

**ST. JOHNS COUNTY
RESOLUTION NUMBER 2002- 103**

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE MARSHALL CREEK DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON OCTOBER 13, 1998, UNDER RESOLUTION 98-191 AND AS PREVIOUSLY MODIFIED BY RESOLUTION 98-220 APPROVED DECEMBER 10, 1998; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Marshall Creek, Ltd. And Genesis, Ltd. have submitted a Notice of Proposed Change (NOPC) to the Marshall Creek Development of Regional Impact (DRI) by letter dated January 22, 2002, requesting modification of certain terms of the Development Order (the "Notice of Change"); and, adding the property described on the attached Exhibit A ("Additional Property"); and

WHEREAS, the Additional Property was originally a part of the Marshall Creek project but was subsequently removed from the Marshall Creek PUD and the Marshall Creek DRI Development Order prior to approval by the Board of County Commissioners because of a dispute over ownership between the Developers and the States of Florida; and

WHEREAS, the Developers and the State of Florida have subsequently entered into a mediation settlement agreement (a copy of which is attached to the application ("Settlement Agreement")) under which title to additional property will be confirmed by the Developers and the Developers will quit claim to the State other property lying between the easterly boundary of the additional property and the mean high water line.

WHEREAS, one condition of the Developers' obligations under the Settlement Agreement is that the additional property must be added to the Marshall Creek DRI.

WHEREAS, the State of Florida does not oppose the Developer adding the additional land to the DRI.

WHEREAS, the settlement agreement also provides for easements for two boardwalks/piers, as permitted in the existing Marshall Creek DRI Development Order; and

WHEREAS, THE developer submits that the changes proposed in the NOPC, as modified, 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 on June 4, 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 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 the number of residential units and the original Marshall Creek ADA addressed all DRI issues and received a recommendation of approval from the Northeast Florida Regional Planning Council before the additional property was removed from the DRI.
 - b. The NOPC and proposed development 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.
 - d. The NOPC and proposed development is consistent with and furthers the objectives of the St. John's County Comprehensive Plan 2015.
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 Marshall Creek DRI Development Order a is hereby modified by approval of the following specific changes:
 - a. Modify Map H to add the additional property described on the attached Exhibit A and to adopt the revised Map H attached as Exhibit B.
 - b. Modify the legal description of the Marshall Creek DRI to be the legal description attached as Exhibit C. The total acreage of the DRI shall now be approximately 1,358.4 acres.

- c. The Land Use totals of General Condition 2 shall be revised to reflect 247.6 acres of preserved wetlands.
- d. The first sentence of Special Condition 4 shall be restated as follows: of the total of approximately 282.6 acres of wetlands located on the site, 247.6 acres of wetlands shall be preserved on-site in areas depicted on the Master Plan.
- e. Special Condition 41 shall be noted in the DRI/DO as "satisfied", as the dispute has been steered and the terms have been complied with.
- f. Special Condition 36 shall be noted as satisfied to Archeological Site 8SJ3146. This applicant has completed Phase 2 testing of this site and the Division of Historical resources has concurred with the Applicant as to the site's significance and necessary mitigation requirements. This NOPC and the revised Map H attached thereto include this site as it will be preserved.

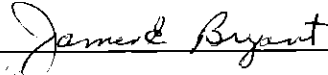
4. Except as modified by this Resolution, the existing Marshall Creek DRI Development Order shall remain in full force and effect.

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.

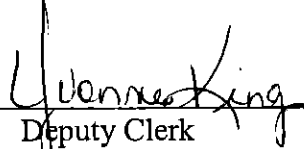
PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4th OF JUNE 2002.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 

James E. Bryant, Chair

ATTEST: Cheryl Strickland, Clerk.

By: 

Deputy Clerk

RENDITION DATE 6-6-02

Adopted Regular Meeting 6-4-02

Effective: 6-4-02

DRI - EXHIBIT A

A PORTION OF THE CLARA P. ARNAU GRANT, SECTION 44, A PART OF THE JAMES ARNAU GRANT, SECTION 45; A PART OF THE THERESA MARSHALL GRANT SECTION 59; A PART OF THE ROQUE LEONARDI GRANT, SECTION 61, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST; ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT WITH A 1" DISK (WITH NO SURVEYORS IDENTIFICATION) FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 0200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTHWESTERLY, ALONG LAST SAID RIGHT-OF-WAY LINE, THE FOLLOWING 7 COURSES, COURSE NO.1: NORTH 37°50'32"WEST, 54.90 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.2: NORTH 52°09'28"EAST, 52.80 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.3: NORTH 35°19'10"WEST, 1067.29 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.4: NORTH 37°47'03"WEST, 520.72 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.5: NORTH 38°30'42"WEST, 1472.43 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.6: SOUTH 62°29'49"WEST, 84.47 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.7: NORTH 37°50'32"WEST, 648.41 FEET TO A CONCRETE MONUMENT STAMPED "LB-4622" SET AT THE INTERSECTION OF THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 WITH A LINE DESCRIBED AS A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1190; THENCE ALONG THE LINE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT, THE SAME BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHANNON ROAD (A 60-FOOT RIGHT-OF-WAY AS MENTIONED IN SAID BOUNDARY LINE AGREEMENT), THE FOLLOWING 2 COURSES, COURSE NO.1: NORTH 38°53'53"EAST, 3140.74 FEET TO A FOUND 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" AT A POINT OF CURVATURE; COURSE NO.2: THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'24"EAST, 95.28 FEET TO A FOUND 0.5 FOOT CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169"; THENCE CONTINUE ALONG SAID BOUNDARY LINE AGREEMENT, THE FOLLOWING 4 COURSES, COURSE NO.1: NORTH 33°37'31"WEST, 809.97 FEET TO A FOUND CONCRETE MONUMENT WITH A 1" DISK (HAVING NO SURVEYOR IDENTIFICATION); COURSE NO.2: NORTH 14°22'53"EAST, 4585.21 FEET TO A CONCRETE MONUMENT SET AT THE SOUTHWESTERLY CORNER OF PARCEL "B", AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1184; COURSE NO.3: SOUTH 89°57'27"EAST, 2024.01 FEET TO A 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "B"; COURSE NO.4: CONTINUE SOUTH 89°57'27"EAST, 2599.30 FEET, MORE OR LESS, TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 44, 45, 59 AND 61, SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS SURVEYED BY A.M. RANDOLPH AND R.W. NORRIS IN 1850; THENCE SOUTH 13°51'29"EAST, ALONG SAID GOVERNMENT MEANDER LINE, 852.28 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 06°08'31"WEST, CONTINUING ALONG LAST SAID MEANDER LINE, 700 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH AND THE POINT OF BEGINNING FOR PARCEL "E".

PARCEL "E"

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE IN A SOUTHEASTERLY AND A SOUTHERLY DIRECTION ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 300 FEET MORE OR LESS TO ITS INTERSECTION WITH SAID GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HEREINAFTER DESCRIBED AS POINT "E"; THENCE NORTH 06°08'31" EAST, ALONG SAID MEANDER LINE, 230 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "F"

BEGINNING AT A POINT WHERE THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH AND BEARS SOUTH 06°08'31" WEST, 38 FEET, MORE OR LESS, FROM AFOREMENTIONED POINT "E"; THENCE GENERALLY IN AN EASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE EDGE OF MARSH AND THE MEANDERING THEREOF, 1100 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HERINAFTER DESCRIBED AS POINT "F"; THENCE NORTH 06°08'31" EAST, ALONG SAID MEANDER LINE, 300 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "G"

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED POINT "F": THENCE SOUTH 06°08'31" WEST, ALONG AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, 280 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE IN SOUTH 07°10'58" EAST, CONTINUING ALONG SAID MEANDER LINE, 70 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH AND THE POINT OF BEGINNING FOR PARCEL "G";

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1900 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "G" THENCE NORTH 29°11'07" WEST, ALONG AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, 140 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 07°10'58" WEST, CONTINUING ALONG SAID MEANDER LINE, 1540 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "H"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 29°11'07" EAST, 670 FEET, MORE OR LESS, FROM AFOREMENTIONED POINT "G": THENCE GENERALLY IN A NORTHEASTERLY AND A SOUTHERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 710 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE AND A POINT HEREINAFTER REFERRED TO AS POINT "H"; THENCE NORTH 29°11'07" WEST, ALONG SAID MEANDER LINE, 340 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "I"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 29°11'07" EAST, 110 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "H": THENCE GENERALLY IN A NORTHERLY, SOUTHERLY AND A WESTERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1700 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT MEANDER LINE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "I"; THENCE NORTH 11°11'07" WEST, ALONG SAID MEANDER LINE, 440 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 29°11'07" WEST, CONTINUING ALONG SAID MEANDER LINE, 120 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "J"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 11°11'07" EAST, 220 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "I": THENCE GENERALLY IN A SOUTHERLY, EASTERLY AND A SOUTHERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1840 FEET, MORE OR LESS, TO A 4"x4" CONCRETE MONUMENT FOUND ON THE NORTHERLY LINE OF LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 943, PAGE 1057; THENCE SOUTH 87°19'38" WEST, ALONG LAST SAID NORTHERLY LINE 150 FEET MORE OR LESS TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT OFFICE MEANDER LINE; THENCE NORTH 21°11'07" WEST, 741.73 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 82°48'53" EAST, ALONG SAID MEANDER LINE, 163.80 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 11°11'07" WEST, ALONG SAID MEANDER LINE, 290 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PREPARED BY:
DATE: 9-28-01

**PRIVETT & ASSOC.
OF FLORIDA, INC.**

SURVEYORS AND LAND PLANNERS
2732 TOWNSEND BOULEVARD
JACKSONVILLE, FLORIDA, 32211
(904) 743-7858

NOTE: REFER TO PRIVETT AND ASSOCIATES
DWG. NO. 8-001-033, DATED: 9-28-01
FOR SKETCH OF DESCRIBED LANDS

EXHIBIT "B"

[Revised Map H]

LEGEND

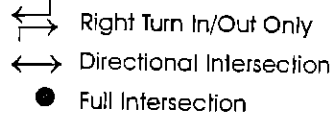
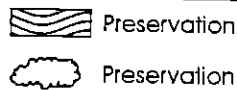


EXHIBIT 2 Master Plan MAP H

Typical Village Parcels (VP)

- * Residential
- * Amenities
- * Lakes
- * Natural Areas

Village Center District

- * Residential
- * Retail & Office
- * Golf Club
- * Amenities
- * Lakes
- * Natural Areas

Possible Access

Mixed Use/Parcel B.
Boundary Line

Mixed-Use Parcel A

- * Commercial/Retail/Service
- * Office
- * Residential
- * Amenities
- * Lakes
- * Natural Areas

Wetlands

Possible Access

DRI Boundary Line

Out Parcels

Connection To
Offsite Boardwalk

East Parcel

(Includes Maritime Hammoc)

Tolomato River

Marshall Creek

Connection To
Offsite Boardwalk

Approx. Edg
of Marsh

Archeological
Preservation Site

(Site 8SJ3146)

Mixed-Use Parcel B

- * Office
- * Residential
- * Amenities
- * Lakes
- * Natural Areas

 Denotes Land Added To DRI

NOTE: Preservation Areas are shown as generalized areas and are subject to final design, road crossings and final wetland surveys.

DRI - EXHIBIT C

LEGAL DESCRIPTION OF MARSHALL CREEK DEVELOPMENT AREA:

ALL OF SECTION 34; ALL OF THE THERESA MARSHALL GRANT, SECTION 53; ALL OF THE THERESA MARSHALL OR THE JUANNA PAREDES GRANT, SECTION 56 AND A PART OF SECTION 33; A PART OF THE CLARA P. ARNAU GRANT, SECTION 44; A PART OF THE JAMES ARNAU GRANT, SECTION 45; A PART OF THE THERESA MARSHALL OR CLARA P. ARNAU GRANT, SECTION 54; A PART OF THE THERESA MARSHALL OR THE JUANNA PAREDES OR THE CLARA P. ARNAU GRANT, SECTION 55; A PART OF THE JUANNA PAREDES OR THE JAMES ARNAU GRANT, SECTION 57; A PART THE THERESA MARSHALL OR THE JAMES ARNAU GRANT, SECTION 58; A PART OF THE THERESA MARSHALL GRANT SECTION 59; A PART OF THE THERESA MARSHALL OR THE ROQUE LEONARDI GRANT, SECTION 60; A PART OF THE ROQUE LEONARDI GRANT, SECTION 61, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST; TOGETHER WITH A PART OF SECTIONS 3 AND 4 IN TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR THE POINT OF BEGINNING COMMENCE AT A CONCRETE MONUMENT WITH A 1" DISK (WITH NO SURVEYORS IDENTIFICATION) FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 0200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTHWESTERLY, ALONG LAST SAID RIGHT-OF-WAY LINE, THE FOLLOWING 7 COURSES, COURSE NO.1: NORTH 37°50'32"WEST, 54.90 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.2: NORTH 52°09'28"EAST, 52.80 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.3: NORTH 35°19'10"WEST, 1067.29 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.4: NORTH 37°47'03"WEST, 520.72 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.5: NORTH 38°30'42"WEST, 1472.43 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.6: SOUTH 62°29'49"WEST, 84.47 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.7: NORTH 37°50'32"WEST, 648.41 FEET TO A CONCRETE MONUMENT STAMPED "LB-4622" SET AT THE INTERSECTION OF THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 WITH A LINE DESCRIBED AS A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1190; THENCE ALONG THE LINE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT, THE SAME BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHANNON ROAD (A 60-FOOT RIGHT-OF-WAY AS MENTIONED IN SAID BOUNDARY LINE AGREEMENT), THE FOLLOWING 2 COURSES, COURSE NO.1: NORTH 38°53'53"EAST, 3140.74 FEET TO A FOUND 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" AT A POINT OF CURVATURE; COURSE NO.2: THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'24"EAST, 95.28 FEET TO A FOUND 0.5 FOOT CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169"; THENCE CONTINUE ALONG SAID BOUNDARY LINE AGREEMENT, THE FOLLOWING 4 COURSES, COURSE NO.1: NORTH 33°37'31"WEST, 809.97 FEET TO A FOUND CONCRETE MONUMENT WITH A 1" DISK (HAVING NO SURVEYOR IDENTIFICATION); COURSE NO.2: NORTH 14°22'53"EAST, 4585.21 FEET TO A CONCRETE MONUMENT SET AT THE SOUTHWESTERLY CORNER OF PARCEL "B", AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1184; COURSE NO.3: SOUTH 89°57'27"EAST, 2024.01 FEET TO A 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "B"; COURSE NO.4: CONTINUE SOUTH 89°57'27"EAST, 2599.30 FEET TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 44, 45, 59 AND 61, SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS RE-SURVEYED BY PHILLIPS SURVEYING, INC., APRIL 30, 1982; THENCE SOUTH 13°51'29"EAST, ALONG SAID GOVERNMENT MEANDER LINE, 674.48 FEET TO A POINT HEREAFTER KNOWN AS POINT "A"; THENCE CONTINUE SOUTH 13°51'29"EAST, 177.79 FEET TO AN ANGLE POINT IN SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 06°08'31"WEST, CONTINUING ALONG LAST SAID MEANDER LINE, 243.93 FEET TO A POINT HEREAFTER KNOWN AS POINT "B"; THENCE CONTINUE SOUTH 06°08'31"WEST, ALONG SAID GOVERNMENT MEANDER LINE, 704.37 FEET TO A POINT KNOWN HEREAFTER AS POINT "C"; THENCE CONTINUE SOUTH 06°08'31"WEST, ALONG SAID MEANDER LINE, 503.70 FEET TO AN ANGLE POINT; THENCE SOUTH 07°10'58"EAST, CONTINUING ALONG SAID GOVERNMENT MEANDER LINE, 1611.76 FEET TO AN ANGLE POINT; THENCE SOUTH 29°11'07"EAST, CONTINUING ALONG SAID MEANDER LINE, 220.28 FEET TO A POINT HEREAFTER KNOWN AS POINT "D"; THENCE CONTINUE SOUTH 29°11'07"EAST, ALONG SAID GOVERNMENT MEANDER LINE, 1231.72 FEET TO AN ANGLE POINT; THENCE CONTINUE ALONG SAID MEANDER LINE, THE FOLLOWING 3 COURSES, COURSE NO.1: SOUTH 11°11'07"EAST, 924.0 FEET; COURSE NO.2: SOUTH 82°48'53"WEST, 163.80 FEET; COURSE NO.3: SOUTH 21°11'07"EAST, 741.73 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 943, PAGE 1057; THENCE SOUTH 87°19'38"WEST, ALONG LAST SAID NORTHERLY LINE, 1171.48 TO A CONCRETE MONUMENT STAMPED "S.J.S.C. LB-4858" FOUND AT THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 943, PAGE 1057; THENCE SOUTH 04°00'44"WEST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, 1252.54 FEET TO A CONCRETE MONUMENT WITH A 1/2" IRON PIPE STAMPED "PLS-983" FOUND AT THE SOUTHWESTERLY CORNER OF LAST MENTIONED LANDS; THENCE NORTH 85°54'48"WEST, ALONG THE NORTHERLY LINE OF HILLDALE ACRES (AN UNRECORDED SUBDIVISION OF LOT 10, WHITE CASTLE FARMS; ALSO UNRECORDED) AS FOUND MONUMENTED, 1070.34 FEET TO A DISTURBED CONCRETE MONUMENT WITH A 1/2" IRON PIPE FOUND AT THE NORTHWESTERLY CORNER OF SAID HILLDALE ACRES; THENCE SOUTH 04°01'54"WEST, ALONG THE WESTERLY LINE OF SAID HILLDALE ACRES AND ALONG THE WESTERLY LINE OF SAID WHITE CASTLE FARMS, THE SAME BEING THE EASTERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN SAID OFFICIAL RECORDS IN BOOK 883, PAGE 0200, 1764.59 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 987, PAGE 1306; THENCE SOUTH 42°35'22"WEST, ALONG THE NORTHWESTERLY LINE OF LAST MENTIONED LANDS, 463.98 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS, THE SAME BEING THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AS PARCEL "2" IN OFFICIAL RECORDS BOOK 883, PAGE 0200; THENCE SOUTH 81°31'55"WEST, ALONG LAST SAID SOUTHERLY LINE, 3549.69 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 1374.05 ACRES, MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING 3 EXCEPTIONS: 1. A 1/2" IRON PIPE WITH A DISK

TOGETHER WITH:

A PORTION OF THE CLARA P. ARNAU GRANT, SECTION 44, A PART OF THE JAMES ARNAU GRANT, SECTION 45; A PART OF THE THERESA MARSHALL GRANT SECTION 59; A PART OF THE ROQUE LEONARDI GRANT, SECTION 61, ALL IN TOWNSHIP 5 SOUTH, RANGE 29 EAST; ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT A CONCRETE MONUMENT WITH A 1" DISK (WITH NO SURVEYORS IDENTIFICATION) FOUND AT THE INTERSECTION OF THE SOUTHERLY LINE OF LANDS DESCRIBED AS PARCEL "2" IN DEED, RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 883, PAGE 0200 WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 (A VARIABLE WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE NORTHWESTERLY, ALONG LAST SAID RIGHT-OF-WAY LINE, THE FOLLOWING 7 COURSES, COURSE NO.1: NORTH 37°50'32"WEST, 54.90 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.2: NORTH 52°09'28"EAST, 52.80 FEET TO A SET CONCRETE MONUMENT STAMPED "LB-4622"; COURSE NO.3: NORTH 35°19'10"WEST, 1067.29 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.4: NORTH 37°47'03"WEST, 520.72 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.5: NORTH 38°30'42" WEST, 1472.43 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.6: SOUTH 62°29'49"WEST, 84.47 FEET TO A FOUND "SRD-R/W" CONCRETE MONUMENT; COURSE NO.7: NORTH 37°50'32"WEST, 648.41 FEET TO A CONCRETE MONUMENT STAMPED "LB-4622" SET AT THE INTERSECTION OF THE SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO.1 WITH A LINE DESCRIBED AS A BOUNDARY LINE AGREEMENT BETWEEN GRAN CENTRAL CORP. AND GENESIS LIMITED PARTNERSHIP, AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1190; THENCE ALONG THE LINE DESCRIBED IN SAID BOUNDARY LINE AGREEMENT, THE SAME BEING THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SHANNON ROAD (A 60-FOOT RIGHT-OF-WAY AS MENTIONED IN SAID BOUNDARY LINE AGREEMENT), THE FOLLOWING 2 COURSES, COURSE NO.1: NORTH 38°53'53"EAST, 3140.74 FEET TO A FOUND 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" AT A POINT OF CURVATURE; COURSE NO.2: THENCE IN A NORTHEASTERLY DIRECTION, ALONG THE ARC OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 730.0 FEET, A CHORD BEARING AND DISTANCE OF NORTH 42°38'24"EAST, 95.28 FEET TO A FOUND 0.5 FOOT CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169"; THENCE CONTINUE ALONG SAID BOUNDARY LINE AGREEMENT, THE FOLLOWING 4 COURSES, COURSE NO.1: NORTH 33°37'31"WEST, 809.97 FEET TO A FOUND CONCRETE MONUMENT WITH A 1" DISK (HAVING NO SURVEYOR IDENTIFICATION); COURSE NO.2: NORTH 14°22'53"EAST, 4585.21 FEET TO A CONCRETE MONUMENT SET AT THE SOUTHWESTERLY CORNER OF PARCEL "B", AS INTENDED TO BE DESCRIBED IN SAID OFFICIAL RECORDS IN BOOK 878, PAGE 1184; COURSE NO.3: SOUTH 89°57'27"EAST, 2024.01 FEET TO A 0.5 FOOT DIAMETER CONCRETE MONUMENT STAMPED "FLORIDA EAST COAST RAILWAY CO., LB-169" FOUND AT THE SOUTHEASTERLY CORNER OF SAID PARCEL "B"; COURSE NO.4: CONTINUE SOUTH 89°57'27"EAST, 2599.30 FEET, MORE OR LESS, TO THE U.S. GOVERNMENT LAND OFFICE MEANDER LINE FOR SECTIONS 44, 45, 59 AND 61, SAID TOWNSHIP 5 SOUTH, RANGE 29 EAST, AS SURVEYED BY A.M. RANDOLPH AND R.W. NORRIS IN 1850; THENCE SOUTH 13°51'29"EAST, ALONG SAID GOVERNMENT MEANDER LINE, 852.28 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID GOVERNMENT MEANDER LINE; THENCE SOUTH 06°08'31"WEST, CONTINUING ALONG LAST SAID MEANDER LINE, 700 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH AND THE POINT OF BEGINNING FOR PARCEL "E".

PARCEL "E"

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE IN A SOUTHEASTERLY AND A SOUTHERLY DIRECTION ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 300 FEET MORE OR LESS TO ITS INTERSECTION WITH SAID GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HEREINAFTER DESCRIBED AS POINT "E"; THENCE NORTH 06°08'31" EAST, ALONG SAID MEANDER LINE, 230 FEET MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "F"

BEGINNING AT A POINT WHERE THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE INTERSECTS THE EDGE OF MARSH AND BEARS SOUTH 06°08'31" WEST, 38 FEET, MORE OR LESS, FROM AFOREMENTIONED POINT "E"; THENCE GENERALLY IN AN EASTERLY AND SOUTHWESTERLY DIRECTION ALONG THE EDGE OF MARSH AND THE MEANDERING THEREOF, 1100 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HERINAFTER DESCRIBED AS POINT "F"; THENCE NORTH 06°08'31" EAST, ALONG SAID MEANDER LINE, 300 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "G"

FOR A POINT OF REFERENCE COMMENCE AT AFOREMENTIONED POINT "F": THENCE SOUTH 06°08'31" WEST, ALONG AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, 280 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE IN SOUTH 07°10'58" EAST, CONTINUING ALONG SAID MEANDER LINE, 70 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE EDGE OF MARSH AND THE POINT OF BEGINNING FOR PARCEL "G";

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE GENERALLY IN A SOUTHERLY DIRECTION ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1900 FEET, MORE OR LESS, TO IT'S INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "G" THENCE NORTH 29°11'07" WEST, ALONG AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE, 140 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 07°10'58" WEST, CONTINUING ALONG SAID MEANDER LINE, 1540 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "H"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 29°11'07" EAST, 670 FEET, MORE OR LESS, FROM AFOREMENTIONED POINT "G": THENCE GENERALLY IN A NORTHEASTERLY AND A SOUTHERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 710 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT LAND OFFICE MEANDER LINE AND A POINT HEREINAFTER REFERRED TO AS POINT "H"; THENCE NORTH 29°11'07" WEST, ALONG SAID MEANDER LINE, 340 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "I"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 29°11'07" EAST, 110 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "H": THENCE GENERALLY IN A NORTHERLY, SOUTHERLY AND A WESTERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1700 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT MEANDER LINE, SAID POINT BEING HEREINAFTER REFERRED TO AS POINT "I"; THENCE NORTH 11°11'07" WEST, ALONG SAID MEANDER LINE, 440 FEET, MORE OR LESS TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 29°11'07" WEST, CONTINUING ALONG SAID MEANDER LINE, 120 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL "J"

BEGINNING AT A POINT WHERE THE GOVERNMENT LAND OFFICE MEANDER LINE INTERSECT THE EDGE OF MARSH AND BEARS SOUTH 11°11'07" EAST, 220 FEET, MORE OR LESS FROM AFOREMENTIONED POINT "I": THENCE GENERALLY IN A SOUTHERLY, EASTERLY AND A SOUTHERLY DIRECTION, ALONG SAID EDGE OF MARSH AND THE MEANDERING THEREOF, 1840 FEET, MORE OR LESS, TO A 4"x4" CONCRETE MONUMENT FOUND ON THE NORTHERLY LINE OF LANDS DESCRIBED IN THE OFFICIAL RECORDS OF SAID COUNTY IN BOOK 943, PAGE 1057; THENCE SOUTH 87°19'38" WEST, ALONG LAST SAID NORTHERLY LINE 150 FEET MORE OR LESS TO ITS INTERSECTION WITH THE AFOREMENTIONED GOVERNMENT OFFICE MEANDER LINE; THENCE NORTH 21°11'07" WEST, 741.73 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 82°48'53" EAST, ALONG SAID MEANDER LINE, 163.80 FEET, MORE OR LESS, TO AN ANGLE POINT IN SAID MEANDER LINE; THENCE NORTH 11°11'07" WEST, ALONG SAID MEANDER LINE, 290 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

PREPARED BY:
DATE: 9-28-01

**PRIVETT & ASSOC.
OF FLORIDA, INC.**

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NOTE: REFER TO PRIVETT AND ASSOCIATES
DWG. NO. B-001-033, DATED: 9-28-01
FOR SKETCH OF DESCRIBED LANDS