

AMENDED & RESTATED
PETITION TO AMEND THE
BOUNDARY OF THE
RIVERS EDGE
COMMUNITY
DEVELOPMENT DISTRICT

HOPPING GREEN & SAMS, P.A.

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<u>Parcel Description</u>	<u>Acreage</u>
CDD 2 North Parcel (Part One)	580.63
CDD 2 North Parcel (Part Two)	297.91
CDD 2 South Parcel	105.18
CDD 3 Parcel	989.14
Commercial 1	10.60
Commercial 2	1.65
Community Park	110.50
JEA	29.44
Library	5.03
Light Industry Parcel	6.38
Marina Site	18.35
Office	6.02
Popo Point	293.74
Longleaf Parkway	27.21
Parcel 11 – Elementary School Site	<u>17.96</u>

TOTAL: 2,499.74

The metes and bounds descriptions for the Contraction Parcels, along with a depiction identifying the parcels to be removed, are set forth in **Exhibit 3**. After contraction, the District will encompass a total of approximately 1,676.79 acres, as follows:

<u>Parcel Description</u>	<u>Acreage</u>
Rivers Edge CDD Parcel 1	1,168.77
Rivers Edge CDD Parcel 2	176.83
Rivers Edge CDD Parcel 3	285.04
Rivers Edge CDD Parcel 4	<u>46.15</u>
TOTAL:	1,676.79

The metes and bounds description of the District boundary, as amended, is set forth in **Exhibit 4**.

4. Landowner Consent. Petitioner has written consent to amend the boundaries of the District from Mattamy Rivertown LLC, the owner of one hundred percent of the privately-owned lands comprising the Contraction Parcels. Documentation of this consent is contained in **Exhibit 5**. The District consented to the contraction as evidenced by the District's submission of this Petition and Resolution 2015-03, Resolution Authorizing and Directing the Chairman and

District Staff to Explore Options for Amending the District's Boundaries, and Authorizing such other Actions as are Necessary in Furtherance of the Boundary Amendment Process. This Resolution is contained in **Exhibit 6**. That certain portion of Longleaf Parkway, located within the Contraction Parcels, has been conveyed to St. Johns County by Special Warranty Deed, as recorded at Book 3318, Page 926, of the Official Records of St. Johns County, Florida. Pursuant to Sections 190.003(14) and 190.005(1)(a)2, consent of St. Johns County is not required because Longleaf Parkway is not subject to a ground lease.

5. Future Land Uses. Contraction of the District in the manner proposed is consistent with the adopted St. Johns County Comprehensive Plan. The designation of future general distribution, location, and extent of the public and private land uses proposed for the area to be removed from the District by the future land use plan element of the St. Johns County Comprehensive Plan are shown in **Exhibit 7**.

6. District Facilities and Services. The District is anticipated to enter into a cost sharing agreement with the landowner of the Contraction Parcels for its portion of the maintenance related to SR13 roundabout improvements, CR244 landscape maintenance and the surface water management systems facilities that will continue to provide access and services to the Contraction Parcels. The surface water management systems will serve offsite improvements and may also provide treatment for the roundabouts being added to SR 13 as the pavement increase cannot be accounted for in the right-of-way. The Contraction Parcels will no longer be subject to any District special assessments at the time the contraction is made effective. CR244 and SR13 are roadway improvements located outside of the existing District boundaries and would remain outside of the proposed amended District boundary. It is the Engineer's opinion that maintenance of CR244 and SR13 improvements benefit all of the lands within the

Rivertown DRI to some degree, and accordingly the District expects a cost share arrangement with the Contraction Parcel landowner, or an interlocal agreement with a future special district, if applicable.

7. Statement of Estimated Regulatory Costs. **Exhibit 8** is the statement of estimated regulatory costs (“SERC”) prepared in accordance with the requirements of Section 120.541, Florida Statutes. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

8. Authorized Agent. The authorized agent for the Petitioner is Jennifer Kilinski of Hopping Green & Sams, P.A.. See **Exhibit 6** – Resolution 2015-03. Copies of all correspondence should be sent to the following address:

Jennifer L. Kilinski
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

9. Filing Fee. The District has submitted the Petition and a \$1,500 filing fee in conjunction with this Petition to St. Johns County, as required by Section 190.046(1)(f), Florida Statutes.

10. This Petition to contract the Rivers Edge Community Development District should be granted for the following reasons:

a. Amendment of the District and all land uses and services planned within the District, as amended, are not inconsistent with applicable elements or portions of the adopted State Comprehensive Plan and the St. Johns County Comprehensive Plan.

b. The area of land within the District, as amended, is part of a planned community. The District, as amended, will continue to be of sufficient size and sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The amendment to the District boundaries will ensure that the District continues to relieve the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the contracted District. The District continues to be the best alternative for delivering community development services and facilities without imposing an additional burden on the general population of the local general-purpose government. Amendment of the District, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District as amended will not be incompatible with the capacity and use of existing local and regional community development services and facilities.

e. The area to be served by the District as amended continues to be amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

a. refer this Petition to the Division of Administrative Hearings in order to conduct a local public hearing;

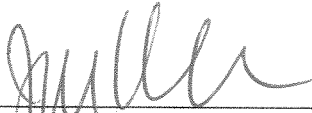
b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.005(1)(e), Florida Statutes;

c. grant the Petition and amend FLWAC Rule No. 42FFF-1.002, Florida Administrative Code, to contract the boundaries of the District pursuant to Chapter 190, Florida Statutes.

[CONTINUED ON NEXT PAGE]

RESPECTFULLY SUBMITTED, this 30 day of June, 2016.

HOPPING GREEN & SAMS, P.A.

By: _____

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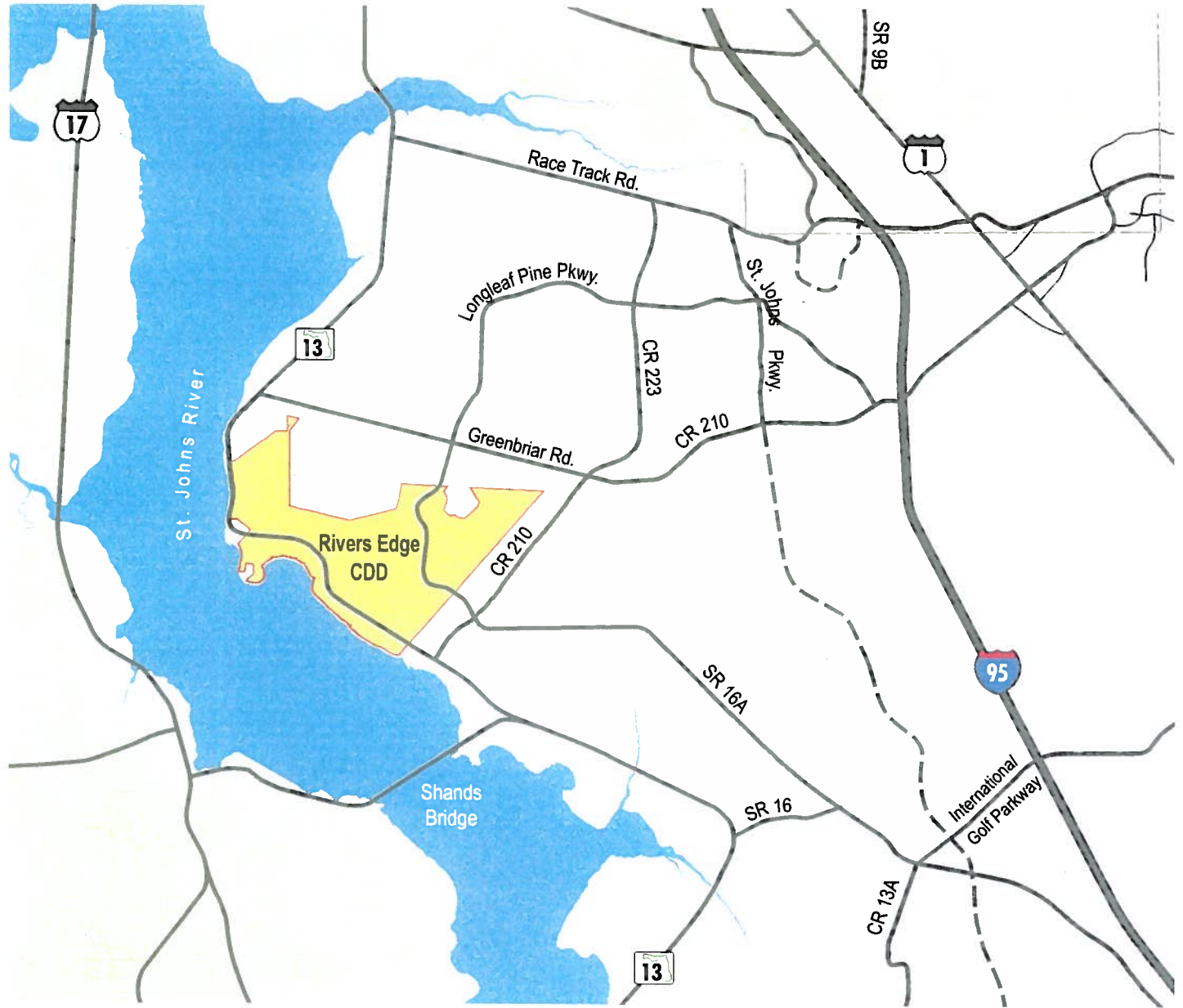
Attorneys for Petitioner

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RIVERTOWN

mattamyHOMES

Rivers Edge CDD General Location Map



PROSSER

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42FFF-1.002 Boundary of Surviving District.

The boundaries of the Surviving District are as follows:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most Northeasterly corner of the plat BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of GREENBRIAR ROAD, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD), and run thence, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, the following three (3) Courses and Distances:

Course No. 1: South $77^{\circ}13'29''$ East, a distance of 732.72 feet, to a point;

Course No. 2: South $12^{\circ}21'44''$ West, a distance of 17.00 feet, to a point;

Course No. 3: South $77^{\circ}13'29''$ East, a distance of 218.82 feet, to a point, on the Westerly boundary line of GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said GREENBRIAR SECTION ONE, the following two (2) Courses and Distances:

Course No. 1: South $35^{\circ}18'11''$ West, a distance of 1,258.39 feet, to a point;

Course No. 2: South $00^{\circ}00'46''$ West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South $77^{\circ}09'41''$ East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North $75^{\circ}52'24''$ East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North $12^{\circ}53'03''$ East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South $87^{\circ}27'26''$ East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South $46^{\circ}48'23''$ West, a distance of 414.48 feet, to a point;

Course No. 2: South $22^{\circ}50'52''$ West, a distance of 170.75 feet, to a point;

Course No. 3: South $29^{\circ}41'23''$ East, a distance of 105.05 feet, to a point;

Course No. 4: South $43^{\circ}43'33''$ East, a distance of 242.38 feet, to a point;

Course No. 5: South $06^{\circ}15'54''$ East, a distance of 461.02 feet, to a point;

Course No. 6: South $24^{\circ}04'44''$ West, a distance of 767.51 feet, to a point;

Course No. 7: South $50^{\circ}01'20''$ East, a distance of 672.15 feet, to a point;

Course No. 8: North $83^{\circ}31'47''$ East, a distance of 438.97 feet, to a point;

Course No. 9: South $37^{\circ}49'12''$ East, a distance of 138.56 feet, to a point;

Course No. 10: South $66^{\circ}18'34''$ East, a distance of 290.82 feet, to a point;

Course No. 11: South $82^{\circ}37'22''$ East, a distance of 375.87 feet, to a point;

Course No. 12: North $48^{\circ}52'37''$ East, a distance of 831.78 feet, to a point;

Course No. 13: North $49^{\circ}06'30''$ East, a distance of 480.59 feet, to a point;

Course No. 14: North $27^{\circ}50'21''$ East, a distance of 414.04 feet, to a point;

Course No. 15: North $29^{\circ}55'50''$ West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South $87^{\circ}27'26''$ East, a distance of 560.74 feet, to a point;

Course No. 2: South $87^{\circ}17'21''$ East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South $41^{\circ}26'00''$ West (also being the Westerly line of Section 28) a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of WHITELOCK FARMS, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South $41^{\circ}25'04''$ West (also being the Westerly boundary line of Tract "J", of aforesaid WHITELOCK FARMS, and the Westerly line of said Section 29) a distance of 2,321.16 feet, to a point;

Course No. 3: South $41^{\circ}34'03''$ West (a portion of this call is along the Westerly boundary line of aforesaid WHITELOCK FARMS) a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South $42^{\circ}44'52''$ West (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of $00^{\circ}20'02''$ to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}17'25''$ West, 133.89 feet;

Course No. 2: North $63^{\circ}27'26''$ West, along last said tangency, a distance of 6144.14 feet; run thence North $26^{\circ}42'01''$ East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South $63^{\circ}14'24''$ East, a distance of 120.00 feet, to a point; run thence North $26^{\circ}42'01''$ East, a distance of 223.42 feet, to a point; run thence North $11^{\circ}17'57''$ East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of $09^{\circ}27'56''$ to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}58'04''$ East, 36.14 feet; run thence South $78^{\circ}42'03''$ East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of $15^{\circ}24'03''$ to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $71^{\circ}00'01''$ East, 142.30 feet; run thence South $63^{\circ}17'59''$ East, along last said tangency, a distance of 404.36 feet; run thence North $26^{\circ}42'01''$ East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of $80^{\circ}40'40''$ to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North $13^{\circ}38'19''$ West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of $26^{\circ}14'57''$ to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $40^{\circ}51'10''$ West, 160.77 feet; run thence North $27^{\circ}43'42''$ West, along last said tangency, a distance of 45.05 feet, to a point; run thence South $62^{\circ}16'18''$ West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of $59^{\circ}19'51''$ to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North $88^{\circ}03'46''$ West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of $89^{\circ}56'25''$ to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South $76^{\circ}37'57''$ West, 353.37 feet; run thence North $69^{\circ}17'58''$ West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of $09^{\circ}47'49''$ to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $25^{\circ}34'49''$ West, 85.39 feet; run thence South $30^{\circ}28'44''$ West, along last said tangency, a distance of 350.39 feet; run thence North $56^{\circ}25'03''$ West, a distance of 314.88 feet; run thence South $45^{\circ}28'44''$

West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly Right of Way line of said STATE ROAD 13; run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of 44°43'34" to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°47'20" West, 1068.12 feet;

Course No. 2: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 4: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 6: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'8" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the HALLOWES TRACT (also being the Southerly line of the ST. ELMO TRACT, and the Southerly line of aforesaid BARTRAM PLANTATION PHASE TWO); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the HALLOWES TRACT (also being the Southerly line of ST. ELMO TRACT) run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of BARTRAM PLANTATION PHASE TWO:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;
Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;
Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;
Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;
Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;
Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;
Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;
Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;
Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;
Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;
Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;
Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;
Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, and the POINT OF BEGINNING.

The lands thus described, contain 160,416,447 square feet, or 3,682.65 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a Southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD No. 13, and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°40'31" West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line," of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along

aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: North $63^{\circ}27'26''$ West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of $79^{\circ}01'54''$ to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}56'30''$ West, 1,913.53 feet;

Course No. 4: North $15^{\circ}34'27''$ East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of $62^{\circ}09'52''$ to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}30'29''$ West, 1,436.52 feet;

Course No. 6: North $46^{\circ}35'25''$ West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of $42^{\circ}24'00''$ to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North $67^{\circ}47'25''$ West 2,035.87 feet;

Course No. 8: North $88^{\circ}59'25''$ West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of $10^{\circ}53'45''$ to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North $83^{\circ}32'33''$ West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South $40^{\circ}31'00''$ West, along the Easterly line of said Lot 22, REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallows, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North $79^{\circ}20'10''$ East, a distance of 390 feet, more or less, to a point;

Course No. 2: North $10^{\circ}08'19''$ East, a distance of 636.87 feet, to a point;

Course No. 3: South $88^{\circ}06'31''$ East, a distance of 581.67 feet, to a point;

Course No. 4: South $03^{\circ}40'34''$ East, a distance of 742.73 feet, to a point;

Course No. 5: South $45^{\circ}25'02''$ West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South $87^{\circ}27'59''$ West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North $52^{\circ}50'53''$ East, a distance of 525 feet, more or less, to a point; run thence South $78^{\circ}19'23''$ East, a distance of 314.43 feet to a point; run thence South $56^{\circ}39'18''$ East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contain 295.02 acres, more or less, in area.

TOGETHER WITH

PARCEL I

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of

land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet to the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of 34°18'20" to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 46°18'17" East, 827.94 feet; Course No. 2: thence South 63°27'26" East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

PARCEL 2

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South $42^{\circ}44'52''$ West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South $42^{\circ}44'52''$ West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: North $62^{\circ}27'26''$ West, along last said tangency, a distance of 4312.27 feet to the POINT OF BEGINNING.

Course No. 3: thence continue North $62^{\circ}27'26''$ West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of $79^{\circ}01'54''$ to the left, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}56'30''$ West, 1,913.53 feet;

Course No. 5: North $15^{\circ}34'27''$ East, along last said tangency, a distance of 457.25 feet; run thence North $56^{\circ}39'18''$ West, departing said right of way line, a distance of 377.64 feet; run thence North $78^{\circ}19'23''$ West, a distance of 314.43 feet; run thence South $52^{\circ}50'53''$ West, a distance of 525 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 430 feet, more or less to a point which lies South $76^{\circ}56'58''$ West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South $87^{\circ}40'31''$ East, a distance of 740 feet, more or less; run thence North $26^{\circ}32'34''$ East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 59.46 acres, more or less, in area.

Rulemaking Authority 190.004, 190.005 FS. Law Implemented 190.004, 190.005, 190.046 FS. History-New 11-1-06, Amended 9-6-11.

3

42FFF-1.002 Boundary of Surviving District.

The boundaries of the Surviving District are as follows:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most Northeasterly corner of the plat BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of GREENBRIAR ROAD, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD), and run thence, along the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of GREENBRIAR SECTION ONE, as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said GREENBRIAR SECTION ONE, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 7,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North 12°53'03" East, along the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;

Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;

Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;

Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;

Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;

Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;

Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;

Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;

Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;

Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;

Course No.11: South 82°37'22" East, a distance of 375.87 feet, to a point;

Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;

Course No.13: North 49°06'30" East, a distance of 480.59 feet, to a point;

Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;

Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;

Course No. 2: South 87°17'21" East, a distance of 5,264.98 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following four (4) Courses and Distances:

Course No. 1: South 41°26'00" West (also being the Westerly line of Section 28) a distance of 6,287.87 feet, to a point, (a portion of this call is along the Westerly boundary line of WHITELOCK FARMS, as shown on the plat thereof, recorded in Map Book 37, pages 80 through 112 of the Public Records of said St. Johns County, Florida), said point being the intersection of Sections 28, 29 and 39;

Course No. 2: South 41°25'04" West (also being the Westerly boundary line of Tract "J", of aforesaid WHITELOCK FARMS, and the Westerly line of said Section 29) a distance of 2,321.16 feet, to a point;

Course No. 3: South 41°34'03" West (a portion of this call is along the Westerly boundary line of aforesaid WHITELOCK FARMS) a distance of 5,424.32 feet, to a point, at the intersection of Sections 39, 32 and 40;

Course No. 4: South 42°44'52" West (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to a point, on the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run

thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly Right of Way line of said STATE ROAD 13; run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of 44°43'34" to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°47'20" West, 1068.12 feet;

Course No. 2: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,539.77 feet;

Course No. 4: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,108.20 feet;

Course No. 6: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North 84°38'05" West, 210.02 feet; run thence North 39°27'48" East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North 51°41'45" West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South 89°24'8" West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of 13°55'33" to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 05°13'52" East, 335.24 feet;

Course No. 2: North 12°11'31" East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the HALLOWES TRACT (also being the Southerly line of the ST. ELMO TRACT, and the Southerly line of aforesaid BARTRAM PLANTATION PHASE TWO); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line

of the HALLOWES TRACT (also being the Southerly line of ST. ELMO TRACT) run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of BARTRAM PLANTATION PHASE TWO:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;

Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;

Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;

Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;

Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;

Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;

Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;

Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;

Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;

Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;

Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;

Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;

Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of GREENBRIAR ROAD, and the POINT OF BEGINNING.

The lands thus described, contain 160,416,447 square feet, or 3,682.65 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a Southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13 (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD No. 13, and the POINT OF BEGINNING.

From the POINT OF BEGINNING, thus described, run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°40'31" West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line," of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South 42°44'52" West, 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North 42°44'52" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

TOGETHER WITH the following described parcel:

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a

distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 4: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,436.52 feet;

Course No. 6: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,035.87 feet;

Course No. 8: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of 10°53'45" to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 83°32'33" West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South 40°31'00" West, along the Easterly line of said Lot 22, REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallowes, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North 79°20'10" East, a distance of 390 feet, more or less, to a point;

Course No. 2: North 10°08'19" East, a distance of 636.87 feet, to a point;

Course No. 3: South 88°06'31" East, a distance of 581.67 feet, to a point;

Course No. 4: South 03°40'34" East, a distance of 742.73 feet, to a point;

Course No. 5: South 45°25'02" West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South 87°27'59" West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North 52°50'53" East, a distance of 525 feet, more or less, to a point; run thence South 78°19'23" East, a distance of 314.43 feet to a point; run thence South 56°39'18" East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contain 295.02 acres, more or less, in area.

TOGETHER WITH

PARCEL I

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of STATE ROAD No. 13, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING: run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet to the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of 34°18'20" to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 46°18'17" East, 827.94 feet; Course No. 2: thence South 63°27'26" East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

PARCEL 2

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°44'52" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,199.20 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South 42°44'52" West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 62°27'26" West, along last said tangency, a distance of 4312.27 feet to the POINT OF BEGINNING.

Course No. 3: thence continue North 62°27'26" West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the left, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 5: North 15°34'27" East, along last said tangency, a distance of 457.25 feet; run thence North 56°39'18" West, departing said right of way line, a distance of 377.64 feet; run thence North 78°19'23" West, a distance of 314.43 feet; run thence South 52°50'53" West, a distance of 525 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 4,430 feet, more or less to a point which lies South 76°56'58" West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South 87°40'31" East, a distance of 740 feet, more or less; run thence North 26°32'34" East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 59.46 acres, more or less, in area.

LESS AND EXCEPT THE FOLLOWING PARCELS:

RiverTown

Rivers Edge CDD

Parcel 1

Legal Description

Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, and departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point; on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and westerly boundary of said "Parcel 11 - Elementary School Site", the following sixteen (16) courses and distances:

Course No. 1: run thence, North 71°41'33" West, a distance of 122.88 feet,

Course No. 2: run thence, North 07°13'13" East, a distance of 183.08 feet, to the point of a non tangential curve, leading northerly;

Course No. 3: run thence, northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 112.60 feet, through a central angle of 52°18'48" to the left, an arc distance of 102.81 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 32°38'45" East, 99.28 feet;

Course No. 4: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 57.91 feet, through a central angle of 47°53'59" to the right, an arc distance of 48.41 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 29°24'28" East, 47.02 feet;

Course No. 5: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 103.26 feet, through a central angle of 56°56'08" to the right, an arc distance of 102.61 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 11°22'54" East, 98.44 feet;

Course No. 6: run thence, northerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 40.00 feet, through a central angle of 81°29'18" to the right, an arc distance of 56.89 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 21°20'03" East, 52.22 feet;

Course No. 7: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 64.95 feet, through a central angle of 28°44'43" to the left, an arc distance of 32.58 feet, to the point of compound curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 47°42'41" East, 32.24 feet;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 611.70 feet, through a central angle of 10°38'20" to the left, an arc distance of 113.60 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North 28°15'38" East, 113.43 feet;

Course No. 9: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 70.00 feet, through a central angle of 56°35'30" to the right, an arc distance of 69.14 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 51°13'16" East, 66.36 feet;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 130.00 feet, through a central angle of 36°10'25" to the left, an arc distance of 82.08 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 61°25'49" East, 80.72 feet;

Course No. 11: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 90.00 feet, through a central angle of 19°29'16" to the right, an arc distance of 30.61 feet, to the point of tangency, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 53°05'14" East, 30.46 feet;

Course No. 12: run thence, North 61°37'11" East, along a non tangential line to last said curve, a distance of 84.99 feet, to the point of curvature, of a non tangential curve;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 38.29 feet, through a central angle of 55°39'54" to the right, an arc distance of 37.20 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 81°21'24" East, 35.75 feet;

Course No. 14: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 65.47 feet, through a central angle of 56°54'36" to the left, an arc distance of 65.03 feet, to the point of curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North 80°44'03" East, 62.39 feet;

Course No. 15: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 104.97 feet, through a central angle of $37^{\circ}00'39''$ to the left, an arc distance of 67.80 feet, to the point of a non tangential line, last said arc being subtended by a chord bearing and distance of North $33^{\circ}46'25''$ East, 66.63 feet;

Course No. 16: run thence, North $14^{\circ}41'09''$ East, along a non tangential line to last said curve, a distance of 88.06 feet, to a point which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the public records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483 of the public records of said St. Johns County; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said easements, the following two (2) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 785.50 feet, through a central angle of $07^{\circ}33'00''$ to the left, an arc distance of 103.51 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $72^{\circ}10'01''$ East, 103.43 feet;

Course No. 2: run thence, South $75^{\circ}56'31''$ East, along last said tangency, a distance of 124.38 feet, to a point; departing from last said line, run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North $14^{\circ}03'30''$ East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South $74^{\circ}33'07''$ East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North $23^{\circ}01'26''$ East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North $05^{\circ}59'33''$ West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of $124^{\circ}52'14''$ to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North $85^{\circ}05'05''$ East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of $107^{\circ}24'34''$ to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South $86^{\circ}11'06''$ East, 607.19 feet;

Course No. 7: run thence, North $02^{\circ}54'47''$ East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North $47^{\circ}44'50''$ West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South $79^{\circ}35'12''$ West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of $158^{\circ}05'24''$ to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North $08^{\circ}21'00''$ East, 579.34 feet;

Course No. 11: run thence, North $70^{\circ}01'49''$ East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North $05^{\circ}42'53''$ East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of $178^{\circ}06'21''$ to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North $78^{\circ}15'46''$ East, 394.49 feet;

Course No. 14: run thence, South $57^{\circ}46'35''$ East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South $28^{\circ}33'27''$ East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South $28^{\circ}39'55''$ West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South $73^{\circ}27'16''$ West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South $54^{\circ}17'33''$ East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South $03^{\circ}08'19''$ East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South $17^{\circ}38'48''$ West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South $24^{\circ}09'05''$ East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of $22^{\circ}32'24''$ to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $79^{\circ}19'39''$ East, 181.75 feet;

Course No. 23: run thence, South $89^{\circ}24'09''$ East, a distance of 141.88 feet, to a point on the westerly Right of Way line of Ongleaf Parkway, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the

Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONFLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 11°16'52" to the right, an arc distance of 701.92 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°44'14" East, 700.79 feet;

Course No. 2: run thence, North 12°22'39" East, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: run thence northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,735.00 feet, through a central angle of 51°25'49" to the left, an arc distance of 1,557.38 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 13°20'15" West 1,505.62;

Course No. 4: run thence, North 39°03'09" West, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading westerly;

Course No. 5: run thence westerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,265.00 feet, through a central angle of 15°54'10" to the right, an arc distance of 351.11 feet, to a point, last said arc being subtended by a chord bearing and distance of North 31°06'05" West, 349.98; thence departing from aforesaid westerly Right of Way line of LONFLEAF PARKWAY, run the following twenty-six (26) courses and distances:

Course No. 1: run thence, South 66°51'00" West, a distance of 65.97 feet, to a point;

Course No. 2: run thence, South 00°02'15" East, a distance of 83.71 feet, to a point;

Course No. 3: run thence, South 35°56'30" West, a distance of 27.17 feet, to a point;

Course No. 4: run thence, South 00°48'28" East, a distance of 58.67 feet, to a point;

Course No. 5: run thence, South 18°24'01" East, a distance of 47.05 feet, to a point;

Course No. 6: run thence, South 19°55'18" West, a distance of 30.75 feet, to a point;

Course No. 7: run thence, South 06°16'42" East, a distance of 28.92 feet, to a point;

Course No. 8: run thence, South 14°46'00" West, a distance of 27.90 feet, to a point;

Course No. 9: run thence, South 36°03'53" West, a distance of 123.44 feet, to a point;

Course No. 10: run thence, South 10°33'15" East, a distance of 46.29 feet, to a point;

Course No. 11: run thence, South 11°39'46" West, a distance of 35.89 feet, to a point;

Course No. 12: run thence, South 37°05'50" West, a distance of 61.55 feet, to a point;

Course No. 13: run thence, North 88°04'53" West, a distance of 177.04 feet, to a point;

Course No. 14: run thence, North 00°35'10" West, a distance of 202.84 feet, to a point;

Course No. 15: run thence, North 16°20'03" West, a distance of 63.72 feet, to a point;

Course No. 16: run thence, North 24°49'34" West, a distance of 80.52 feet, to a point;

Course No. 17: run thence, North 23°04'32" East, a distance of 57.35 feet, to a point;

Course No. 18: run thence, North 13°04'55" East, a distance of 46.98 feet, to a point;

Course No. 19: run thence, North 03°23'30" East, a distance of 52.43 feet, to a point;

Course No. 20: run thence, North 15°57'50" West, a distance of 64.18 feet, to a point;

Course No. 21: run thence, North 25°07'14" West, a distance of 39.25 feet, to a point;

Course No. 22: run thence, North 10°34'06" West, a distance of 32.35 feet, to a point;

Course No. 23: run thence, North 15°09'53" East, a distance of 52.65 feet, to a point;

Course No. 24: run thence, North 04°00'11" West, a distance of 42.88 feet, to a point;

Course No. 25: run thence, North 23°48'46" West, a distance of 60.92 feet, to a point;

Course No. 26: run thence, North 68°28'38" East, a distance of 363.83 feet, to a point on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, said point also being on the arc of a curve, leading northeasterly; run thence, northeasterly, along aforesaid westerly Right of Way line of LONGLEAF PARKWAY, along and around the arc of a curve, having a radius of 1,265.00 feet, through a central angle of 35°32'39" to the right, an arc distance of 784.76 feet, to a point, last said arc being subtended by a chord bearing and distance of North 11°23'02" East, 772.23 feet; thence departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following seventy-two (72) courses and distances:

Course No. 1: run thence, North 62°03'17" West, a distance of 128.04 feet, to the point of curvature, of a curve leading southwestly;

Course No. 2: run thence southwestly, along and around the arc of a curve, concave southerly, and having a radius of 50.00 feet, through a central angle of 71°44'07" to the left, an arc distance of 62.60 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 82°04'40" West, 58.59 feet;

Course No. 3: run thence, South 46°12'36" West, along last said tangency, a distance of 297.15 feet, to a point;

Course No. 4: run thence, North 64°16'24" West, a distance of 149.45 feet, to a point;
Course No. 5: run thence, North 46°01'50" East, a distance of 377.74 feet, to a point;
Course No. 6: run thence, North 43°38'06" East, a distance of 144.51 feet, to a point;
Course No. 7: run thence, North 33°25'24" East, a distance of 35.98 feet, to a point;
Course No. 8: run thence, North 69°09'18" West, a distance of 91.66 feet, to a point;
Course No. 9: run thence, North 25°27'24" East, a distance of 142.66 feet, to a point;
Course No. 10: run thence, North 43°57'15" East, a distance of 57.69 feet, to a point;
Course No. 11: run thence, North 11°15'00" East, a distance of 25.00 feet, to a point;
Course No. 12: run thence, North 79°03'58" West, a distance of 27.28 feet, to a point;
Course No. 13: run thence, North 10°56'02" East, a distance of 17.72 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 97°31'32" to the left, an arc distance of 42.55 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 37°49'44" West, 37.60 feet;

Course No. 15: run thence, North 86°35'30" West, along last said tangency, a distance of 38.41 feet, to a point;

Course No. 16: run thence, North 52°51'56" East, a distance of 65.64 feet, to a point;

Course No. 17: run thence, South 75°46'44" East, a distance of 50.75 feet, to a point;

Course No. 18: run thence, North 57°24'33" East, a distance of 34.90 feet, to the point of curvature, of a curve leading northerly;

Course No. 19: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 20.00 feet, through a central angle of 63°16'24" to the left, an arc distance of 22.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 25°46'21" East, 20.98 feet;

Course No. 19: run thence, North 05°51'51" West, along last said tangency, a distance of 49.19 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 20: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 20.00 feet, through a central angle of 64°38'41", an arc distance of 22.57 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 38°11'12" West, 21.39 feet;

Course No. 21: run thence, North 70°30'32" West, along last said tangency, a distance of 59.89 feet;

Course No. 22: run thence, North 61°15'17" West, a distance of 43.50 feet, to a point;

Course No. 23: run thence, North 57°54'44" West, a distance of 57.24 feet, to a point;

Course No. 24: run thence, North 69°57'02" West, a distance of 54.94 feet, to a point;

Course No. 25: run thence, North 54°31'31" West, a distance of 105.93 feet, to a point;

Course No. 26: run thence, North 69°16'29" West, a distance of 74.36 feet, to a point;

Course No. 27: run thence, North 85°42'11" West, a distance of 54.27 feet, to a point;

Course No. 28: run thence, North 74°00'29" West, a distance of 25.50 feet, to a point;

Course No. 29: run thence, North 39°35'13" West, a distance of 39.79 feet, to the point of curvature, of a curve leading westerly;

Course No. 30: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 20.00 feet, through a central angle of 54°50'25" to the left, an arc distance of 19.14 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 67°00'26" West, 18.42 feet;

Course No. 31: run thence, South 85°34'22" West, along last said tangency, a distance of 49.18 feet, to a point;

Course No. 32: run thence, North 76°32'47" West, a distance of 61.55 feet, to a point;

Course No. 33: run thence, North 25°15'01" West, a distance of 57.80 feet, to a point;

Course No. 34: run thence, North 03°19'52" East, a distance of 30.31 feet, to a point;

Course No. 35: run thence, North 57°10'46" East, a distance of 37.08 feet, to a point;

Course No. 36: run thence, North 36°22'57" East, a distance of 51.30 feet, to a point;

Course No. 37: run thence, North 64°49'11" East, a distance of 54.86 feet, to a point;

Course No. 38: run thence, North 51°33'01" East, a distance of 56.52 feet, to a point;

Course No. 39: run thence, South 85°33'51" East, a distance of 44.63 feet, to the point of curvature, of a curve leading northerly;

Course No. 40: run thence northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 20.00 feet, through a central angle of 89°39'58" to the left, an arc distance of 31.30 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 49°36'10" East, 28.20 feet;

Course No. 41: run thence, North 04°46'10" East, along last said tangency, a distance of 29.28 feet, to a point;

Course No. 42: run thence, North 51°07'26" East, a distance of 46.75 feet, to a point;

Course No. 43: run thence, North 75°56'25" East, a distance of 85.45 feet, to a point;

Course No. 44: run thence, North 84°36'51" East, a distance of 122.32 feet, to a point;

Course No. 45: run thence, South 87°02'14" East, a distance of 77.58 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 46: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of 55°58'16" to the left, an arc distance of 19.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°58'38" East, 18.77 feet;

Course No. 47: run thence, North 36°59'30" East, along last said tangency, a distance of 51.37 feet, to a point;

Course No. 48: run thence, North 77°19'55" East, a distance of 23.77 feet, to a point;

Course No. 49: run thence, South 45°18'27" East, a distance of 99.34 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 50: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of 114°30'15" to the left, an arc distance of 39.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 77°26'25" East, 33.64 feet;

Course No. 51: run thence, North 20°11'18" East, along last said tangency, a distance of 38.40 feet, to a point;

Course No. 52: run thence, North 03°21'10" East, a distance of 63.91 feet, to a point;

Course No. 53: run thence, North 56°53'28" East, a distance of 65.60 feet, to a point;

Course No. 54: run thence, South 73°28'38" East, a distance of 26.32 feet, to a point;

Course No. 55: run thence, North 82°37'42" East, a distance of 72.75 feet, to a point;

Course No. 56: run thence, North 52°45'31" East, a distance of 57.68 feet, to a point;

Course No. 57: run thence, North 65°19'11" East, a distance of 76.69 feet, to a point;

Course No. 58: run thence, North 77°39'44" East, a distance of 49.62 feet, to the point of curvature, of a curve leading northerly;

Course No. 59: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 25.00 feet, through a central angle of 118°37'08" to the left, an arc distance of 51.76 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 18°21'10" East, 43.00 feet;

Course No. 60: run thence, North 40°57'24" West, along last said tangency, a distance of 46.60 feet, to the point of curvature, of a curve leading westerly;

Course No. 61: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 25.01 feet, through a central angle of 66°30'15" to the left, an arc distance of 29.03 feet, to a point of cusp of last said curve, said arc being subtended by a chord bearing and distance of North 74°13'21" West, 27.43 feet;

Course No. 62: run thence, North 17°56'51" West, along last said tangency, a distance of 28.66 feet, to a point;

Course No. 63: run thence, North 56°05'43" East, a distance of 113.15 feet, to a point;

Course No. 64: run thence, South 45°09'37" East, a distance of 37.73 feet, to the point of curvature, of a curve leading easterly;

Course No. 65: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 25.00 feet, through a central angle of 120°17'00" to the left, an arc distance of 52.48 feet, to a point, last said arc being subtended by a chord bearing and distance of North 74°41'53" East, 43.36 feet;

Course No. 66: run thence, North 14°33'23" East, along last said tangency, a distance of 114.32 feet;

Course No. 67: run thence, North 29°49'05" West, a distance of 44.48 feet, to a point;

Course No. 68: run thence, North 10°57'14" East, a distance of 52.73 feet, to a point;

Course No. 69: run thence, North 54°43'50" East, a distance of 46.17 feet, to a point;

Course No. 70: run thence, South 60°18'14" East, a distance of 16.70 feet, to a point;

Course No. 71: run thence, South 24°50'58" East, a distance of 29.22 feet, to a point;

Course No. 72: run thence, South 66°41'19" E, a distance of 538.80 feet, to a point, on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said point also being on the arc of a curve, leading northerly; run thence, northerly, along and around the arc of a curve, and also being the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said arc being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of 08°24'20" to the left, an arc distance of 313.21 feet, to a point on the northerly line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, last said arc being subtended by a chord bearing and distance of North 18°27'50" East, 312.93 feet; run thence North 87°27'26" West, along last said line, (and also being the northerly boundary of "RiverTown"), a distance of 3,401.15 feet, to a point on the easterly line of those lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence, South 12°53'03" West, along the aforesaid easterly line of said lands, a distance of 2,028.02 feet, to the southeast corner of said lands described and recorded in Official Records Book 702, page 89; run thence along the southerly line of said lands described and recorded in Official Records Book 702, page 989 and then along the southerly line of

lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 75°52'24" West, a distance of 3,755.96 feet, to a point;

Course No. 2: run thence, North 77°07'41" West, a distance of 293.71 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32; run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North 51°33'14" West, 18.76 feet;

Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of 69°43'18" to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°59'44" West, 17.15 feet;

Course No. 36: run thence, South 49°08'05" West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South 80°21'55" West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South 59°11'39" West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South 33°27'03" West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South 75°04'23" West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South 53°12'48" West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of 90°00'00" to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 08°12'48" West, 28.28 feet;

Course No. 43: run thence, South 36°47'12" East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of 30°28'12" to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 21°33'06" East, 210.22 feet;

Course No. 45: run thence, South 06°18'59" East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 58°31'15" to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 22°56'38" West, 293.27 feet;

Course No. 47: run thence, South 52°12'16" West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of 30°17'46" to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 37°03'23" West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 02°51'35" to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29.95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 02°28'32" to the left, an arc distance of 64.43 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 14°20'11" West, 64.43 feet;

Course No. 2: run thence, South 15°34'27" West, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading southeasterly;

Course No. 3: run thence southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,403.66 feet, through a central angle of 79°01'54" to the left, an arc distance of 1,936.16 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 23°56'30" East, 1,786.28 feet;

Course No. 4: run thence, South 63°27'26" East, along last said tangency, a distance of 3,183.96 feet, to the POINT OF BEGINNING.

The lands thus described contains 50,911,929 square feet, or 1,168.77 Acres, more or less, in area.

TOGETHER WITH:

RiverTown
Rivers Edge CDD
Parcel 2
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the easterly line of said Francis P. Fatio Grant, Section 39, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 781.17 feet, to the point of curvature, of a curve leading northerly;
Course No. 2: run thence Northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 29°11'47" to the right, an arc distance of 1,750.38 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 08°59'27" West, a distance of 1,731.50 feet.

From the POINT OF BEGINNING thus described, and thence departing from the Right of Way line of LONG LEAF PARKWAY, run the following fifty-seven (57) courses and distances:

- Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;
- Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;
- Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;
- Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;
- Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;
- Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;
- Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;
- Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;
- Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;
- Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;
- Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;
- Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;
- Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;
- Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;
- Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;
- Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;
- Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;
- Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;
- Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;
- Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;
- Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;
- Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;
- Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;
- Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;
- Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;
- Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;
- Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;
- Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;
- Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;
Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;
Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;
Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;
Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;
Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;
Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;
Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;
Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;
Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;
Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;
Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;
Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;
Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;
Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;
Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;
Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;
Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;
Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;
Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;
Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;
Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;
Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;
Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;
Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;
Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;
Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;
Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading southeasterly; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following five (5) courses and distances:
Course No. 1: run thence southeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 45°49'15" to the left, an arc distance of 907.69 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of South 16°08'32" East, 883.69 feet;
Course No. 2: run thence, South 39°03'09" East, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading southerly;
Course No. 3: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,865.00 feet, through a central angle of 51°25'48" to the right, an arc distance of 1,674.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 13°20'15" East, 1,618.43 feet;
Course No. 4: run thence South 12°22'39" West, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading southerly;
Course No. 5: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 06°46'13" to the left, an arc distance of 405.90 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 08°59'33" West, 405.66 feet.

The lands thus described contains 7,702,666 square feet, or 176.83 acres, more or less, in area.

TOGETHER WITH:

RiverTown
Rivers Edge CDD
Parcel 3
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following three (3) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 451.89 feet, to a point; run thence, the following twenty-one (21) Courses and Distances:

Course No. 1: run thence, North 80°40'52" East, a distance of 135.19 feet, to a point;

Course No. 2: run thence, South 54°29'03" East, a distance of 98.14 feet, to a point;

Course No. 3: run thence, South 18°29'38" East, a distance of 181.64 feet, to a point;

Course No. 4: run thence, South 32°47'00" West, a distance of 114.35 feet, to a point;

Course No. 5: run thence, South 36°48'10" West, a distance of 25.21 feet, to a point;

Course No. 6: run thence, South 89°52'11" West, a distance of 34.21 feet, to a point;

Course No. 7: run thence, North 33°16'42" West, a distance of 20.12 feet, to a point;

Course No. 8: run thence, North 59°04'57" West, a distance of 39.75 feet, to a point of curvature, of a curve leading westerly;

Course No. 9: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 27.00 feet, through a central angle of 99°46'32" to the left, an arc distance of 47.00 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°21'38" West, 41.28 feet;

Course No. 10: run thence, South 63°47'22" West, along last said tangency, a distance of 35.64 feet, to a point;

Course No. 11: run thence, North 60°45'13" West, a distance of 46.00 feet, to a point;

Course No. 12: run thence, North 10°46'45" West, a distance of 15.93 feet, to a point;

Course No. 13: run thence, North 43°39'57" East, a distance of 18.00 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence, Northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 25.14 feet, through a central angle of 71°07'07" to the left, an arc distance of 31.20 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 07°45'39" East, a distance of 29.24 feet;

Course No. 15: run thence, North 31°58'14" West, along last said tangency, a distance of 62.40 feet, to a point;

Course No. 16: run thence, North 04°54'22" West, a distance of 12.89 feet, to a point;

Course No. 17: run thence, North 15°06'27" East, a distance of 73.07 feet, to a point;

Course No. 18: run thence, South 85°11'06" West, a distance of 7.37 feet, to a point;

Course No. 19: run thence, South 35°10'24" West, a distance of 13.90 feet, to a point;

Course No. 20: run thence, North 54°49'43" West, a distance of 16.38 feet, to a point;

Course No. 21: run thence, North 74°25'32" West, a distance of 21.23 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) Courses and Distances:

Course No. 1: run thence, South 35°10'21" West, a distance of 796.57 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,135.00 feet, through a central angle of 01°52'43" to the left, an arc distance of 37.21 feet, to a point, last said arc being subtended by a chord bearing and distance of South 34°14'00" West, 37.21 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following forty-four (44) courses and distances:

Course No. 1: run thence, South 39°31'38" East, a distance of 95.44 feet, to a point;

Course No. 2: run thence, South 20°04'17" East, a distance of 23.59 feet, to a point;

Course No. 3: run thence, South 66°22'21" East, a distance of 55.52 feet, to a point;

Course No. 4: run thence, South 75°38'36" East, a distance of 88.02 feet, to a point;

Course No. 5: run thence, North 44°33'25" East, a distance of 31.09 feet, to a point;
Course No. 6: run thence, South 73°01'28" East, a distance of 32.05 feet, to a point;
Course No. 7: run thence, North 68°20'59" East, a distance of 44.36 feet, to a point;
Course No. 8: run thence, North 34°52'01" East, a distance of 34.02 feet, to a point;
Course No. 9: run thence, North 16°26'59" East, a distance of 63.84 feet, to a point;
Course No. 10: run thence, North 02°50'58" East, a distance of 54.85 feet, to a point;
Course No. 11: run thence, North 19°50'06" East, a distance of 192.04 feet, to a point;
Course No. 12: run thence, South 45°19'40" West, a distance of 220.69 feet, to a point;
Course No. 13: run thence, South 53°28'01" East, a distance of 307.94 feet, to a point;
Course No. 14: run thence South 38°54'02" West, a distance of 262.98 feet, to a point;
Course No. 15: run thence, South 62°26'40" East, a distance of 546.97 feet, to a point;
Course No. 16: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;
Course No. 17: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;
Course No. 18: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;
Course No. 19: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;
Course No. 20: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;
Course No. 21: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;
Course No. 22: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;
Course No. 23: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;
Course No. 24: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;
Course No. 25: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;
Course No. 26: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;
Course No. 27: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;
Course No. 28: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;
Course No. 29: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;
Course No. 30: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;
Course No. 31: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;
Course No. 32: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;
Course No. 33: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;
Course No. 34: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;
Course No. 35: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;
Course No. 36: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;
Course No. 37: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;
Course No. 38: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;
Course No. 39: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;
Course No. 40: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;
Course No. 41: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;
Course No. 42: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;
Course No. 43: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 44: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the monumented westerly line of Section 28, Township 5 South, Range 27 East, and also being the monumented westerly line of COUNTRYSIDE, as shown on the plat thereof, recorded in Map Book 40, pages 1 through 16, of the Public Records of St. Johns County, Florida); run thence, North 41°27'16" East, along last said line, a distance of 3,429.52 feet, to a point on the aforesaid northerly line of Rivertown, and also being the northerly line of "The Hallows Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; run thence, along last said line, the following two (2) courses and distances:

Course No. 1: run thence, North 87°17'21" West, a distance of 5,275.53 feet, to a point;

Course No. 2: run thence, N 87°27'26" West, a distance of 560.74 feet, to a point, being the most northeasterly corner of BARTRAM TRAIL HIGH SCHOOL, as described in that instrument, recorded in Official Records Book 1400, page 1204, of the Public Records of St. Johns County, Florida; run thence, along the boundaries of aforesaid lands described and recorded in Official Records Book 1400, page 1204 of said Public Records, the following fifteen (15) courses and distances:

Course No. 1: run thence, South 29°55'50" East, a distance of 1,405.58 feet, to a point;

Course No. 2: run thence, South 27°50'21" West, a distance of 414.04 feet, to a point;
Course No. 3: run thence, South 49°06'30" West, a distance of 480.59 feet, to a point;
Course No. 4: run thence, South 48°52'37" West, a distance of 831.78 feet, to a point;
Course No. 5: run thence, North 82°37'22" West, a distance of 375.87 feet, to a point;
Course No. 6: run thence, North 66°18'34" West, a distance of 290.82 feet, to a point;
Course No. 7: run thence, North 37°49'12" West, a distance of 138.56 feet, to a point;
Course No. 8: run thence, South 83°31'47" West, a distance of 438.97 feet, to a point;
Course No. 9: run thence, North 50°01'20" West, a distance of 672.15 feet, to a point;
Course No. 10: run thence, North 24°04'44" East, a distance of 767.51 feet, to a point;
Course No. 11: run thence, North 06°15'54" West, a distance of 461.02 feet, to a point;
Course No. 12: run thence, North 43°43'33" West, a distance of 242.38 feet, to a point;
Course No. 13: run thence, North 29°41'23" West, a distance of 105.05 feet, to a point;
Course No. 14: run thence, North 22°50'52" East, a distance of 170.75 feet, to a point;
Course No. 15: run thence, North 46°48'23" East, a distance of 414.48 feet, to a point on the aforesaid northerly line of "The Hallowes Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and also being the northwesterly corner of said BARTRAM TRAIL HIGH SCHOOL; run thence North 87°27'26" West, along the northerly line of said "Hallowes Tract", Section 39, a distance of 211.53 feet, to a point on the easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 12,416,635 square feet, or 285.04 Acres, more or less, in area.

TOGETHER WITH:

RiverTown
Rivers Edge CDD Parcel 4
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the Easterly monumented line of said Frances P. Fatio Grant, Section 43, Township 6 South, Range 27 East, and run thence, along the aforesaid said Southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 4,098.56 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue along the Southerly and Southwesterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence North 63°27'26" West, a distance of 2,183.01 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 2,074.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 3: run thence North 15°34'27" East, a distance of 50.75 feet, a point; thence, departing from aforesaid Southerly Right of Way line of STATE ROAD No. 13, run the following seven (7) courses and distances:

Course No. 1: run thence, North 69°14'01" West, a distance of 307.80 feet, to a point;

Course No. 2: run thence, South 70°00'09" West, a distance of 121.26 feet, to a point;

Course No. 3: run thence, South 25°56'53" West, a distance of 166.79 feet, to a point;

Course No. 4: run thence, South 64°22'34" West, a distance of 153.10 feet, to a point;
Course No. 5: run thence, South 00°00'00" East, a distance of 51.86 feet, to a point;
Course No. 6: run thence, South 39°17'39" West, a distance of 143.00 feet, to a point;
Course No. 7: run thence, South 65°14'59" West, a distance of 152.04 feet, to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run thence, the following four (4) courses and distances:

Course No. 1: run thence, South 27°52'36" West, a distance of 197.84 feet, to a point;
Course No. 2: run thence, South 71°24'28" West, a distance of 152.25 feet, to a point;
Course No. 3: run thence, South 79°12'13" West, a distance of 294.12 feet, to a point;
Course No. 4: run thence, South 73°15'09" West, a distance of 101.88, more or less, to a point on the "Mean High Water" Line of the St. Johns River; run thence, Northwesterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,048 feet, more or less, to a point which bears, South 37°24'48" West, a distance of 127.65 feet, more or less, from the Reference Point "B"; run thence North 37°24'48" East, along last said line, a distance of 127.65 feet, more or less, to the Reference Point "B", and to Close.




The lands thus described contains 2,010,270 square feet, or 46.15 acres, more or less, in area.

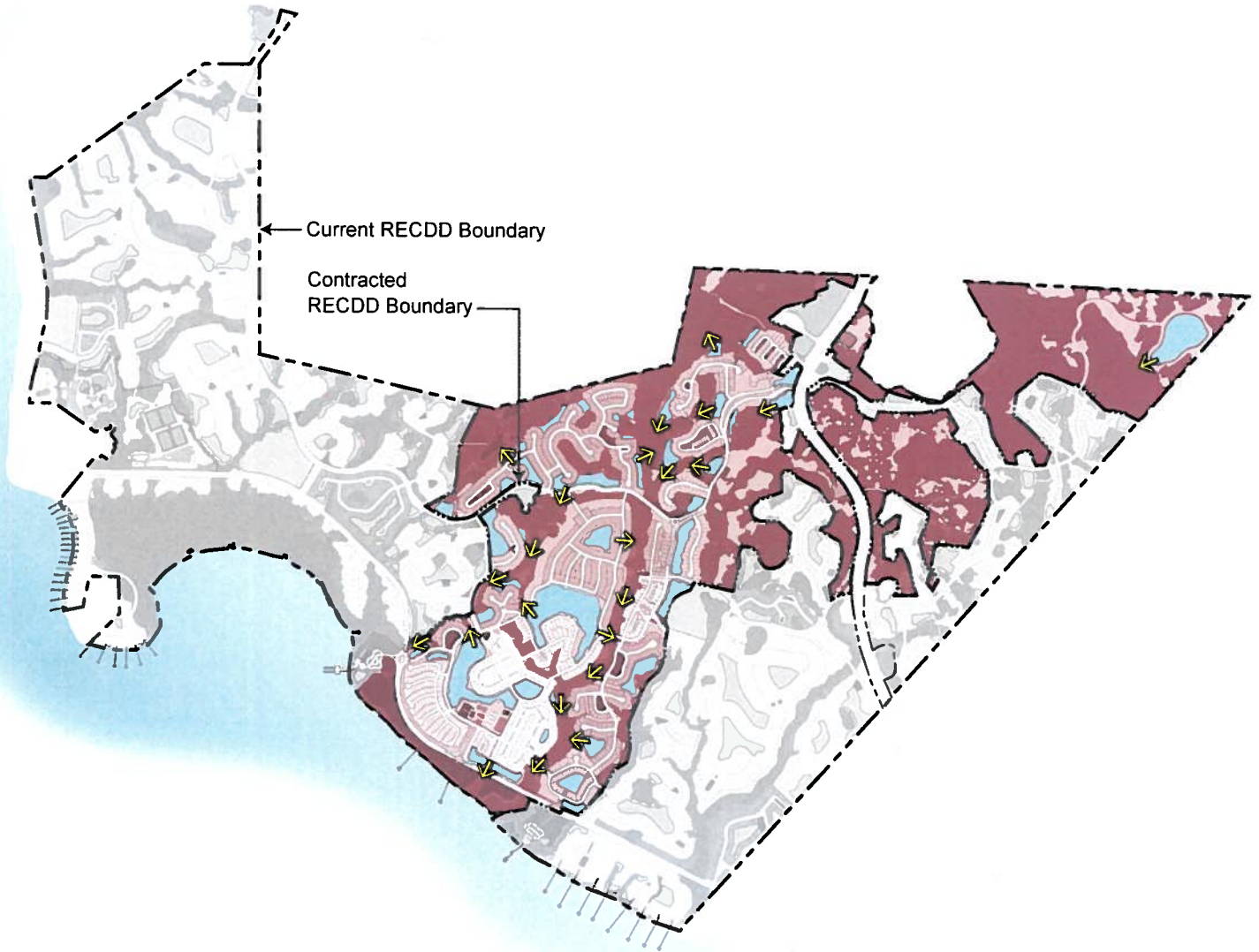
RIVERTOWN

mattamy HOMES

Conceptual CDD Plan

LEGEND

- Current RECDD Boundary
-  Current RECDD Boundary
-  Stormwater Pond
-  Stormwater Discharge



PROSSER

0 500 1000 2000 June 1, 2016 PROSSER

Figure 2

4

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733 Fax (904) 346-1736

Jon Bowan, PLS Jeff Ward, PLS

RiverTown

Rivers Edge CDD

Parcel 1

Legal Description

Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 3,097.61, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, and departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North $03^{\circ}30'59''$ West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North $23^{\circ}57'56''$ East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North $48^{\circ}02'01''$ East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North $27^{\circ}34'13''$ East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North $07^{\circ}09'39''$ East, a distance of 674.95 feet, to a point; on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and westerly boundary of said "Parcel 11 - Elementary School Site", the following sixteen (16) courses and distances:

Course No. 1: run thence, North $71^{\circ}41'33''$ West, a distance of 122.88 feet,

Course No. 2: run thence, North $07^{\circ}13'13''$ East, a distance of 183.08 feet, to the point of a non tangential curve, leading northerly;

Course No. 3: run thence, northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 112.60 feet, through a central angle of $52^{\circ}18'48''$ to the left, an arc distance of 102.81 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $32^{\circ}38'45''$ East, 99.28 feet;

Course No. 4: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 57.91 feet, through a central angle of $47^{\circ}53'59''$ to the right, an arc distance of 48.41 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $29^{\circ}24'28''$ East, 47.02 feet;

Course No. 5: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 103.26 feet, through a central angle of $56^{\circ}56'08''$ to the right, an arc distance of 102.61 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $11^{\circ}22'54''$ East, 98.44 feet;

Course No. 6: run thence, northerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 40.00 feet, through a central angle of $81^{\circ}29'18''$ to the right, an arc distance of 56.89 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $21^{\circ}20'03''$ East, 52.22 feet;

Course No. 7: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 64.95 feet, through a central angle of $28^{\circ}44'43''$ to the left, an arc distance of 32.58 feet, to the point of compound curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $47^{\circ}42'41''$ East, 32.24 feet;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 611.70 feet, through a central angle of $10^{\circ}38'20''$ to the left, an arc distance of 113.60 feet, to the point of reverse curvature, of a non tangential curve, last said arc being subtended by a chord bearing and distance of North $28^{\circ}15'38''$ East, 113.43 feet;

Course No. 9: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 70.00 feet, through a central angle of $56^{\circ}35'30''$ to the right, an arc distance of 69.14 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North $51^{\circ}13'16''$ East, 66.36 feet;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 130.00 feet, through a central angle of $36^{\circ}10'25''$ to the left, an arc distance of 82.08 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North $61^{\circ}25'49''$ East, 80.72 feet;

Course No. 11: run thence, northeasterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 90.00 feet, through a central angle of $19^{\circ}29'16''$ to the right, an arc distance of 30.61 feet, to the point of tangency, of a tangential curve, last said arc being subtended by a chord bearing and distance of North $53^{\circ}05'14''$ East, 30.46 feet;

Course No. 12: run thence, North $61^{\circ}37'11''$ East, along a non tangential line to last said curve, a distance of 84.99 feet, to the point of curvature, of a non tangential curve;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 38.29 feet, through a central angle of $55^{\circ}39'54''$ to the right, an arc distance of 37.20 feet, to the point of reverse curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North $81^{\circ}21'24''$ East, 35.75 feet;

Course No. 14: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 65.47 feet, through a central angle of $56^{\circ}54'36''$ to the left, an arc distance of 65.03 feet, to the point of curvature, of a tangential curve, last said arc being subtended by a chord bearing and distance of North $80^{\circ}44'03''$ East, 62.39 feet;

Course No. 15: run thence, northerly, along and around the arc of a curve, being concave westerly, and having a radius of 104.97 feet, through a central angle of $37^{\circ}00'39''$ to the left, an arc distance of 67.80 feet, to the point of a non tangential line, last said arc being subtended by a chord bearing and distance of North $33^{\circ}46'25''$ East, 66.63 feet;

Course No. 16: run thence, North $14^{\circ}41'09''$ East, along a non tangential line to last said curve, a distance of 88.06 feet, to a point which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the public records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483 of the public records of said St. Johns County; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said easements, the following two (2) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 785.50 feet, through a central angle of $07^{\circ}33'00''$ to the left, an arc distance of 103.51 feet, to the point of tangency of

last said curve, said arc being subtended by a chord bearing and distance of South 72°10'01" East, 103.43 feet;

Course No. 2: run thence, South 75°56'31" East, along last said tangency, a distance of 124.38 feet, to a point; departing from last said line, run thence, the following twenty-three (23) courses and distances:

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North 05°59'33" West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of 124°52'14" to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North 85°05'05" East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of 107°24'34" to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South 86°11'06" East, 607.19 feet;

Course No. 7: run thence, North 02°54'47" East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North 47°44'50" West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South 79°35'12" West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of 158°05'24" to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 08°21'00" East, 579.34 feet;

Course No. 11: run thence, North 70°01'49" East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North 05°42'53" East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of 178°06'21" to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North 78°15'46" East, 394.49 feet;

Course No. 14: run thence, South 57°46'35" East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONFLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 11°16'52" to the right, an arc distance of 701.92 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 06°44'14" East, 700.79 feet;

Course No. 2: run thence, North 12°22'39" East, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: run thence northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,735.00 feet, through a central angle of 51°25'49" to the left, an arc distance of 1,557.38 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 13°20'15" West 1,505.62;

Course No. 4: run thence, North 39°03'09" West, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading westerly;

Course No. 5: run thence westerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,265.00 feet, through a central angle of 15°54'10" to the right, an arc distance of 351.11 feet, to a point, last said arc being subtended by a chord bearing and distance of North 31°06'05" West, 349.98; thence departing from aforesaid westerly Right of Way line of LONFLEAF PARKWAY, run the following twenty-six (26) courses and distances:

Course No. 1: run thence, South 66°51'00" West, a distance of 65.97 feet, to a point;

Course No. 2: run thence, South 00°02'15" East, a distance of 83.71 feet, to a point;

Course No. 3: run thence, South 35°56'30" West, a distance of 27.17 feet, to a point;

Course No. 4: run thence, South 00°48'28" East, a distance of 58.67 feet, to a point;

Course No. 5: run thence, South 18°24'01" East, a distance of 47.05 feet, to a point;

Course No. 6: run thence, South 19°55'18" West, a distance of 30.75 feet, to a point;

Course No. 7: run thence, South 06°16'42" East, a distance of 28.92 feet, to a point;

Course No. 8: run thence, South 14°46'00" West, a distance of 27.90 feet, to a point;

Course No. 9: run thence, South 36°03'53" West, a distance of 123.44 feet, to a point;

Course No. 10: run thence, South 10°33'15" East, a distance of 46.29 feet, to a point;

Course No. 11: run thence, South 11°39'46" West, a distance of 35.89 feet, to a point;

Course No. 12: run thence, South 37°05'50" West, a distance of 61.55 feet, to a point;

Course No. 13: run thence, North 88°04'53" West, a distance of 177.04 feet, to a point;

Course No. 14: run thence, North 00°35'10" West, a distance of 202.84 feet, to a point;

Course No. 15: run thence, North 16°20'03" West, a distance of 63.72 feet, to a point;

Course No. 16: run thence, North 24°49'34" West, a distance of 80.52 feet, to a point;

Course No. 17: run thence, North 23°04'32" East, a distance of 57.35 feet, to a point;

Course No. 18: run thence, North 13°04'55" East, a distance of 46.98 feet, to a point;

Course No. 19: run thence, North 03°23'30" East, a distance of 52.43 feet, to a point;

Course No. 20: run thence, North 15°57'50" West, a distance of 64.18 feet, to a point;

Course No. 21: run thence, North 25°07'14" West, a distance of 39.25 feet, to a point;

Course No. 22: run thence, North 10°34'06" West, a distance of 32.35 feet, to a point;

Course No. 23: run thence, North 15°09'53" East, a distance of 52.65 feet, to a point;

Course No. 24: run thence, North $04^{\circ}00'11''$ West, a distance of 42.88 feet, to a point;

Course No. 25: run thence, North $23^{\circ}48'46''$ West, a distance of 60.92 feet, to a point;

Course No. 26: run thence, North $68^{\circ}28'38''$ East, a distance of 363.83 feet, to a point on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, said point also being on the arc of a curve, leading northeasterly; run thence, northeasterly, along aforesaid westerly Right of Way line of LONGLEAF PARKWAY, along and around the arc of a curve, having a radius of 1,265.00 feet, through a central angle of $35^{\circ}32'39''$ to the right, an arc distance of 784.76 feet, to a point, last said arc being subtended by a chord bearing and distance of North $11^{\circ}23'02''$ East, 772.23 feet; thence departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following seventy-two (72) courses and distances:

Course No. 1: run thence, North $62^{\circ}03'17''$ West, a distance of 128.04 feet, to the point of curvature, of a curve leading southwesterly;

Course No. 2: run thence southwesterly, along and around the arc of a curve, concave southerly, and having a radius of 50.00 feet, through a central angle of $71^{\circ}44'07''$ to the left, an arc distance of 62.60 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}04'40''$ West, 58.59 feet;

Course No. 3: run thence, South $46^{\circ}12'36''$ West, along last said tangency, a distance of 297.15 feet, to a point;

Course No. 4: run thence, North $64^{\circ}16'24''$ West, a distance of 149.45 feet, to a point;

Course No. 5: run thence, North $46^{\circ}01'50''$ East, a distance of 377.74 feet, to a point;

Course No. 6: run thence, North $43^{\circ}38'06''$ East, a distance of 144.51 feet, to a point;

Course No. 7: run thence, North $33^{\circ}25'24''$ East, a distance of 35.98 feet, to a point;

Course No. 8: run thence, North $69^{\circ}09'18''$ West, a distance of 91.66 feet, to a point;

Course No. 9: run thence, North $25^{\circ}27'24''$ East, a distance of 142.66 feet, to a point;

Course No. 10: run thence, North $43^{\circ}57'15''$ East, a distance of 57.69 feet, to a point;

Course No. 11: run thence, North $11^{\circ}15'00''$ East, a distance of 25.00 feet, to a point;

Course No. 12: run thence, North $79^{\circ}03'58''$ West, a distance of 27.28 feet, to a point;

Course No. 13: run thence, North $10^{\circ}56'02''$ East, a distance of 17.72 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of $97^{\circ}31'32''$ to the left, an arc distance of 42.55 feet, to the point of

tangency of last said curve, said arc being subtended by a chord bearing and distance of North 37°49'44" West, 37.60 feet;

Course No. 15: run thence, North 86°35'30" West, along last said tangency, a distance of 38.41 feet, to a point;

Course No. 16: run thence, North 52°51'56" East, a distance of 65.64 feet, to a point;

Course No. 17: run thence, South 75°46'44" East, a distance of 50.75 feet, to a point;

Course No. 18: run thence, North 57°24'33" East, a distance of 34.90 feet, to the point of curvature, of a curve leading northerly;

Course No. 19: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 20.00 feet, through a central angle of 63°16'24" to the left, an arc distance of 22.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 25°46'21" East, 20.98 feet;

Course No. 19: run thence, North 05°51'51" West, along last said tangency, a distance of 49.19 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 20: run thence northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 20.00 feet, through a central angle of 64°38'41", an arc distance of 22.57 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 38°11'12" West, 21.39 feet;

Course No. 21: run thence, North 70°30'32" West, along last said tangency, a distance of 59.89 feet;

Course No. 22: run thence, North 61°15'17" West, a distance of 43.50 feet, to a point;

Course No. 23: run thence, North 57°54'44" West, a distance of 57.24 feet, to a point;

Course No. 24: run thence, North 69°57'02" West, a distance of 54.94 feet, to a point;

Course No. 25: run thence, North 54°31'31" West, a distance of 105.93 feet, to a point;

Course No. 26: run thence, North 69°16'29" West, a distance of 74.36 feet, to a point;

Course No. 27: run thence, North 85°42'11" West, a distance of 54.27 feet, to a point;

Course No. 28: run thence, North 74°00'29" West, a distance of 25.50 feet, to a point;

Course No. 29: run thence, North 39°35'13" West, a distance of 39.79 feet, to the point of curvature, of a curve leading westerly;

Course No. 30: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 20.00 feet, through a central angle of 54°50'25" to the left, an arc distance of 19.14 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 67°00'26" West, 18.42 feet;

Course No. 31: run thence, South $85^{\circ}34'22''$ West, along last said tangency, a distance of 49.18 feet, to a point;

Course No. 32: run thence, North $76^{\circ}32'47''$ West, a distance of 61.55 feet, to a point;

Course No. 33: run thence, North $25^{\circ}15'01''$ West, a distance of 57.80 feet, to a point;

Course No. 34: run thence, North $03^{\circ}19'52''$ East, a distance of 30.31 feet, to a point;

Course No. 35: run thence, North $57^{\circ}10'46''$ East, a distance of 37.08 feet, to a point;

Course No. 36: run thence, North $36^{\circ}22'57''$ East, a distance of 51.30 feet, to a point;

Course No. 37: run thence, North $64^{\circ}49'11''$ East, a distance of 54.86 feet, to a point;

Course No. 38: run thence, North $51^{\circ}33'01''$ East, a distance of 56.52 feet, to a point;

Course No. 39: run thence, South $85^{\circ}33'51''$ East, a distance of 44.63 feet, to the point of curvature, of a curve leading northerly;

Course No. 40: run thence northerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 20.00 feet, through a central angle of $89^{\circ}39'58''$ to the left, an arc distance of 31.30 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $49^{\circ}36'10''$ East, 28.20 feet;

Course No. 41: run thence, North $04^{\circ}46'10''$ East, along last said tangency, a distance of 29.28 feet, to a point;

Course No. 42: run thence, North $51^{\circ}07'26''$ East, a distance of 46.75 feet, to a point;

Course No. 43: run thence, North $75^{\circ}56'25''$ East, a distance of 85.45 feet, to a point;

Course No. 44: run thence, North $84^{\circ}36'51''$ East, a distance of 122.32 feet, to a point;

Course No. 45: run thence, South $87^{\circ}02'14''$ East, a distance of 77.58 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 46: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central angle of $55^{\circ}58'16''$ to the left, an arc distance of 19.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}58'38''$ East, 18.77 feet;

Course No. 47: run thence, North $36^{\circ}59'30''$ East, along last said tangency, a distance of 51.37 feet, to a point;

Course No. 48: run thence, North $77^{\circ}19'55''$ East, a distance of 23.77 feet, to a point;

Course No. 49: run thence, South $45^{\circ}18'27''$ East, a distance of 99.34 feet, to the point of curvature, of a curve leading northeasterly;

Course No. 50: run thence northeasterly, along and around the arc of a curve, being concave northerly, and having a radius of 20.00 feet, through a central