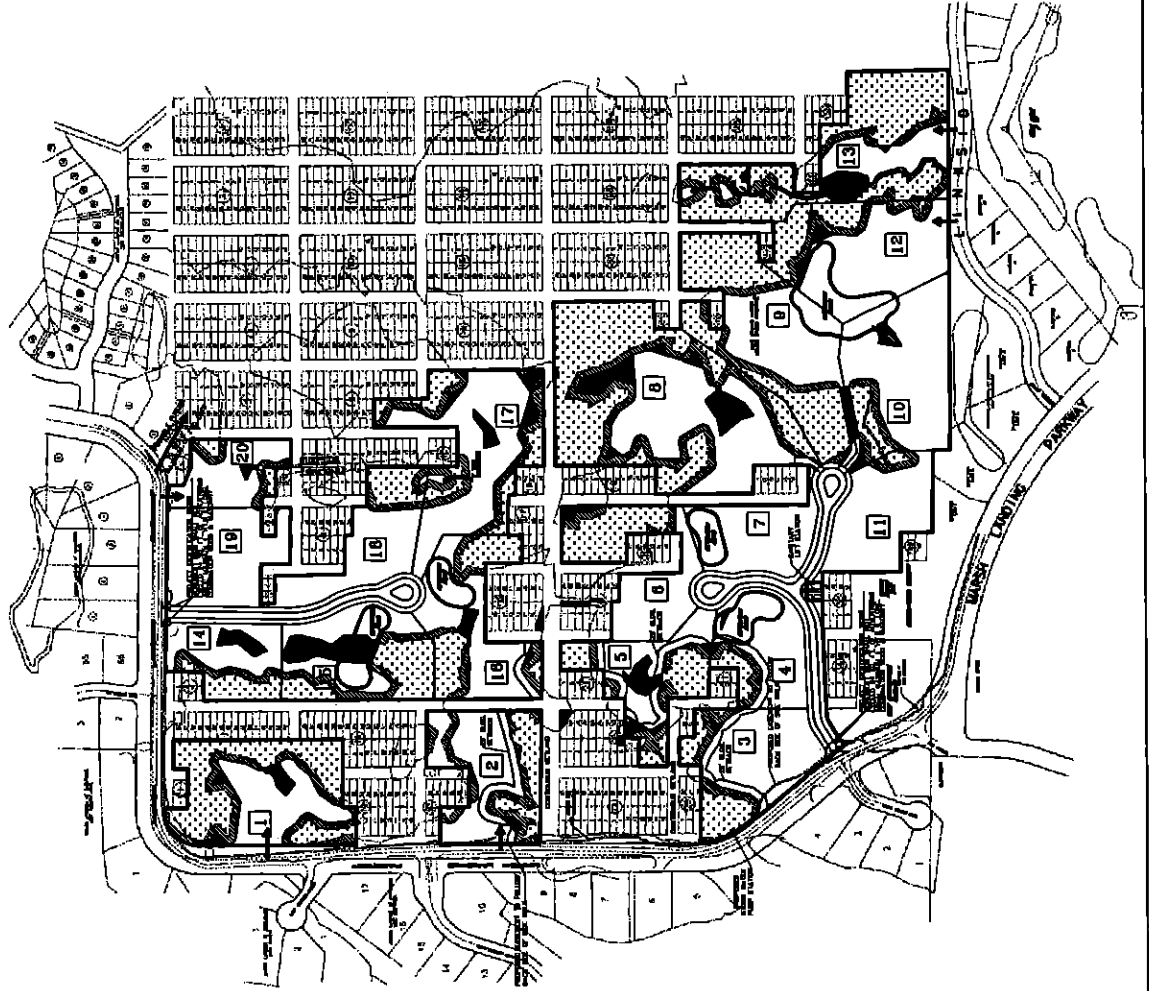
FLETCHER REALTY
INCORPORATED
MEMBERSHIP

NOTE:

1. PRESERVED WETLANDS AND UPLAND BUFFERS ARE TO REMAIN NATURAL, VEGETATED, AND UNDISTURBED.
2. NO PORTION OF THE PROPERTY FALLS WITHIN THE 100 YEAR FLOODPLAIN. ALL PROPERTY IS WITHIN FLOOD ZONE AG ACCORDING TO FLOOD INSURANCE RATE MAP PANEL 125147-013D & 125147-140D DATED: 7/15/92
3. DRIVEWAYS TO ACCESS LOTS ARE PERMITTED WITHIN THE 25' BUILDING SETBACK PURSUANT TO ST. JOHNS COUNTY LAND DEVELOPMENT CODE SECTION 4.01-06 (b)(2) (INCLUDING, BUT NOT LIMITED TO LOTS 2 AND 5)

The Master Development Plan Map is a general representation of the proposed development and is not intended to be used for the purpose of determining the specific location of any proposed development. All all requirements of the MD/PRD and other applicable land development regulations.

APPROVED: _____
DATE: _____
ORDINANCE NUMBER: _____
FILE NUMBER: _____



VICINITY MAP