

**PETITION TO  
AMEND THE  
BOUNDARY OF THE  
TOLOMATO  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

Submitted by: HOPPING GREEN & SAMS, P.A.  
Katie S. Buchanan  
Florida Bar No. 14196  
Sarah S. Warren  
Florida Bar No. 88999  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Phone (850) 222-7500  
Fax (850) 224-8551  
District Counsel for Petitioner



cumulative net total greater than 50 percent (50%) of the District.<sup>2</sup> Therefore, the addition of the Expansion Parcel does not trigger the expanded review process of Section 190.046(1)(f), Florida Statutes.

3. After expansion, the District will encompass a total of approximately 13,933.86 acres. 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 the owners of one hundred percent (100%) of the lands comprising the Expansion Parcel. Documentation of this consent is contained in **Exhibit 5**. The favorable action of the Board of Supervisors of the District also constitutes consent for all of the lands within the District, as is evidenced by the District’s Resolution 2020-05 and submission of this Petition. Resolution 2020-05 is attached to as **Exhibit 6**.

5. The Petitioner and the owner of the Expansion Parcel (“Landowner”) agree that it is in the best interest of the Petitioner to amend its boundaries to add the Expansion Parcel. The Expansion Parcel is included within a neighborhood currently under development by the Landowner and is adjacent to the District’s current boundary. Including the Expansion Parcel within the District will allow all residents of the neighborhood to share in the same benefits offered by the District’s facilities and services, as well as share in the cost associated with the same.

---

<sup>2</sup> In 2010, the Split Pine Community Development District merged with Tolomato Community District, resulting in 13,376.91 acres within the District’s boundaries. In 2013 and 2018, the District underwent two boundary amendments resulting in the addition of 90.88 acres. Prior boundary amendments and the proposed boundary amendment will result in a cumulative net total 556.95 acres, or approximately 4% of the District’s total acreage after merger.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the Expansion Parcel, in accordance with the future land use plan element of the County's Future Land Use Plan is identified in **Exhibit 7**. Expansion of the District in the manner proposed is consistent with the adopted St. Johns County Comprehensive Plan.

7. District Facilities and Services. **Composite Exhibit 8** describes the types of facilities the District presently expects to finance, fund, construct, acquire, and/or install, as well as the anticipated entity for future ownership and maintenance.<sup>3</sup> The estimated costs of construction are also identified in **Composite Exhibit 8**. At present, these improvements are estimated to be made, acquired, constructed and/or installed in one phase over an estimated two-year period from 2020 to 2022. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates, and market conditions. Acceptance of any offer of dedication of facilities described herein shall be at the sole discretion of the Board of County Commissioners of St. Johns County. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of St. Johns County of improvements or acceptance of any operating and maintenance obligations of the District.

8. Statement of Estimated Regulatory Costs. **Exhibit 9** 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.

---

<sup>3</sup> Although the District was previously granted special powers authorized by Section 190.012, *Florida Statutes*, by St. Johns County, these estimates do not contemplate the exercise of special powers under Section 190.012, *Florida Statutes*.

9. Authorized Agent. The authorized agent for the Petitioner is Katie S. Buchanan. See **Exhibit 10** - Authorization of Agent. Copies of all correspondence should be sent to the following address:

Katie S. Buchanan, Esq.  
[katieb@hgslaw.com](mailto:katieb@hgslaw.com)  
Sarah S. Warren, Esq.  
[sarahw@hgslaw.com](mailto:sarahw@hgslaw.com)  
HOPPING GREEN & SAMS, P.A.  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314

10. Filing Fee. The District has submitted the Petition and a \$1,558 filing fee in conjunction with this Petition to St. Johns County. The District has also submitted the Petition, and a \$1,500 filing fee to the City of Jacksonville.

11. The Petition meets the requirement set forth in Section 190.046(1), *Florida Statutes*.

12. This Petition to amend the boundary of the Tolomato Community Development District should be granted because it meets the six (6) factors set forth in Section 190.005(1)(e), *Florida Statutes*. The District intends to provide evidence in support of each of the following factors at a local public hearing in accordance with the requirements of Section 190.046(d)4., *Florida Statutes*:

a. The statements contained within the Petition are true and correct. Section 190.005(1)(e)1., *Florida Statutes*.

b. 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, the St. Johns County Comprehensive Plan or the City of Jacksonville Comprehensive Plan. Section 190.005(1)(e)2., *Florida Statutes*.

c. 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. Section 190.005(1)(e)3., *Florida Statutes*.

d. The District, as amended, continues to be the best alternative for delivering community development services and facilities to the Expansion Parcel without imposing an additional burden on the general population of the local general-purpose government. Section 190.005(1)(e)4., *Florida Statutes*.

e. 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. Section 190.005(1)(e)5., *Florida Statutes*.

f. The area to be served by the District, as amended, continues to be amenable to separate special-district government. Section 190.005(1)(e)6., *Florida Statutes*.

WHEREFORE, Petitioner respectfully requests FLWAC to:

a. refer this Petition to the District's Board of Supervisors to conduct a local public hearing;

b. consider the entire record of the local public hearing in accordance with the requirements of Section 190.046(d)4., *Florida Statutes*;

c. grant the Petition and amend FLWAC Rule No. 42SS-1, *Florida Administrative Code*, to amend the boundaries of the District pursuant to Chapter 190, *Florida Statutes*.

RESPECTFULLY SUBMITTED, this 31st day of July, 2020.

HOPPING GREEN & SAMS, P.A.



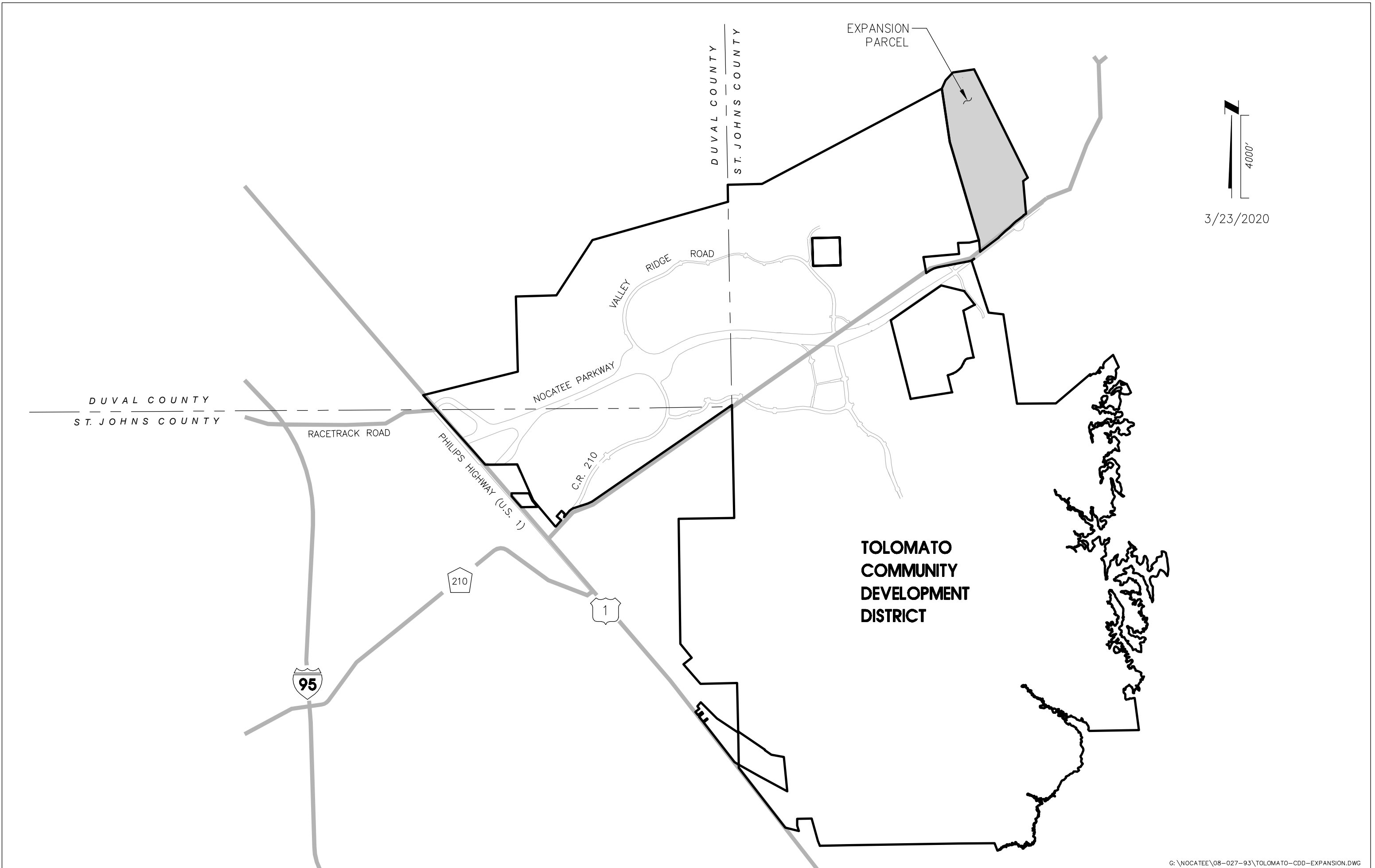
---

Katie S. Buchanan  
Florida Bar No. 14196  
Sarah S. Warren  
Florida Bar No. 88999  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301  
Phone (850) 222-7500  
Fax (850) 224-8551  
District Counsel for Petitioner

# EXHIBIT 1



i:\Nocatee\08-027-93\TOLOMATO-CDD-EXPANSION.dwg, 3/23/2020 10:16:56 AM, SimonelliD, 1:4102.12



3/23/2020

**TOLOMATO  
COMMUNITY  
DEVELOPMENT  
DISTRICT**

# EXHIBIT 2

**42SS-1.002 Boundary.**

The boundaries of the District are as follows:

**TRACT "A"**

All of Sections 36, 46 and 53 and portions of Sections 25, 34, 35, 47, 48, 49 and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North 41°50'26" West along said right of way line, a distance of 925.00 feet to a point; run thence North 76°59'37" East, a distance of 4,715.0 feet to a point; run thence North 00°37'22" West, a distance of 3,625.0 feet to a point; run thence North 89°34'10" East, a distance of 1,965.0 feet; run thence North 34°06'08" East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North 75°13'42" East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and it's Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South 00°54'07" East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South 89°37'49" West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

Containing 2014.98 acres, more or less.

**ALSO**

**TRACT "B"**

A portion of Sections 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66 and 67, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of said Section 30, thence North 88°46'16" East, along the Northerly line of said Section 30, a distance of 1,650.00 feet; thence North 62°04'32" East, departing said Northerly line, 6,963.21 feet; thence South 66°57'47" East, 3,127.56 feet; thence South 16°45'46" East, 4,961.31 feet to a corner on the Southerly line of Parcel Four as described and recorded in Official Records Book 1084, Page 676 of the Public Records of said county, said corner bears North 05°43'46" West, 554.57 feet from a point of intersection of the Northwesterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established, and the Easterly line of those lands described and recorded in Official Records Book 97, Page 151 of said Public Records; thence South 76°00'20" West, along said Southerly line of Parcel Four, 477.19 feet to the Northeasterly corner of that certain tract of land described recorded in Official Records Book 673, Page 636, of said Public Records; thence South 88°24'38" West, along the Northerly line of said tract, 536.97 feet to the Northwest corner of said tract; thence South 05°39'29" East, along the Westerly line of said tract and along the Westerly line of those lands described and recorded in Official Records Book 368, Page 550, of said Public Records, 531.82 feet to a point on the line dividing said Sections 28 and 55, of said Township and Range; thence South 84°58'55" West, along said dividing line, 1,735.13 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Book 1084, Page 676, of said Public Records, thence South 10°39'53" East, along the Easterly line of said Parcel Six, 669.50 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence South 34°40'35" East, 100.00 feet to a point lying on the Southeasterly right of way line of said Palm Valley Road; thence South 55°19'25" West, along said Southeasterly right of way line, a distance of 11,445.71 feet to its point of intersection with the Westerly line of said Section 6, Township 5 South, Range 29 East; thence North 01°10'10" West, departing said Southeasterly right of way line and along said Westerly section line, 38.64 feet to the Northwest corner of said Section 6; thence North 01°06'12" West, along the Westerly line of said Section 31, Township 4 South, Range 29 East, 81.33 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence North 01°06'12" West, continuing along said Westerly line, 5,276.65 feet to the Northwest corner of said Section 31; thence North 01°03'55" West, along the Westerly line of said Section 30, a distance of 5,346.79 feet to the Point of Beginning.

LESS AND EXCEPT from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

Containing 2,184.26 acres, more or less.

**ALSO**

**TRACT "C"**

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southeast corner of said Section 31, thence South 89°17'16" West, along the Southerly line of said Section 31, also being the Southerly line of said Township 4 South, a distance of 5,266.08 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established; thence Northeasterly, along said Southeasterly right of way line the following three courses: course one, North 55°19'25" East, a

distance of 11,557.34 feet to a point of curvature of a curve concave Southeasterly, having a radius of 943.73 feet; course two, Northeasterly along the arc of said curve, through a central angle of 23°49'06", an arc length of 392.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°13'58" East, 389.50 feet; course three, North 79°08'31" East, 1,466.20 feet; thence South 18°23'07" East, departing said Southeasterly right of way line, 2,599.93 feet; thence South 83°04'51" East, 711.15 feet; thence South 08°52'10" East, 4,360.19 feet to a point lying on said Southerly line of Township 4 South, Range 29 East; thence South 89°28'18" West, along said Township line, 8,236.57 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described and recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, of the Public Records of said County.

Containing 851.84 acres, more or less.

ALSO

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89°27'34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25°46'44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49°50'45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89°27'34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the Mean High Water Line of the Tolomato River.

Containing 98.59 acres, more or less.

ALSO

TRACT "E"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2; thence South 89°37'49" West, along the North line of said Section 2 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,349.29 feet to the Northeast corner of said Section 3; thence South 89°37'49" West, along the North line of said Section 3, and along said line dividing Duval County from St. Johns County, a distance of 225.00 feet the Northeast corner of the lands described in Official Records Book 919, Page 0475 of the Public Records of said County; thence along the boundary line of said lands the following six courses: 1) South 29°37'49" West, a distance of 795.13 feet; 2) South 89°37'49" West, a distance of 235.03 feet; 3) North 30°22'11" West, a distance of 760.49 feet; 4) South 89°37'49" West, 30 feet Southerly of and parallel with the aforementioned North line of Section 3, a distance of 1,833.24 feet; 5) South 75°36'44" West, a distance of 309.21 feet; 6) South 89°37'49" West, a distance of 107.20 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5); thence South 41°52'01" East, along said right of way line, a distance of 2,505.37 feet to an angle point in said right of way line; thence South 41°01'01" East continuing along said Northeasterly right of way line, a distance of 911.85 feet; thence North 89°16'00" East, along the Southerly line of the lands described in Deed Book 204, Page 330 of the aforementioned Public Records, a distance of 1,557.93 feet to a point on the Northeasterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°06'04" East, along said Northeasterly right of way line, a distance of 409.90 feet to an angle point in said right of way line; thence South 23°53'04" East, continuing along said Northeasterly right of way line, a distance of 1,470.07 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Northeasterly right of way line, a distance of 1,680.82 feet to an intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210, as now established as a 100 foot right of way; thence Northeasterly along said right of way line the following six courses: 1) North 41°36'00" East, a distance of 1,021.40 feet to the point of curvature of a curve concave Southeasterly, having a radius of 416.47 feet; 2) Northeasterly along the arc of said curve, a chord bearing of North 56°39'27" East, a chord distance of 216.39 feet, an arc distance of 218.90 feet to the point of tangency of said curve; 3) North 71°42'54" East, a distance of 746.02 feet to the point of curvature of a curve concave Northwesterly, having a radius of 809.92 feet; 4) Northeasterly along the arc of said curve, a chord bearing of North 63°32'22" East, a chord distance of 230.35 feet and an arc distance of 231.14 feet to the point of tangency of said curve; 5) North 55°21'50" East, a distance of 1769.51 feet to an intersection with the East line of aforementioned Section 2; 6) continue North 55°21'50" East, a distance of 6,269.03 feet to an intersection with the North line of aforementioned Section 1; thence South 89°06'30" West, along said North line of Section 1 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,223.14 feet to the Northwest corner of said Section 1 and the Point of Beginning.

Containing 881.20 acres, more or less.

ALSO

TRACT "E"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5) with the West line of said Section 2; thence North 00°59'33" West, along said West line of Section 2, a distance of 125.93 feet; thence North 89°16'57" East, along the North line of Tract 11 of an unrecorded subdivision known as Durbin Subdivision, a distance of 836.38 feet to the point on the Southwesterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°53'04" East, along said Southwesterly right of way line, a distance of 388.35 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Southwesterly right of way line, a distance of 403.00 feet; thence South 89°17'26" West, along the South line of aforementioned Tract 11, a distance of 782.06 feet to a point on the aforementioned Northeasterly right of way line of U.S. Highway No. 1; thence North 41°01'01" West, along said Northeasterly right of way line, a distance of 712.66 feet to the Point of Beginning.

Containing 12.60 acres, more or less.

ALSO

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of said Section 12, and run South 02°32'48" East, along the Easterly boundary of said Section, a distance of 5,331.05 feet to the Southeast corner of said Section; run thence South 01°38'27" East, along the Easterly boundary of said Section 13, a distance of 2,487.50 feet to the Southeast corner of the Northeast 1/4 of said Section; run thence South 87°23'00" West, along the Southerly line of said Northeast 1/4, a distance of 1,733.13 feet; run thence North 43°10'20" West, a distance of 1,268.24 feet; run thence North 50°05'18" East, a distance of 498.34 feet; run thence North 40°25'16" West, a distance of 766.09 feet to a point on aforesaid Westerly line of the Northeast 1/4 of Section 13; run thence North 00°46'57" West, along said Westerly line and along the Westerly line of the East 1/2 of Section 12, a distance of 6,046.27 feet to the Northwest corner of the said East 1/2 of Section 12; run thence North 89°35'26" East, along the Northerly boundary of said Section 12, a distance of 2,488.06 feet to the Point of Beginning.

Containing 452.84 acres, more or less.

ALSO

TRACT "G"

A portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded in Official Records Book 675, Page 350, Public Records of said County and being more particularly described as follows:

For Point of Beginning, commence at the extreme Northerly corner of said Section 37 and run South 40°55'04" West, along the Northwesterly boundary of said Section, a distance of 269.22 feet; run thence South 37°41'20" East, a distance of 148.80 feet; run thence South 52°27'18" West, a distance of 240.00 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1, State Road No. 5; run thence South 37°47'17" East, along said right of way line, a distance of 200.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 100.00 feet; thence South 52°12'43" West, a distance of 240.00 feet to said Northeasterly right of way line; run thence South 37°47'17" East, along said right of way line, a distance of 300.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 50.00 feet; run thence South 52°12'43" West, a distance of 240.00 feet to aforesaid Northeasterly right of way line; run thence South 39°04'14" East, along said right of way line, a distance of 2,011.89 feet to its point of intersection with the Southwesterly line of said Section 37; run thence South 83°10'07" East, along said Section line, a distance of 383.30 feet to the extreme Southerly corner of said Section; run thence North 00°14'24" East, along said Section line, a distance of 1,126.79 feet; run thence North 56°19'41" West, continuing along said Section line, a distance of 1,301.59 feet; run thence North 43°06'02" West, along said Section line, a distance of 1,014.06 feet to the Point of Beginning.

Containing 44.88 acres, more or less.

ALSO

TRACT "H"

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South 89°27'34" West, along the Northerly line of said Section, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South 00°56'57" West, along said Section line, a distance of 5,407.34 feet to the Southwest corner of said Section; run thence South 02°32'48" East, along the Westerly boundary of Section 7,

said Township and Range, a distance of 5,331.05 feet to the Southwest corner thereof; run thence South 01°38'27" East, along the Westerly line of Section 18, said Township and Range, a distance of 4,909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South 55°40'59" East, a distance of 1,887.09 feet; second course, South 79°34'02" East, a distance of 639.79 feet; third course, South 07°57'59" East, a distance of 1,679.42 feet; fourth course, North 59°54'33" West, a distance of 2,797.08 feet to the Southwesterly corner of said Section; run thence South 01°29'54" East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway No. 1, State Road No. 5; run thence South 37°55'34" East, along said right of way line, a distance of 3,131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South 74°56'37" East, along said Section line and subdivision line, a distance of 1,096.67 feet; run thence North 13°29'52" West, along said subdivision line, a distance of 183.21 feet; run thence North 02°39'45" East, along said subdivision line, a distance of 265.41 feet; run thence South 89°01'13" East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South 15°19'35" East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North 88°50'30" East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North 89°10'44" East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8,762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North 28°40'40" East and a distance of 5,998.15 feet from last said point; run thence North 89°17'02" East, along said Section line, a distance of 2,378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North 07°25'34" West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1,870.17 feet; second course, North 36°44'53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14°22'06" East, a distance of 8,564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07°59'12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21°43'09" West along said right of way line, a distance of 3,362.70 feet; sixth course, North 25°49'03" West, along said right of way line, a distance of 1,899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89°27'34" West, along said Township line, a distance of 14,134.03 feet to the Point of Beginning. LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River, owned by the State.

Containing 8465.72 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/SONOC

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 1462, page 667 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01°10'10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North 55°22'18" East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said former Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North 58°25'07" West, departing said former Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet; thence Northwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 05°09'39", an arc length of 86.11 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 60°59'56" West, 86.08 feet; thence North 55°19'25" East, departing said Northerly right of way line and along said former Northwesterly right of way line, 1,834.32 feet to a point lying on the Westerly line of Concept Parcel 5, as described and recorded in Official Records Book 3422, page 1351 said Public Records; thence South 17°09'29" West, departing said former Northwesterly right of way line and along said Westerly line, 161.83 feet to a point lying on said former Southeasterly right of way line of County Road No. 210; thence South 55°19'25" West, departing said Westerly line and along said former Southeasterly right of way line, 1,658.87 feet to the Point of Beginning.

Containing 4.01 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/TC DEVELOPMENT

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 2,417.04 feet to a point lying on the Westerly line of Concept Parcel 5, as described and recorded in said Official Records Book 3422, page 1351, and the Point of Beginning.

From said Point of Beginning, thence North  $17^{\circ}09'29''$  East, departing said former Southeasterly right of way line of County Road No. 210 and along said Westerly line of Concept Parcel 5, a distance of 161.83 feet to a point lying on the former Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Westerly line and along said former Northwesterly right of way line, 1,942.18 feet to a point lying on the Westerly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 said Public Records, said point being a point on a curve; thence along said Westerly right of way line the following 3 courses: Course 1, thence Southerly, departing said Northwesterly right of way line and along the arc of said curve concave Westerly having a radius of 448.00 feet, through a central angle of  $12^{\circ}12'00''$ , an arc length of 95.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $14^{\circ}54'32''$  East, 95.21 feet; Course 2, thence North  $79^{\circ}22'39''$  East, 24.19 feet to a point on a curve concave Westerly having a radius of 1,055.00 feet; Course 3, thence Southerly along the arc of said curve through a central angle of  $00^{\circ}01'49''$ , an arc length of 0.56 feet to a point on said curve, said point lying on said former Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of South  $18^{\circ}32'33''$  East, 0.56 feet; thence South  $55^{\circ}19'25''$  West, departing said Westerly right of way line, and along said former Southeasterly right of way line, 2,059.15 feet to the Point of Beginning.

Containing 4.57 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/TOWN PLAZA AVENUE

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3580, page 1905 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 4,476.19 feet to a point lying on the Westerly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 of said Public Records, said point being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Northwesterly along said Westerly right of way line the following 3 courses: Course 1, thence along the arc of a curve concave Southwesterly having radius of 1,055.00 feet, through a central angle of  $00^{\circ}01'49''$ , an arc length of 0.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}32'33''$  West, 0.56 feet; Course 2, thence South  $79^{\circ}22'39''$  West, 24.19 feet to a point on a curve on concave Westerly having a radius of 448.00 feet; Course 3, thence Northerly along the arc of said curve through a central angle of  $12^{\circ}12'00''$ , an arc length of 95.39 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $14^{\circ}54'32''$  West, 95.21 feet; thence North  $55^{\circ}19'25''$  East, departing said Westerly right of way line and along said former Northwesterly right of way line, 91.71 feet to a point lying on the Easterly right of way line of said Town Plaza Avenue, said point being a point on a curve concave Southwesterly having a radius of 572.00 feet; thence Southeasterly, departing said Northwesterly right of way line and along said Easterly right of way line, and along the arc of said curve through a central angle of  $08^{\circ}20'41''$ , an arc length of 83.31 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $24^{\circ}48'15''$  East, 83.23 feet; thence continuing Southeasterly, along said Easterly right of way line and along the arc of a curve concave Southwesterly having a radius of 1,135.00 feet, through angle of  $00^{\circ}56'19''$ , an arc length of 18.59 feet to a point lying on said former Southeasterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of South  $20^{\circ}09'45''$  East, 18.59 feet; thence South  $55^{\circ}19'25''$  West, departing said Easterly right of way line and along said former Southeasterly right of way line, 83.04 feet to the Point of Beginning.

Containing 0.23 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/REGENCY SHOPPING CENTER

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3022, page 1920 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 4,559.23 feet to a point lying on the Easterly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 of said Public Records, said point being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Northwesterly along said Easterly right of way line and along the arc of a curve concave Southwesterly having radius of 1,135.00 feet, through a central angle of  $00^{\circ}56'19''$ , an arc length of 18.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $20^{\circ}09'45''$  West, 18.59 feet; thence Northwesterly, continuing along said Easterly right of way line and along the arc of a curve concave Southwesterly having a radius of 572.00 feet, through a central angle of  $08^{\circ}20'41''$ , an arc length of 83.31 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $24^{\circ}48'15''$  West, 83.23 feet; thence North  $55^{\circ}19'25''$  East, departing said Easterly right of way line and along said former Northwesterly right of way line, 510.60 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South  $87^{\circ}28'14''$  East, departing said former Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said former Southeasterly right of way line of County Road No. 210; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said former Southeasterly right of way line, 661.25 feet to the Point of Beginning.

Containing 1.34 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeasterly right of way line, 6,510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeasterly right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4,890.01 feet, through a central angle of  $00^{\circ}08'41''$ , an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}43'27''$  West, 12.34 feet; thence South  $81^{\circ}28'32''$  West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $43^{\circ}47'58''$ , an arc length of 263.92 feet to a point on said curve, said point lying on said Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of North  $78^{\circ}10'16''$  East, 257.55 feet; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeasterly right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

ALSO

PARCEL 5C ANNEX

A portion of Section 20, together with portions of Section 41 of the Francis X. Sanchez Grant, Section 49 of the Pedro R. DeCala Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Pedro R. DeCala Grant and Section 68 of the Sabate or F.X. Sanchez Grant, all lying within Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 695, of the Public Records of said county, being more particularly described as follows: For a Point of Reference, commence at the Northeasterly corner of Tract "E" as depicted on Twenty Mile at Nocatee Phase



3B, a plat recorded in Map Book 82, pages 68 through 78 of said Public Records; thence North 62°04'32" East, along the Northerly line of those lands described and recorded in Official Records Book 3321, page 603 of said Public Records, 111.29 feet to the Point of Beginning. From said Point of Beginning, thence continue North 62°04'32" East, along the Northerly line of said Official Records Book 1462, page 695, a distance of 2824.47 feet; thence South 08°24'39" East, departing said Northerly line, 2596.39 feet to a point lying on said Northerly line of Official Records Book 3321 page 603; thence North 66°34'32" West, along said Northerly line, 3133.65 feet to the Point of Beginning.  
Containing 79.34 acres. more or less.

**ALL OF THE FOREGOING TRACTS, LESS AND EXCEPT THE FOLLOWING NOCATEE PRESERVE PARCEL**

**Legal Description for Nocatee Preserve Parcel**

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Travers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Travers or Smith Grant, together with a portion of fractional Sections 4, 9, 15 and 16, unsurveyed Sections 3, 10 and 15, a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Travers Grant, a portion of Section 65, the William Travers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North 89°09'44" East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point; thence North 00°53'59" West, departing said dividing line, a distance of 21,013.50 feet; thence North 89°28'18" East, 7,845.55 feet to the Point of Beginning.

From the Point of Beginning, continue thence North 89°28'18" East, 2,002.82 feet to a point; thence North 49°45'40" East, 2,486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River; thence Northeasterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North 49°45'40" East and lies 891.44 feet distant from last said point; thence continue North 49°45'40" East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County; thence South 25°27'19" East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South 25°27'19" East and lies 882.67 feet distant from last said point; thence South 25°27'19" East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South 12°08'19" West and lies 6,736.68 feet distant from last said point; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North 50°08'35" West and lies 2,947.90 feet distant from last said point; thence Southeasterly, along the meanderings of said Southerly Mean High Water Line, 4,590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South 44°01'31" East and lies 2,750.85 feet distant from last said point; thence Southwesterly, along said Northerly Mean High Water Line, 3,210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South 59°59'47" West and lies 1,535.26 feet distant from last said point; thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North 78°09'08" East and lies 2,092.17 feet distant from last said point; thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South 11°08'21" East and lies 7,496.56 feet distant from last said point; thence North 53°26'01" West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line; thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 190 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South 56°09'33" West and lies 132.37 feet distant from last said point; thence South 36°33'59" West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the Northwesterly corner thereof; thence South 07°36'28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2,025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07°36'28" East and lies 228.65 feet distant from last said point; thence continue South 07°36'28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1,558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5

South, Range 29 East; thence South 88°59'50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2,392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40°12'46" West and lies 661.31 feet distant from last said point; thence North 03°47'40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less; thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°12'26"E	176.12
L2	N41°27'20"W	353.93
L3	N09°17'15"E	138.89
L4	N44°47'01"W	262.77
L5	N20°04'36"E	91.20
L6	N46°35'36"W	65.27
L7	N73°58'12"W	460.71
L8	S88°23'32"W	186.99
L9	N12°41'19"E	583.25
L10	N38°40'26"W	425.76
L11	N13°13'44"E	168.80
L12	N08°17'36"W	207.63
L13	S84°21'30"W	42.63
L14	N39°38'46"W	88.90
L15	N09°32'28"W	504.23
L16	N17°50'38"W	277.95
L17	N01°52'17"E	208.02
L18	N10°56'17"E	65.52
L19	N86°40'52"W	86.35
L20	N01°33'03"E	72.16
L21	N05°07'43"W	227.92
L22	N61°54'04"W	128.63
L23	N06°38'37"W	531.32
L24	N14°56'55"E	221.67
L25	N34°26'51"W	268.06
L26	N01°39'42"E	176.28
L27	N52°28'54"W	267.72
L28	N00°24'46"E	417.49
L29	N22°27'02"E	88.49
L30	N13°55'58"W	980.21
L31	N09°37'32"W	50.36
L32	N05°01'33"E	64.80
L33	N05°23'42"W	141.39

LINE TABLE		
LINE	BEARING	LENGTH
L34	N05°19'40"W	675.85
L35	N05°16'15"W	120.59
L36	N53°01'04"E	94.74
L37	N27°35'22"W	128.62
L38	N02°43'26"W	113.80
L39	N18°54'00"W	192.26
L40	S74°43'35"W	245.26
L41	N29°58'13"W	170.14
L42	S57°29'13"W	226.08
L44	S62°26'12"W	98.07
L45	S45°53'19"W	71.58
L46	N77°33'54"W	309.23
L47	N07°42'42"W	255.98
L48	N07°36'57"W	155.90
L49	N41°36'31"E	142.09
L50	N55°17'37"W	356.27
L51	N34°20'54"W	72.29
L52	N28°31'37"E	163.26
L53	S89°25'49"E	385.09
L54	N68°14'47"E	318.46
L55	N82°45'56"E	90.65
L56	N28°23'33"E	135.91
L58	N69°15'05"W	215.89
L59	N47°58'00"W	108.98
L60	N14°38'02"W	161.52
L61	N37°32'55"E	207.83
L62	N67°04'16"W	88.99
L63	N32°21'17"W	371.08
L64	S82°46'13"W	115.25
L65	S82°37'42"W	157.42
L66	N42°39'50"W	169.04
L67	S79°45'15"W	259.82
L68	N68°14'59"W	288.16

LINE TABLE		
LINE	BEARING	LENGTH
L69	N66°30'26"W	763.54
L70	N27°49'18"E	318.64
L71	S61°18'54"E	474.32
L72	N15°25'44"E	558.14
L73	N74°34'16"E	264.64
L74	S69°31'33"E	447.34
L75	N52°37'35"E	373.46
L76	N71°25'20"E	235.13
L77	N28°13'07"E	183.33
L78	N52°37'35"E	81.68
L79	N04°04'59"W	351.09
L80	N37°44'34"W	82.83
L81	N37°33'05"W	326.82
L82	N29°30'52"W	88.59
L83	N89°04'46"W	286.36
L84	S65°52'56"W	356.10
L86	N01°27'15"W	704.94
L87	N31°11'22"E	69.55
L88	N67°19'49"E	265.21
L89	N04°54'52"W	233.03
L90	N04°42'49"W	155.02
L91	N20°39'16"E	228.79
L92	N23°40'22"W	643.89
L93	N09°46'35"W	88.85
L94	N41°22'00"E	129.60
L95	N26°51'41"W	139.08
L96	N18°40'47"W	87.35
L97	N06°45'41"W	279.90
L98	N45°06'38"E	227.49

C:\Documents and Settings\mehrdad.Lee\My Documents\Temporary Internet Files\2009\mehrdad.Lee\01-10-01 Aug. 41152004 3:07:50 PM.mxd

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 68 through 78 of the Public Records of said county.  
Containing 1630 acres, more or less.  
Containing 13,467.79 TOTAL acres, more or less.

# EXHIBIT 3

August 2, 2019

Work Order No. 19-064.00  
File No. 125D-07.00A

**SURVEYOR'S DESCRIPTION:**

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R DeCala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county; thence North  $62^{\circ}04'32''$  East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2824.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North  $23^{\circ}32'02''$  East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet; thence North  $42^{\circ}46'52''$  East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South  $11^{\circ}56'44''$  East, along said Westerly right of way line, 6.74 feet; thence South  $26^{\circ}22'22''$  East, continuing along said Westerly right of way line, 5816.81 feet to the Northeasterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records; thence South  $52^{\circ}33'40''$  West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 279.84 feet to the Northwesterly corner thereof; thence South  $05^{\circ}15'10''$  East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 1581.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2338, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following 10 courses: Course 1, thence South  $54^{\circ}59'39''$  West, 149.33 feet; Course 2; thence South  $53^{\circ}54'16''$  West, 25.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 4077.25 feet; Course 3; thence Southwesterly along the arc of said curve, through a central angle of  $05^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4; thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeasterly having a radius of 4091.00 feet; Course 5; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}17'59''$ , an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $47^{\circ}18'18''$  West, 164.19 feet; Course 6; thence South  $46^{\circ}09'19''$  West, 186.97 feet to the point of curvature of a curve concave Southeasterly having a radius of 4045.00 feet; Course 7; thence Southwesterly along the arc of said curve, through a central angle of  $01^{\circ}48'01''$ , an arc length of 127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

South  $45^{\circ}15'18''$  West, 127.09 feet; Course 8; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 2025.00 feet, through a central angle of  $07^{\circ}14'59''$ , an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}22'13''$  West, 256.06 feet; Course 9; thence South  $46^{\circ}44'44''$  West, 439.71 feet; Course 10; thence South  $05^{\circ}46'14''$  East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parkway, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South  $52^{\circ}47'44''$  West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1553, of said Public Records; thence North  $05^{\circ}44'50''$  West, departing said Northerly right of way line and along the Easterly line of last said lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 57 through 76, of said Public Records; thence North  $16^{\circ}26'54''$  West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4948.37 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North  $08^{\circ}24'39''$  West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2596.39 feet to the Point of Beginning.

Containing 466.07 acres, more or less.

# MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R DECALA GRANT, SECTION 51 OF THE THE BEN CHAIRES GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

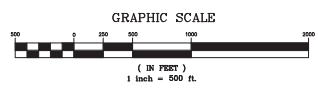
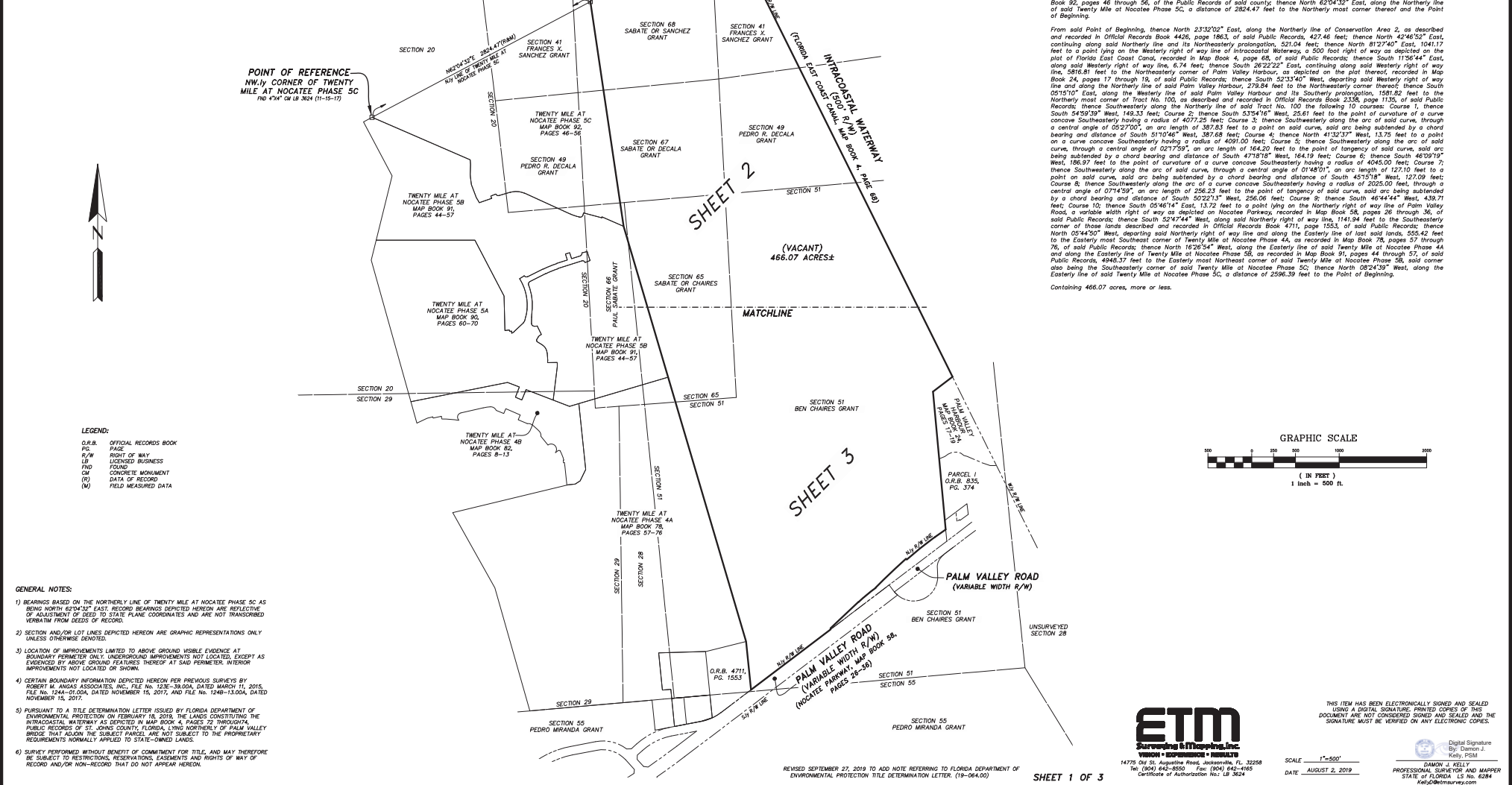
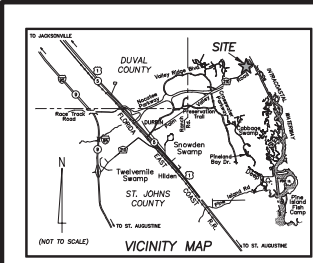
## SURVEYOR'S DESCRIPTION:

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R Decala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or Decala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county, thence North 62°04'32" East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2828.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North 23°32'02" East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet, thence North 42°46'52" East, continuing along said Northerly line and its Northerly prolongation, 521.04 feet, thence North 81°27'40" East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records, thence South 11°56'44" East, along said Westerly right of way line, 6.74 feet; thence South 26°22'22" East, continuing along said Westerly right of way line, 5816.81 feet to the Northwesterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records, thence South 52°33'40" West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 278.84 feet to the Northwesterly corner thereof; thence South 02°15'07" East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 151.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2358, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following: Course 1, thence South 54°59'39" West, 149.33 feet; Course 2, thence South 23°54'16" West, 25.61 feet to the point of curvature of a curve concave Southwesterly having a radius of 4077.25 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of 05°27'00", an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°04'46" West, 387.68 feet; Course 4, thence North 41°32'37" West, 13.75 feet to a point on a curve concave Southwesterly having a radius of 4080.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of 02°17'59", an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°18'19" West, 164.19 feet; Course 6, thence South 46°00'18" West, 186.97 feet to the point of curvature of a curve concave Southwesterly having a radius of 4045.00 feet; Course 7, thence Southwesterly along the arc of said curve, through a central angle of 01°48'01", an arc length of 127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 42°57'18" West, 127.09 feet; Course 8, thence Southwesterly along the arc of a curve concave Southwesterly having a radius of 2025.00 feet, through a central angle of 07°14'59", an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9, thence South 46°44'44" West, 439.71 feet; Course 10, thence South 05°46'14" East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parcels, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South 52°47'44" West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1353, of said Public Records; thence North 05°44'50" West, departing said Northerly right of way line and along the Easterly line of last sold lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 07 through 76, of said Public Records; thence North 15°29'54" West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A, and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4848.37 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North 08°24'39" West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2586.39 feet to the Point of Beginning.

Containing 468.07 acres, more or less.



**LEGEND:**

D.R.B.	OFFICIAL RECORDS BOOK
P.S.	PAGE
R/W	RIGHT OF WAY
LE	LEASED BUSINESS
FM	FOUND
CM	CONCRETE MONUMENT
(R)	DATA OF RECORD
(M)	FIELD MEASURED DATA

- GENERAL NOTES:**
- 1) BEARINGS BASED ON THE NORTHERLY LINE OF TWENTY MILE AT NOCATEE PHASE 5C AS BEING NORTH 82°04'32" EAST. RECORD BEARINGS SHOWN HEREON ARE REFLECTIVE OF ADJUSTMENT OF DEED TO STATE PLANE COORDINATES AND ARE NOT TRANSFERRED HEREBY FROM DEEDS OF RECORD.
  - 2) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.
  - 3) LOCATION OF IMPROVEMENTS LIMITED TO ABOVE GROUND VISIBLE EVIDENCE AT BOUNDARY PERMETER ONLY. UNDERGROUND IMPROVEMENTS NOT LOCATED, EXCEPT AS EVIDENCED BY ABOVE GROUND FEATURES THEREOF AT SAID PERMETER. INTERIOR IMPROVEMENTS NOT LOCATED OR SHOWN.
  - 4) CERTAIN BOUNDARY INFORMATION DEPICTED HEREON PER PREVIOUS SURVEYS BY ROBERT M. ANGLAS ASSOCIATES, INC., FILE NO. 123E-39, 00A, DATED MARCH 11, 2015, FILE NO. 244-01-00A, DATED NOVEMBER 15, 2017, AND FILE NO. 1240-13, 00A, DATED NOVEMBER 15, 2017.
  - 5) PURSUANT TO A TITLE DETERMINATION LETTER ISSUED BY FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION ON FEBRUARY 18, 2018, THE LANDS CONTAINING THE INTRACOASTAL WATERWAY AS DEPICTED IN MAP BOOK 4, PAGES 72 THROUGH 74, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING NORTHERLY OF PALM VALLEY BRIDGE THAT ADJOIN THE SUBJECT PARCELS ARE NOT SUBJECT TO THE PROPRIETARY REQUIREMENTS NORMALLY APPLIED TO STATE-OWNED LANDS.
  - 6) SURVEY PERFORMED WITHOUT BENEFIT OF COMMENT FOR TITLE, AND MAY THEREFORE BE SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS AND RIGHTS OF WAY OF RECORD AND/OR NON-RECORD THAT DO NOT APPEAR HEREON.

**EIM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • INTEGRITY

14725 SW Augustine Road, Suite 100, Jacksonville, FL 32258  
Tel: (904) 642-8500 Fax: (904) 642-4465  
Certificate of Authorization: LB 3624

DATE: AUGUST 2, 2019

SURVEYOR: DAMON W. KELLY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA, License No. 6284  
kelly@eimsurvey.com

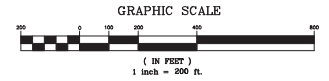
DIGITAL SIGNATURE  
By: Damon W. Kelly, PSM

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED VALID UNLESS THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.





A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R DECALA GRANT, SECTION 51 OF THE THE BEN CHAIRES GRANT, SECTION 65 OF THE SABATE OR CHAIRES GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



MATCHLINE SEE SHEET 2

(VACANT)  
466.07 ACRES±  
SECTION 51  
BEN CHAIRES GRANT

LINE	BEARING	LENGTH
L1	S54°59'39"W	149.33'(M) 149.36'(R)
L2	S53°54'18"W	20.81' (R&M)
L3	N41°32'37"W	13.75' (R&M)
L4	S46°09'19"W	186.97' (R&M)
L5	S46°44'44"W	439.71' (R&M)
L6	S05°46'14"E	13.72' (R&M)

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	4077.26'	52°7'00"	387.83'	S51°10'46"W	387.88'(M) 387.62'(R)
C2	4091.00'	217°59"	164.20'	S47°18'18"W	164.19'(M) 164.20'(R)
C3	4048.00'	1°48'01"	127.10'	S45°15'18"W	127.05'(M) 127.08'(R)
C4	2025.00'	71°4'59"	256.23'	S50°22'13"W	256.06'(M) 256.05'(R)

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
  - P.C. PAGE
  - F.D.O.T. FLORIDA DEPARTMENT OF TRANSPORTATION
  - R/W RIGHT OF WAY
  - DIRECTION ONLY
  - (D) DATA OF RECORD
  - (F) FENCE DE
  - (M) FIELD MEASURED DATA
  - (N) PERPENDICULAR TO NEAREST EDGE OF WATER
  - LB LICENSED BUSINESS
  - F.O.D. FOUND
  - CM CONCRETE MONUMENT
  - RB&C REBAR AND CAP
  - P.C. POINT OF CURVATURE
  - P.T. POINT OF TANGENCY
  - P.O.C. POINT ON CURVE
  - R RADIUS
  - CA CENTRAL ANGLE
  - CL CHORD BEARING
  - CH CHORD DISTANCE
  - CONC CONCRETE
  - C&C CONCRETE CURB AND GUTTER
  - CUP CONCRETE UTILITY POLE
  - MUP METAL UTILITY POLE
  - MLP METAL LIGHT POLE
  - OH OVERHEAD UTILITIES
  - EWB ELECTRIC WIRE PULL BOX
  - WV WATER VALVE
  - WM WATER METER
  - TH FIRE HYDRANT
  - RM REUSE WATER MARKER
  - ICV IRRIGATION CONTROL VALVE
  - D&M DRAINAGE MANHOLE
  - CSF CATCH BASIN
  - CI CURB INLET
  - CONC CONCRETE INTERED END SECTION
  - RES REINFORCED CONCRETE PIPE
  - COMP CORRUGATED METAL PIPE
  - TEL TELECOMMUNICATIONS RISER
  - FIW FIELD WIRE TRENCH
  - FLD FIELD LINE DATA
  - CTI TABLED CURVE DATA
  - INFORMATION SIGN (UNLESS OTHERWISE NOTED)

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3634

**SHEET 3 OF 3**  
SEE SHEET 1 FOR GENERAL NOTES.

# EXHIBIT 4

**42SS-1.002 Boundary.**

The boundaries of the District are as follows:

**TRACT "A"**

All of Sections 36, 46 and 53 and portions of Sections 25, 34, 35, 47, 48, 49 and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North 41°50'26" West along said right of way line, a distance of 925.00 feet to a point; run thence North 76°59'37" East, a distance of 4,715.0 feet to a point; run thence North 00°37'22" West, a distance of 3,625.0 feet to a point; run thence North 89°34'10" East, a distance of 1,965.0 feet; run thence North 34°06'08" East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North 75°13'42" East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and it's Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South 00°54'07" East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South 89°37'49" West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

Containing 2014.98 acres, more or less.

**ALSO**

**TRACT "B"**

A portion of Sections 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66 and 67, Township 4 South, Range 29 East, together with a portion of Section 6, Township 5 South, Range 29 East, all lying in St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of said Section 30, thence North 88°46'16" East, along the Northerly line of said Section 30, a distance of 1,650.00 feet; thence North 62°04'32" East, departing said Northerly line, 6,963.21 feet; thence South 66°57'47" East, 3,127.56 feet; thence South 16°45'46" East, 4,961.31 feet to a corner on the Southerly line of Parcel Four as described and recorded in Official Records Book 1084, Page 676 of the Public Records of said county, said corner bears North 05°43'46" West, 554.57 feet from a point of intersection of the Northwesterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established, and the Easterly line of those lands described and recorded in Official Records Book 97, Page 151 of said Public Records; thence South 76°00'20" West, along said Southerly line of Parcel Four, 477.19 feet to the Northeasterly corner of that certain tract of land described recorded in Official Records Book 673, Page 636, of said Public Records; thence South 88°24'38" West, along the Northerly line of said tract, 536.97 feet to the Northwest corner of said tract; thence South 05°39'29" East, along the Westerly line of said tract and along the Westerly line of those lands described and recorded in Official Records Book 368, Page 550, of said Public Records, 531.82 feet to a point on the line dividing said Sections 28 and 55, of said Township and Range; thence South 84°58'55" West, along said dividing line, 1,735.13 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Book 1084, Page 676, of said Public Records, thence South 10°39'53" East, along the Easterly line of said Parcel Six, 669.50 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence South 34°40'35" East, 100.00 feet to a point lying on the Southeasterly right of way line of said Palm Valley Road; thence South 55°19'25" West, along said Southeasterly right of way line, a distance of 11,445.71 feet to its point of intersection with the Westerly line of said Section 6, Township 5 South, Range 29 East; thence North 01°10'10" West, departing said Southeasterly right of way line and along said Westerly section line, 38.64 feet to the Northwest corner of said Section 6; thence North 01°06'12" West, along the Westerly line of said Section 31, Township 4 South, Range 29 East, 81.33 feet to a point lying on said Northwesterly right of way line of Palm Valley Road; thence North 01°06'12" West, continuing along said Westerly line, 5,276.65 feet to the Northwest corner of said Section 31; thence North 01°03'55" West, along the Westerly line of said Section 30, a distance of 5,346.79 feet to the Point of Beginning.

LESS AND EXCEPT from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

Containing 2,184.26 acres, more or less.

**ALSO**

**TRACT "C"**

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southeast corner of said Section 31, thence South 89°17'16" West, along the Southerly line of said Section 31, also being the Southerly line of said Township 4 South, a distance of 5,266.08 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210, a 100 foot right of way as now established; thence Northeasterly, along said Southeasterly right of way line the following three courses: course one, North 55°19'25" East, a

distance of 11,557.34 feet to a point of curvature of a curve concave Southeasterly, having a radius of 943.73 feet; course two, Northeasterly along the arc of said curve, through a central angle of 23°49'06", an arc length of 392.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 67°13'58" East, 389.50 feet; course three, North 79°08'31" East, 1,466.20 feet; thence South 18°23'07" East, departing said Southeasterly right of way line, 2,599.93 feet; thence South 83°04'51" East, 711.15 feet; thence South 08°52'10" East, 4,360.19 feet to a point lying on said Southerly line of Township 4 South, Range 29 East; thence South 89°28'18" West, along said Township line, 8,236.57 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described and recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, of the Public Records of said County.

Containing 851.84 acres, more or less.

ALSO

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89°27'34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 78, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25°46'44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49°50'45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89°27'34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the Mean High Water Line of the Tolomato River.

Containing 98.59 acres, more or less.

ALSO

TRACT "E"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said Section 2; thence South 89°37'49" West, along the North line of said Section 2 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,349.29 feet to the Northeast corner of said Section 3; thence South 89°37'49" West, along the North line of said Section 3, and along said line dividing Duval County from St. Johns County, a distance of 225.00 feet the Northeast corner of the lands described in Official Records Book 919, Page 0475 of the Public Records of said County; thence along the boundary line of said lands the following six courses: 1) South 29°37'49" West, a distance of 795.13 feet; 2) South 89°37'49" West, a distance of 235.03 feet; 3) North 30°22'11" West, a distance of 760.49 feet; 4) South 89°37'49" West, 30 feet Southerly of and parallel with the aforementioned North line of Section 3, a distance of 1,833.24 feet; 5) South 75°36'44" West, a distance of 309.21 feet; 6) South 89°37'49" West, a distance of 107.20 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5); thence South 41°52'01" East, along said right of way line, a distance of 2,505.37 feet to an angle point in said right of way line; thence South 41°01'01" East continuing along said Northeasterly right of way line, a distance of 911.85 feet; thence North 89°16'00" East, along the Southerly line of the lands described in Deed Book 204, Page 330 of the aforementioned Public Records, a distance of 1,557.93 feet to a point on the Northeasterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°06'04" East, along said Northeasterly right of way line, a distance of 409.90 feet to an angle point in said right of way line; thence South 23°53'04" East, continuing along said Northeasterly right of way line, a distance of 1,470.07 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Northeasterly right of way line, a distance of 1,680.82 feet to an intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210, as now established as a 100 foot right of way; thence Northeasterly along said right of way line the following six courses: 1) North 41°36'00" East, a distance of 1,021.40 feet to the point of curvature of a curve concave Southeasterly, having a radius of 416.47 feet; 2) Northeasterly along the arc of said curve, a chord bearing of North 56°39'27" East, a chord distance of 216.39 feet, an arc distance of 218.90 feet to the point of tangency of said curve; 3) North 71°42'54" East, a distance of 746.02 feet to the point of curvature of a curve concave Northwesterly, having a radius of 809.92 feet; 4) Northeasterly along the arc of said curve, a chord bearing of North 63°32'22" East, a chord distance of 230.35 feet and an arc distance of 231.14 feet to the point of tangency of said curve; 5) North 55°21'50" East, a distance of 1769.51 feet to an intersection with the East line of aforementioned Section 2; 6) continue North 55°21'50" East, a distance of 6,269.03 feet to an intersection with the North line of aforementioned Section 1; thence South 89°06'30" West, along said North line of Section 1 (the same being the North line of Township 5 South and being the line dividing Duval County from St. Johns County), a distance of 5,223.14 feet to the Northwest corner of said Section 1 and the Point of Beginning.

Containing 881.20 acres, more or less.

ALSO

TRACT "E"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5) with the West line of said Section 2; thence North 00°59'33" West, along said West line of Section 2, a distance of 125.93 feet; thence North 89°16'57" East, along the North line of Tract 11 of an unrecorded subdivision known as Durbin Subdivision, a distance of 836.38 feet to the point on the Southwesterly right of way line of a 50 foot right of way known as "Old Dixie Highway"; thence South 23°53'04" East, along said Southwesterly right of way line, a distance of 388.35 feet to an angle point in said right of way line; thence South 39°52'04" East, continuing along said Southwesterly right of way line, a distance of 403.00 feet; thence South 89°17'26" West, along the South line of aforementioned Tract 11, a distance of 782.06 feet to a point on the aforementioned Northeasterly right of way line of U.S. Highway No. 1; thence North 41°01'01" West, along said Northeasterly right of way line, a distance of 712.66 feet to the Point of Beginning.

Containing 12.60 acres, more or less.

ALSO

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portion lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of said Section 12, and run South 02°32'48" East, along the Easterly boundary of said Section, a distance of 5,331.05 feet to the Southeast corner of said Section; run thence South 01°38'27" East, along the Easterly boundary of said Section 13, a distance of 2,487.50 feet to the Southeast corner of the Northeast 1/4 of said Section; run thence South 87°23'00" West, along the Southerly line of said Northeast 1/4, a distance of 1,733.13 feet; run thence North 43°10'20" West, a distance of 1,268.24 feet; run thence North 50°05'18" East, a distance of 498.34 feet; run thence North 40°25'16" West, a distance of 766.09 feet to a point on aforesaid Westerly line of the Northeast 1/4 of Section 13; run thence North 00°46'57" West, along said Westerly line and along the Westerly line of the East 1/2 of Section 12, a distance of 6,046.27 feet to the Northwest corner of the said East 1/2 of Section 12; run thence North 89°35'26" East, along the Northerly boundary of said Section 12, a distance of 2,488.06 feet to the Point of Beginning.

Containing 452.84 acres, more or less.

ALSO

TRACT "G"

A portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded in Official Records Book 675, Page 350, Public Records of said County and being more particularly described as follows:

For Point of Beginning, commence at the extreme Northerly corner of said Section 37 and run South 40°55'04" West, along the Northwesterly boundary of said Section, a distance of 269.22 feet; run thence South 37°41'20" East, a distance of 148.80 feet; run thence South 52°27'18" West, a distance of 240.00 feet to a point on the Northeasterly right of way line of U.S. Highway No. 1, State Road No. 5; run thence South 37°47'17" East, along said right of way line, a distance of 200.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 100.00 feet; thence South 52°12'43" West, a distance of 240.00 feet to said Northeasterly right of way line; run thence South 37°47'17" East, along said right of way line, a distance of 300.00 feet; run thence North 52°12'43" East, a distance of 240.00 feet; run thence South 37°47'17" East, a distance of 50.00 feet; run thence South 52°12'43" West, a distance of 240.00 feet to aforesaid Northeasterly right of way line; run thence South 39°04'14" East, along said right of way line, a distance of 2,011.89 feet to its point of intersection with the Southwesterly line of said Section 37; run thence South 83°10'07" East, along said Section line, a distance of 383.30 feet to the extreme Southerly corner of said Section; run thence North 00°14'24" East, along said Section line, a distance of 1,126.79 feet; run thence North 56°19'41" West, continuing along said Section line, a distance of 1,301.59 feet; run thence North 43°06'02" West, along said Section line, a distance of 1,014.06 feet to the Point of Beginning.

Containing 44.88 acres, more or less.

ALSO

TRACT "H"

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South 89°27'34" West, along the Northerly line of said Section, a distance of 5,245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South 55°21'50" West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South 00°56'57" West, along said Section line, a distance of 5,407.34 feet to the Southwest corner of said Section; run thence South 02°32'48" East, along the Westerly boundary of Section 7,

said Township and Range, a distance of 5,331.05 feet to the Southwest corner thereof; run thence South 01°38'27" East, along the Westerly line of Section 18, said Township and Range, a distance of 4,909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South 55°40'59" East, a distance of 1,887.09 feet; second course, South 79°34'02" East, a distance of 639.79 feet; third course, South 07°57'59" East, a distance of 1,679.42 feet; fourth course, North 59°54'33" West, a distance of 2,797.08 feet to the Southwesterly corner of said Section; run thence South 01°29'54" East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway No. 1, State Road No. 5; run thence South 37°55'34" East, along said right of way line, a distance of 3,131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South 74°56'37" East, along said Section line and subdivision line, a distance of 1,096.67 feet; run thence North 13°29'52" West, along said subdivision line, a distance of 183.21 feet; run thence North 02°39'45" East, along said subdivision line, a distance of 265.41 feet; run thence South 89°01'13" East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South 15°19'35" East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North 88°50'30" East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North 89°10'44" East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8,762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North 28°40'40" East and a distance of 5,998.15 feet from last said point; run thence North 89°17'02" East, along said Section line, a distance of 2,378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North 07°25'34" West, along said Westerly right of way line of the Intracoastal Waterway, a distance of 1,870.17 feet; second course, North 36°44'53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14°22'06" East, a distance of 8,564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07°59'12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21°43'09" West along said right of way line, a distance of 3,362.70 feet; sixth course, North 25°49'03" West, along said right of way line, a distance of 1,899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89°27'34" West, along said Township line, a distance of 14,134.03 feet to the Point of Beginning. LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River, owned by the State.

Containing 8465.72 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/SONOC

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 1462, page 667 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South 01°10'10" East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North 55°22'18" East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North 55°19'25" East, continuing along said former Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North 58°25'07" West, departing said former Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet; thence Northwesterly, continuing along said Northerly right of way line and along the arc of said curve, through a central angle of 05°09'39", an arc length of 86.11 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North 60°59'56" West, 86.08 feet; thence North 55°19'25" East, departing said Northerly right of way line and along said former Northwesterly right of way line, 1,834.32 feet to a point lying on the Westerly line of Concept Parcel 5, as described and recorded in Official Records Book 3422, page 1351 said Public Records; thence South 17°09'29" West, departing said former Northwesterly right of way line and along said Westerly line, 161.83 feet to a point lying on said former Southeasterly right of way line of County Road No. 210; thence South 55°19'25" West, departing said Westerly line and along said former Southeasterly right of way line, 1,658.87 feet to the Point of Beginning.

Containing 4.01 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/TC DEVELOPMENT

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 2,417.04 feet to a point lying on the Westerly line of Concept Parcel 5, as described and recorded in said Official Records Book 3422, page 1351, and the Point of Beginning.

From said Point of Beginning, thence North  $17^{\circ}09'29''$  East, departing said former Southeasterly right of way line of County Road No. 210 and along said Westerly line of Concept Parcel 5, a distance of 161.83 feet to a point lying on the former Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Westerly line and along said former Northwesterly right of way line, 1,942.18 feet to a point lying on the Westerly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 said Public Records, said point being a point on a curve; thence along said Westerly right of way line the following 3 courses: Course 1, thence Southerly, departing said Northwesterly right of way line and along the arc of said curve concave Westerly having a radius of 448.00 feet, through a central angle of  $12^{\circ}12'00''$ , an arc length of 95.39 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $14^{\circ}54'32''$  East, 95.21 feet; Course 2, thence North  $79^{\circ}22'39''$  East, 24.19 feet to a point on a curve concave Westerly having a radius of 1,055.00 feet; Course 3, thence Southerly along the arc of said curve through a central angle of  $00^{\circ}01'49''$ , an arc length of 0.56 feet to a point on said curve, said point lying on said former Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of South  $18^{\circ}32'33''$  East, 0.56 feet; thence South  $55^{\circ}19'25''$  West, departing said Westerly right of way line, and along said former Southeasterly right of way line, 2,059.15 feet to the Point of Beginning.

Containing 4.57 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/TOWN PLAZA AVENUE

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3580, page 1905 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 4,476.19 feet to a point lying on the Westerly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 of said Public Records, said point being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Northwesterly along said Westerly right of way line the following 3 courses: Course 1, thence along the arc of a curve concave Southwesterly having radius of 1,055.00 feet, through a central angle of  $00^{\circ}01'49''$ , an arc length of 0.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}32'33''$  West, 0.56 feet; Course 2, thence South  $79^{\circ}22'39''$  West, 24.19 feet to a point on a curve on concave Westerly having a radius of 448.00 feet; Course 3, thence Northerly along the arc of said curve through a central angle of  $12^{\circ}12'00''$ , an arc length of 95.39 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $14^{\circ}54'32''$  West, 95.21 feet; thence North  $55^{\circ}19'25''$  East, departing said Westerly right of way line and along said former Northwesterly right of way line, 91.71 feet to a point lying on the Easterly right of way line of said Town Plaza Avenue, said point being a point on a curve concave Southwesterly having a radius of 572.00 feet; thence Southeasterly, departing said Northwesterly right of way line and along said Easterly right of way line, and along the arc of said curve through a central angle of  $08^{\circ}20'41''$ , an arc length of 83.31 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South  $24^{\circ}48'15''$  East, 83.23 feet; thence continuing Southeasterly, along said Easterly right of way line and along the arc of a curve concave Southwesterly having a radius of 1,135.00 feet, through angle of  $00^{\circ}56'19''$ , an arc length of 18.59 feet to a point lying on said former Southeasterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of South  $20^{\circ}09'45''$  East, 18.59 feet; thence South  $55^{\circ}19'25''$  West, departing said Easterly right of way line and along said former Southeasterly right of way line, 83.04 feet to the Point of Beginning.

Containing 0.23 acres, more or less.



ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL/REGENCY SHOPPING CENTER

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3022, page 1920 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the former Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as vacated by Resolution No. 2008-13 as recorded in Official Records Book 3101, page 739 of said Public Records; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said former Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said former Southeasterly right of way line, 4,559.23 feet to a point lying on the Easterly right of way line of Town Plaza Avenue, a public variable width right of way as recorded in Official Records Book 3580, page 1905 of said Public Records, said point being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Northwesterly along said Easterly right of way line and along the arc of a curve concave Southwesterly having radius of 1,135.00 feet, through a central angle of  $00^{\circ}56'19''$ , an arc length of 18.59 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North  $20^{\circ}09'45''$  West, 18.59 feet; thence Northwesterly, continuing along said Easterly right of way line and along the arc of a curve concave Southwesterly having a radius of 572.00 feet, through a central angle of  $08^{\circ}20'41''$ , an arc length of 83.31 feet to a point on said curve, said point lying on the former Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $24^{\circ}48'15''$  West, 83.23 feet; thence North  $55^{\circ}19'25''$  East, departing said Easterly right of way line and along said former Northwesterly right of way line, 510.60 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South  $87^{\circ}28'14''$  East, departing said former Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said former Southeasterly right of way line of County Road No. 210; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said former Southeasterly right of way line, 661.25 feet to the Point of Beginning.

Containing 1.34 acres, more or less.

ALSO

COUNTY ROAD NO. 210 ABANDONMENT PARCEL 3

A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeasterly right of way line, 6,510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeasterly right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4,890.01 feet, through a central angle of  $00^{\circ}08'41''$ , an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}43'27''$  West, 12.34 feet; thence South  $81^{\circ}28'32''$  West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $43^{\circ}47'58''$ , an arc length of 263.92 feet to a point on said curve, said point lying on said Southeasterly right of way line of County Road No. 210, said arc being subtended by a chord bearing and distance of North  $78^{\circ}10'16''$  East, 257.55 feet; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeasterly right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

ALSO

PARCEL 5C ANNEX

A portion of Section 20, together with portions of Section 41 of the Francis X. Sanchez Grant, Section 49 of the Pedro R. DeCala Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Pedro R. DeCala Grant and Section 68 of the Sabate or F.X. Sanchez Grant, all lying within Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 695, of the Public Records of said county, being more particularly described as follows: For a Point of Reference, commence at the Northeasterly corner of Tract "E" as depicted on Twenty Mile at Nocatee Phase

3B, a plat recorded in Map Book 82, pages 68 through 78 of said Public Records; thence North 62°04'32" East, along the Northerly line of those lands described and recorded in Official Records Book 3321, page 603 of said Public Records, 111.29 feet to the Point of Beginning. From said Point of Beginning, thence continue North 62°04'32" East, along the Northerly line of said Official Records Book 1462, page 695, a distance of 2824.47 feet; thence South 08°24'39" East, departing said Northerly line, 2596.39 feet to a point lying on said Northerly line of Official Records Book 3321 page 603; thence North 66°34'32" West, along said Northerly line, 3133.65 feet to the Point of Beginning.

Containing 79.34 acres. more or less.

ALSO

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R DeCala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county; thence North 62°04'32" East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2824.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North 23°32'02" East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet; thence North 42°46'52" East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North 81°27'40" East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South 11°56'44" East, along said Westerly right of way line, 6.74 feet; thence South 26°22'22" East, continuing along said Westerly right of way line, 5816.81 feet to the Northeasterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records; thence South 52°33'40" West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 279.84 feet to the Northwestern corner thereof; thence South 05°15'10" East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 1581.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2338, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following 10 courses: Course 1, thence South 54°59'39" West, 149.33 feet; Course 2; thence South 53°54'16" West, 25.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 4077.25 feet; Course 3; thence Southwesterly along the arc of said curve, through a central angle of 05°27'00", an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 51°10'46" West, 387.68 feet; Course 4; thence North 41°32'37" West, 13.75 feet to a point on a curve concave Southeasterly having a radius of 4091.00 feet; Course 5; thence Southwesterly along the arc of said curve, through a central angle of 02°17'59", an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 47°18'18" West, 164.19 feet; Course 6; thence South 46°09'19" West, 186.97 feet to the point of curvature of a curve concave Southeasterly having a radius of 4045.00 feet; Course 7; thence Southwesterly along the arc of said curve, through a central angle of 01°48'01", an arc length of 127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°15'18" West, 127.09 feet; Course 8; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 2025.00 feet, through a central angle of 07°14'59", an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9; thence South 46°44'44" West, 439.71 feet; Course 10; thence South 05°46'14" East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parkway, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South 52°47'44" West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1553, of said Public Records; thence North 05°44'50" West, departing said Northerly right of way line and along the Easterly line of last said lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 57 through 76, of said Public Records; thence North 16°26'54" West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4948.37 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North 08°24'39" West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2596.39 feet to the Point of Beginning.

Containing 466.07 acres. more or less.

ALL OF THE FOREGOING TRACTS, LESS AND EXCEPT THE FOLLOWING NOCATEE PRESERVE PARCEL

Legal Description for Nocatee Preserve Parcel

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Travers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Travers or Smith Grant, together with a portion of fractional Sections 4, 9, 15 and 16, unsurveyed Sections 3, 10 and 15,

a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Travers Grant, a portion of Section 65, the William Travers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North 89°09'44" East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point; thence North 00°53'59" West, departing said dividing line, a distance of 21,013.50 feet; thence North 89°28'18" East, 7,845.55 feet to the Point of Beginning.

From the Point of Beginning, continue thence North 89°28'18" East, 2,002.82 feet to a point; thence North 49°45'40" East, 2,486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River; thence Northeasterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North 49°45'40" East and lies 891.44 feet distant from last said point; thence continue North 49°45'40" East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County; thence South 25°27'19" East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South 25°27'19" East and lies 882.67 feet distant from last said point; thence South 25°27'19" East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South 12°08'19" West and lies 6,736.68 feet distant from last said point; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North 50°08'35" West and lies 2,947.90 feet distant from last said point; thence Southeasterly, along the meanderings of said Southerly Mean High Water Line, 4,590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South 44°01'31" East and lies 2,750.85 feet distant from last said point; thence Southwesterly, along said Northerly Mean High Water Line, 3,210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South 59°59'47" West and lies 1,535.26 feet distant from last said point; thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North 78°09'08" East and lies 2,092.17 feet distant from last said point; thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South 11°08'21" East and lies 7,496.56 feet distant from last said point; thence North 53°26'01" West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line; thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 190 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South 56°09'33" West and lies 132.37 feet distant from last said point; thence South 36°33'59" West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the Northwesterly corner thereof; thence South 07°36'28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2,025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07°36'28" East and lies 228.65 feet distant from last said point; thence continue South 07°36'28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1,558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5 South, Range 29 East; thence South 88°59'50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2,392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40°12'46" West and lies 661.31 feet distant from last said point; thence North 03°47'40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less; thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°12'26"E	176.12
L2	N41°27'20"W	353.93
L3	N09°17'15"E	138.89
L4	N44°47'01"W	262.77
L5	N20°04'36"E	91.20
L6	N46°35'36"W	65.27
L7	N73°58'12"W	460.71
L8	S88°23'32"W	186.99
L9	N12°41'19"E	583.25
L10	N38°40'26"W	425.76
L11	N13°13'44"E	168.80
L12	N08°17'36"W	207.63
L13	S84°21'30"W	42.63
L14	N39°38'46"W	88.90
L15	N09°32'28"W	504.23
L16	N17°50'38"W	277.95
L17	N01°52'17"E	208.02
L18	N10°56'17"E	65.52
L19	N86°40'52"W	86.35
L20	N01°33'03"E	72.16
L21	N05°07'43"W	227.92
L22	N61°54'04"W	128.63
L23	N06°38'37"W	531.32
L24	N14°56'55"E	221.67
L25	N34°26'51"W	268.06
L26	N01°39'42"E	176.28
L27	N52°28'54"W	267.72
L28	N00°24'46"E	417.49
L29	N22°27'02"E	88.49
L30	N13°55'58"W	980.21
L31	N09°37'32"W	50.36
L32	N05°01'33"E	64.80
L33	N05°23'42"W	141.39

LINE TABLE		
LINE	BEARING	LENGTH
L34	N05°19'40"W	675.85
L35	N05°16'15"W	120.59
L36	N53°01'04"E	94.74
L37	N27°35'22"W	128.62
L38	N02°43'26"W	113.80
L39	N18°54'00"W	192.26
L40	S74°43'35"W	245.26
L41	N29°58'13"W	170.14
L42	S57°29'13"W	226.08
L44	S62°26'12"W	98.07
L45	S45°53'19"W	71.58
L46	N77°33'54"W	309.23
L47	N07°42'42"W	255.98
L48	N07°36'57"W	155.90
L49	N41°36'31"E	142.09
L50	N55°17'37"W	356.27
L51	N34°20'54"W	72.29
L52	N28°31'37"E	163.26
L53	S89°25'49"E	385.09
L54	N68°14'47"E	318.46
L55	N82°45'56"E	90.65
L56	N28°23'33"E	135.91
L58	N69°15'05"W	215.89
L59	N47°58'00"W	108.98
L60	N14°38'02"W	161.52
L61	N37°32'55"E	207.83
L62	N67°04'16"W	88.99
L63	N32°21'17"W	371.08
L64	S82°46'13"W	115.25
L65	S82°37'42"W	157.42
L66	N42°39'50"W	169.04
L67	S79°45'15"W	259.82
L68	N68°14'59"W	288.16

LINE TABLE		
LINE	BEARING	LENGTH
L69	N66°30'26"W	763.54
L70	N27°49'18"E	318.64
L71	S61°18'54"E	474.32
L72	N15°25'44"E	558.14
L73	N74°34'16"E	264.64
L74	S69°31'33"E	447.34
L75	N52°37'35"E	373.46
L76	N71°25'20"E	235.13
L77	N28°13'07"E	183.33
L78	N52°37'35"E	81.68
L79	N04°04'59"W	351.09
L80	N37°44'34"W	82.83
L81	N37°33'05"W	326.82
L82	N29°30'52"W	88.59
L83	N89°04'46"W	286.36
L84	S65°52'56"W	356.10
L86	N01°27'15"W	704.94
L87	N31°11'22"E	69.55
L88	N67°19'49"E	265.21
L89	N04°54'52"W	233.03
L90	N04°42'49"W	155.02
L91	N20°39'16"E	228.79
L92	N23°40'22"W	643.89
L93	N09°46'35"W	88.85
L94	N41°22'00"E	129.60
L95	N26°51'41"W	139.08
L96	N18°40'47"W	87.35
L97	N06°45'41"W	279.90
L98	N45°06'38"E	227.49

C:\Documents and Settings\mehrdad\Local Settings\Temporary Internet Files\CD\egress\eg\_01\_00\_01.dwg\_41162004\_5:07:50 PM\_wsk\sk

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 68 through 78 of the Public Records of said county.  
 Containing 1630 acres, more or less.  
 Containing ~~13,467.79~~ 13,933.86 TOTAL acres, more or less.

# EXHIBIT 5

**This Instrument Prepared by  
and return to:**

**Katie S. Buchanan, Esq.  
HOPPING GREEN & SAMS, P.A.  
119 S. Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314**

---

**CONSENT AND JOINDER TO INCLUDE LANDS**

The undersigned is the owner of all or a portion of certain lands (“Property”) more fully described in the attached **Exhibit A**. The undersigned understands and acknowledges that the Tolomato Community Development District, (“District”) intends to submit a petition to amend its boundaries in accordance with the provisions of Chapter 190, Florida Statutes. As a landowner, as defined by Chapter 190, Florida Statutes, of lands which are intended to be added to the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046, Florida Statutes, the District is required to include the written consent of one hundred percent (100%) of the owners of the lands to be added to the District.

The undersigned hereby consents to the inclusion of all or portions of the Property to which it has an ownership interest at the time of execution in the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the amendment of the boundaries of the District. The undersigned acknowledges that the consent will remain in full force and effect until the boundaries of the District are amended; provided that the undersigned shall have the right to withdraw this consent by delivering written notice to the District and FLWAC prior to final approval of the petition. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by District, the same consent in substantially this form. The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument. The undersigned further agrees to the recording of this document.

[CONTINUED ON NEXT PAGE]



Executed this 29 day of July, 2020.

Witnessed:

**HYDRY COMPANY, LLC**, a Delaware limited liability company

Dawn Bartman  
Print Name: Dawn Bartman

Julie Baugus  
Print Name: Julie Baugus

By: Jed V. Davis  
Its: President

STATE OF FLORIDA )  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of July, 2020, by Jed V. Davis, as President for Hydry Company LLC. S/He  is personally known to me or  produced \_\_\_\_\_ as identification.

(Official Notary Seal)



Tina E Miller  
Name: Tina E Miller

## EXHIBIT A

August 2, 2019

Work Order No. 19-064.00

File No. 125D-07.00A

### SURVEYOR'S DESCRIPTION:

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R DeCala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county; thence North  $62^{\circ}04'32''$  East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2824.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North  $23^{\circ}32'02''$  East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet; thence North  $42^{\circ}46'52''$  East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South  $11^{\circ}56'44''$  East, along said Westerly right of way line, 6.74 feet; thence South  $26^{\circ}22'22''$  East, continuing along said Westerly right of way line, 5816.81 feet to the Northeasterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records; thence South  $52^{\circ}33'40''$  West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 279.84 feet to the Northwesterly corner thereof; thence South  $05^{\circ}15'10''$  East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 1581.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2338, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following 10 courses: Course 1, thence South  $54^{\circ}59'39''$  West, 149.33 feet; Course 2; thence South  $53^{\circ}54'16''$  West, 25.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 4077.25 feet; Course 3; thence Southwesterly along the arc of said curve, through a central angle of  $05^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4; thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeasterly having a radius of 4091.00 feet; Course 5; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}17'59''$ , an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $47^{\circ}18'18''$  West, 164.19 feet; Course 6; thence South  $46^{\circ}09'19''$  West, 186.97 feet to the point of curvature of a curve concave Southeasterly having a radius of 4045.00 feet; Course 7; thence

Southwesterly along the arc of said curve, through a central angle of  $01^{\circ}48'01''$ , an arc length of 127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ}15'18''$  West, 127.09 feet; Course 8; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 2025.00 feet, through a central angle of  $07^{\circ}14'59''$ , an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}22'13''$  West, 256.06 feet; Course 9; thence South  $46^{\circ}44'44''$  West, 439.71 feet; Course 10; thence South  $05^{\circ}46'14''$  East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parkway, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South  $52^{\circ}47'44''$  West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1553, of said Public Records; thence North  $05^{\circ}44'50''$  West, departing said Northerly right of way line and along the Easterly line of last said lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 57 through 76, of said Public Records; thence North  $16^{\circ}26'54''$  West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4948.37 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North  $08^{\circ}24'39''$  West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2596.39 feet to the Point of Beginning.

Containing 466.07 acres, more or less.

# EXHIBIT 6

**RESOLUTION NO. 2020-05**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE TOLOMATO COMMUNITY DEVELOPMENT DISTRICT DIRECTING THE CHAIRMAN AND DISTRICT STAFF TO FILE A PETITION WITH FLORIDA LAND AND WATER ADJUDICATORY COMMISSION REQUESTING THE ADOPTION OF A RULE AMENDING THE DISTRICT'S BOUNDARIES, AND AUTHORIZING SUCH OTHER ACTIONS AS ARE NECESSARY IN FURTHERANCE OF THE BOUNDARY AMENDMENT PROCESS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Tolomato Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, Florida Statutes, as established by Rule 42SS-1, Florida Administrative Code, as amended ("Rule"), adopted by the Florida Land and Water Adjudicatory Commission ("FLWAC"), and being situated in Duval County and St. Johns County, Florida; and

**WHEREAS**, pursuant to the Uniform Act, the District is authorized to construct, acquire, and maintain infrastructure improvements and services; and

**WHEREAS**, the District presently consists of 13,467.79 acres, more or less, as more fully described in the Rule; and

**WHEREAS**, HYDRY Company, LLC ("Landowner") has approached the District and requested the District petition to amend its boundaries to add approximately 466.07 acres of land as more particularly described in the attached **Exhibit A** ("Property"); and

**WHEREAS**, the proposed boundary amendment is in the best interests of the District and the area of land within the proposed amended boundaries of the District will continue to be of sufficient size, sufficiently compact, and sufficiently contiguous to be developable as one functionally related community; and

**WHEREAS**, for the area of land that will lie in the amended boundaries of the District, the District is the best alternative available for delivering community development services and facilities; and

**WHEREAS**, addition of the land depicted in **Exhibit A** to the District is not inconsistent with either the State or local comprehensive plan; and

**WHEREAS**, the area of land that will lie in the amended boundaries of the District continues to be amenable to separate special district government; and

WHEREAS, in order to seek a boundary amendment pursuant to Chapter 190, Florida Statutes, the District desires to authorize District staff, including but not limited to legal, engineering, and managerial staff, to provide such services as are necessary throughout the pendency of the boundary amendment process; and

WHEREAS, the retention of any necessary consultants and the work to be performed by District staff may require the expenditure of certain fees, costs, and other expenses by the District as authorized by the District's Board of Supervisors; and

WHEREAS, the District desires to petition to amend its boundaries in accordance with the procedures and processes described in Chapter 190, Florida Statutes, which processes include the preparation of a petition to FLWAC, and may include the submission of such petition to St. Johns County and the City of Jacksonville for review, and such other actions as are necessary in furtherance of the boundary amendment process.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE TOLOMATO COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The recitals as stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

**SECTION 2.** The Board hereby directs the Chairman and District staff to proceed in an expeditious manner with the preparation and filing of a petition and related materials with the Florida Land and Water Adjudicatory Commission, to seek the amendment of the District's boundaries to add the lands depicted in **Exhibit A**, pursuant to Chapter 190, Florida Statutes, and authorizes the prosecution of the procedural requirements detailed in Chapter 190, Florida Statutes, for the amendment of the District's boundaries.

**SECTION 3.** The Board hereby authorizes the District Chairman and Katie S. Buchanan to act as agents of the District with regard to any and all matters pertaining to the petition to FLWAC to amend the boundaries of the District.


**SECTION 4.** This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 24th day of March, 2020.

ATTEST:

**TOLOMATO COMMUNITY  
DEVELOPMENT DISTRICT**

  
Assistant Secretary

  
Chairman/Vice-Chairman, Board of Supervisors

## EXHIBIT A

August 2, 2019

Work Order No. 19-064.00

File No. 125D-07.00A

### **SURVEYOR'S DESCRIPTION:**

A portion of Section 41 of the Francis X. Sanchez Grant, Section 48 of the Thomas Fitch Grant, Section 49 of the Pedro R DeCala Grant, Section 51 of the Ben Chaires Grant, Section 65 of the Sabate or Chaires Grant, Section 66 of the Paul Sabate Grant, Section 67 of the Sabate or DeCala Grant, Section 68 of the Sabate or Sanchez Grant, and Section 69 of the Sabate or Fitch Grant, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of Twenty Mile at Nocatee Phase 5C, as recorded in Map Book 92, pages 46 through 56, of the Public Records of said county; thence North  $62^{\circ}04'32''$  East, along the Northerly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2824.47 feet to the Northerly most corner thereof and the Point of Beginning.

From said Point of Beginning, thence North  $23^{\circ}32'02''$  East, along the Northerly line of Conservation Area 2, as described and recorded in Official Records Book 4426, page 1863, of said Public Records, 427.46 feet; thence North  $42^{\circ}46'52''$  East, continuing along said Northerly line and its Northeasterly prolongation, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1041.17 feet to a point lying on the Westerly right of way line of Intracoastal Waterway, a 500 foot right of way as depicted on the plat of Florida East Coast Canal, recorded in Map Book 4, page 68, of said Public Records; thence South  $11^{\circ}56'44''$  East, along said Westerly right of way line, 6.74 feet; thence South  $26^{\circ}22'22''$  East, continuing along said Westerly right of way line, 5816.81 feet to the Northeasterly corner of Palm Valley Harbour, as depicted on the plat thereof, recorded in Map Book 24, pages 17 through 19, of said Public Records; thence South  $52^{\circ}33'40''$  West, departing said Westerly right of way line and along the Northerly line of said Palm Valley Harbour, 279.84 feet to the Northwesterly corner thereof; thence South  $05^{\circ}15'10''$  East, along the Westerly line of said Palm Valley Harbour and its Southerly prolongation, 1581.82 feet to the Northerly most corner of Tract No. 100, as described and recorded in Official Records Book 2338, page 1135, of said Public Records; thence Southwesterly along the Northerly line of said Tract No. 100 the following 10 courses: Course 1, thence South  $54^{\circ}59'39''$  West, 149.33 feet; Course 2; thence South  $53^{\circ}54'16''$  West, 25.61 feet to the point of curvature of a curve concave Southeasterly having a radius of 4077.25 feet; Course 3; thence Southwesterly along the arc of said curve, through a central angle of  $05^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4; thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeasterly having a radius of 4091.00 feet; Course 5; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}17'59''$ , an arc length of 164.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $47^{\circ}18'18''$  West, 164.19 feet; Course 6; thence South  $46^{\circ}09'19''$  West, 186.97 feet to the point of curvature of a curve concave Southeasterly having a radius of 4045.00 feet; Course 7; thence Southwesterly along the arc of said curve, through a central angle of  $01^{\circ}48'01''$ , an arc length of

127.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 45°15'18" West, 127.09 feet; Course 8; thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 2025.00 feet, through a central angle of 07°14'59", an arc length of 256.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°22'13" West, 256.06 feet; Course 9; thence South 46°44'44" West, 439.71 feet; Course 10; thence South 05°46'14" East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as depicted on Nocatee Parkway, recorded in Map Book 58, pages 26 through 36, of said Public Records; thence South 52°47'44" West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 4711, page 1553, of said Public Records; thence North 05°44'50" West, departing said Northerly right of way line and along the Easterly line of last said lands, 555.42 feet to the Easterly most Southeast corner of Twenty Mile at Nocatee Phase 4A, as recorded in Map Book 78, pages 57 through 76, of said Public Records; thence North 16°26'54" West, along the Easterly line of said Twenty Mile at Nocatee Phase 4A and along the Easterly line of Twenty Mile at Nocatee Phase 5B, as recorded in Map Book 91, pages 44 through 57, of said Public Records, 4948.37 feet to the Easterly most Northeast corner of said Twenty Mile at Nocatee Phase 5B, said corner also being the Southeasterly corner of said Twenty Mile at Nocatee Phase 5C; thence North 08°24'39" West, along the Easterly line of said Twenty Mile at Nocatee Phase 5C, a distance of 2596.39 feet to the Point of Beginning.

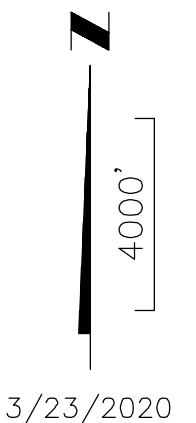
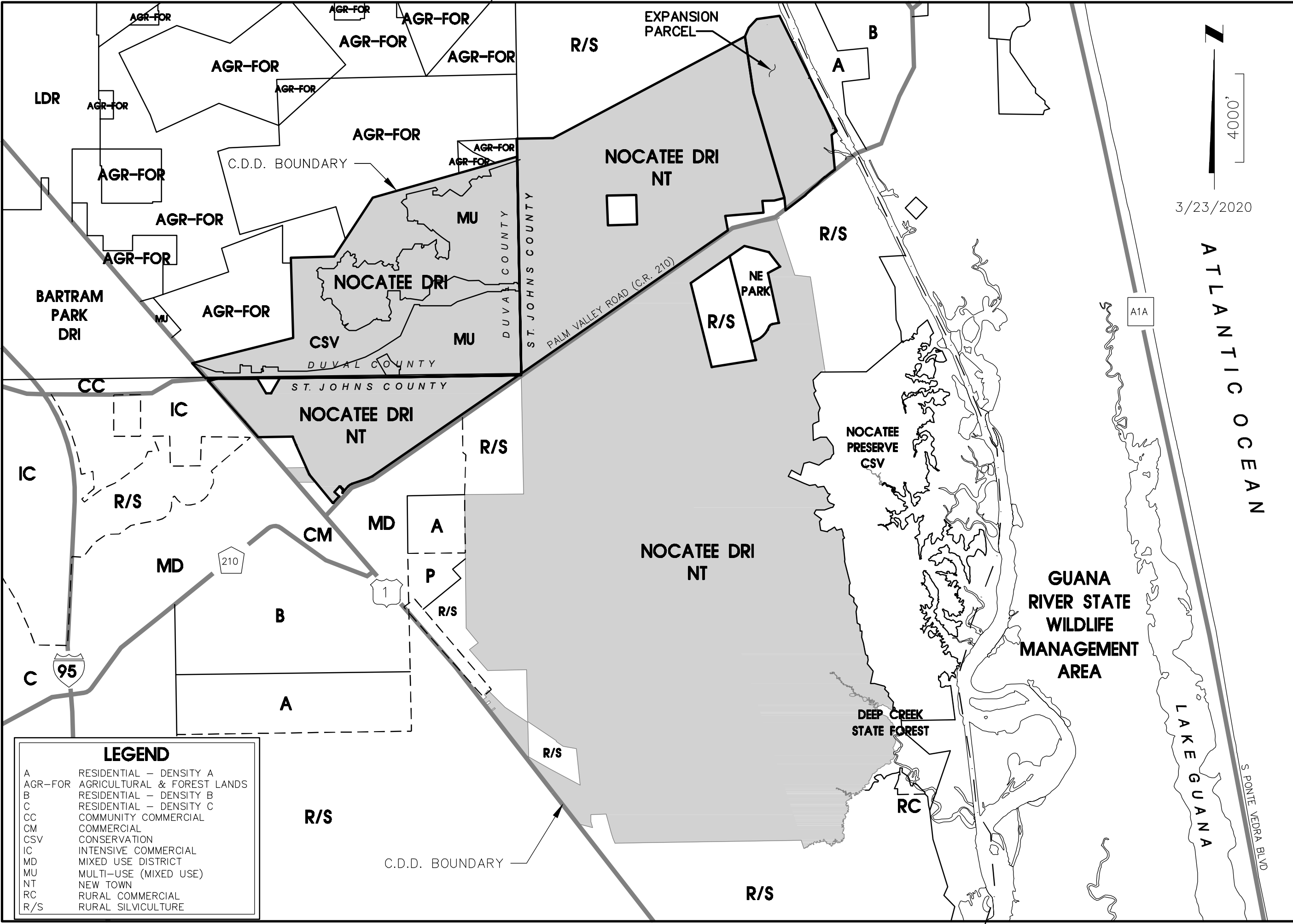
Containing 466.07 acres, more or less.





# EXHIBIT 7

i:\Nocatee\08-027-93\Exhibit 2 - Existing and Future Land Use Designations.dwg, 3/23/2020 10:19:17 AM, SimonelliD, 1:4000



**LEGEND**

A	RESIDENTIAL - DENSITY A
AGR-FOR	AGRICULTURAL & FOREST LANDS
B	RESIDENTIAL - DENSITY B
C	RESIDENTIAL - DENSITY C
CC	COMMUNITY COMMERCIAL
CM	COMMERCIAL
CSV	CONSERVATION
IC	INTENSIVE COMMERCIAL
MD	MIXED USE DISTRICT
MU	MULTI-USE (MIXED USE)
NT	NEW TOWN
RC	RURAL COMMERCIAL
R/S	RURAL SILVICULTURE

**EXISTING AND FUTURE LAND USE DESIGNATIONS**

**TOLMATO CDD BOUNDARY AMENDMENT**  
ST. JOHNS COUNTY AND DUVAL COUNTY, FLORIDA

REVISIONS:  
APRIL 2009 - LANDUSE TO LEGEND.  
ADDED "MU" LABEL IN ST. JOHNS COUNTY.  
REMOVED CROSS HATCH FROM NOCATEE PRESERVE.  
9/8/17 ADDED HYDRY PARCEL.

ETM. NO. 08-027-93  
DRAWN BY: T.B.W.  
DESIGNED BY: T.B.W.  
CHECKED BY: T.B.W.  
DATE: JULY 19, 2012

**England-Thimly & Miller, Inc.**  
ENGINEERS - PLANNERS - SURVEYORS - LANDSCAPE ARCHITECTS  
14775 OLD ST. AUGUSTINE ROAD JACKSONVILLE, FLORIDA 32258  
CERTIFICATE OF AUTHORIZATION NUMBER 2584  
PHONE NUMBER (904) 642-8980 FAX NUMBER (904) 646-9485

EXHIBIT NO.

# EXHIBIT 8

**Table I. Estimate of Costs and Timetable of Construction**

Infrastructure Improvements	Phase I 2020 – 2022	Total Cost
Stormwater System	\$3,233,700	\$3,233,700
Roadway Improvements	\$1,748,500	\$1,748,500
Water and Sewer Systems	\$2,454,600	\$2,454,600
<b>Total Cost</b>		<b>\$7,436,800.00</b>

**Table II. Ownership and Maintenance Entities**

Infrastructure Improvements	Constructed/Acquired By	Owner and Maintenance Facility
Stormwater System	CDD	CDD
Roadway Improvements	CDD	St. Johns County <sup>1</sup>
Water and Sewer Systems	CDD	JEA

<sup>1</sup> Acceptance of any offer of dedication of facilities described herein shall be at the sole discretion of the Board of County Commissioners of St. Johns County. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of St. Johns County of improvements or acceptance of any operating and maintenance obligations of the District.

# EXHIBIT 9

**STATEMENT OF ESTIMATED REGULATORY COSTS**  
**FOR**  
**TOLOMATO**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**EXPANSION OF DISTRICT BOUNDARIES**

PREPARED BY:

**Governmental Management Services, LLC**

475 West Town Place  
Suite 114  
St Augustine, Florida 32092  
(904) 940-5850

April 2, 2020

**TOLOMATO  
COMMUNITY DEVELOPMENT DISTRICT  
STATEMENT OF ESTIMATED REGULATORY COSTS**

**TABLE OF CONTENTS**

I.	INTRODUCTION:	
	1. PURPOSE AND SCOPE .....	1
	2. TOLOMATO COMMUNITY DEVELOPMENT DISTRICT .....	2
II.	STATUTORY ITEMS:	
	1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE RULE DIRECTLY OR INDIRECTLY	
	A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH .....	5
	B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS .....	5
	C. IS LIKELY TO INCREASE REGULATORY COSTS .....	5
	2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS REQUIRED TO COMPLY .....	6
	3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY OR OTHER GOVERNMENT ENTITIES .....	7
	4. A GOOD FAITH ESTIMATE OF THE TRANSACTION COSTS TO BE INCURRED .....	9
	5. AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES .....	9
	6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL .....	9
	7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES AND RELATED STATEMENTS .....	10



## I. INTRODUCTION

### 1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Florida Land and Water Adjudicatory Commission (“FLWAC”) to expand the boundaries of the Tolomato Community Development District (“District”) in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (the “Act”), and specifically section 190.046(1), *Florida Statutes* (“F.S.”). As part of the petition, a Statement of Estimated Regulatory Costs prepared pursuant to section 120.541, F.S., is required to be submitted.

A community development district (“CDD”) is established pursuant to the Act. A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of the planning, financing, constructing and maintaining of certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., the county or the city) within whose boundaries the CDD was established.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The Florida Legislature (“Legislature”) has, in section 190.004(3), F.S., made this clear by stating:

*The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*

In addition, the parameters for the review and evaluation of CDD petitions are clearly set forth in section 190.002(2)(d), F.S., as follows:

*That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service-delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment (or expansion) of a CDD as defined by the Legislature and outlined in section 120.541(2), F.S.

The purpose of the Act is to provide another tool to government and private landowners in their efforts to provide adequate public facilities and services for future development.

A CDD is a special purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the Legislature. The cost of any additional public improvements to be constructed or any additional services to be provided by the city or county as a result of this development will be incurred whether the infrastructure is financed through a CDD or any other alternative financing method. These costs have already been evaluated by all appropriate agencies during the approval process for the development. The annual administrative costs of the CDD, as well as the costs of operating CDD infrastructure, will be borne entirely by the CDD and its landowners, and will not require any subsidy from the State of Florida or the city or county, nor will it place any additional economic burden on those persons not residing within the CDD or not benefitting from the improvements therein. While some CDD improvements may eventually be dedicated to the city or county for ownership/control and maintenance, this is a common mechanism associated with development, and the limited impact to city or county revenues would likely occur even if the CDD did not exist, and alternative financing was used.

## **2. TOLOMATO COMMUNITY DEVELOPMENT DISTRICT (“DISTRICT”)**

The District was established on July 29, 2004 by FLWAC, Rule 42SS-1. The District boundaries currently encompass approximately 13,467.79 acres (the “Existing District”) located within St. Johns County and the City of Jacksonville, Florida.

The District is seeking authority to expand the boundaries of the Existing District (the “Petition”). The net result of the boundary amendment will be the addition of approximately 466.07 acres of land (“Expansion Area”) to the Existing District, for

a revised total of 13,933.86 acres (“Modified District”).

Within the Modified District, the District will continue to exercise the powers outlined in section 190.012, F.S., to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: water management and control, water supply, sewer, wastewater management, bridges or culverts, roads and street lights, transportation facilities, parking improvements, environmental remediation and cleanup, conservation areas, parks and recreational facilities, or any other project, within or without the boundaries of the District, legally authorized, required by a development order issued by a local government or subject of an agreement between the District and a governmental entity.

The District has financed infrastructure improvements through capital improvement revenue bonds. Repayment of these bonds is through non-ad valorem special assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is funded through operation and maintenance assessments levied against all benefited properties. Upon approval of this Petition, there will be no current District special assessments levied on the lands within the Expansion Area.

## II. STATUTORY ITEMS:

Section 120.541(2), F.S. (2019), in pertinent part, defines the elements a Statement of Estimated Regulatory Costs must contain, as follows:

(a) *An economic analysis showing whether the rule directly or indirectly:*

1. *Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;*
2. *Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or*
3. *Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.*

*(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.*

*(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.*

*(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, “transactional costs” are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.*

*(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency’s decision not to implement alternatives that would reduce adverse impacts on small businesses.*

*(f) Any additional information that the agency determines may be useful.*

*(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.*

The estimated regulatory impacts of the expansion of the boundaries of the District are summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.

- 1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:
  - A. IS LIKELY TO HAVE AN ADVERSE IMPACT ON ECONOMIC GROWTH, PRIVATE SECTOR JOB CREATION OR EMPLOYMENT, OR PRIVATE SECTOR INVESTMENT IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;****

Expansion of the District boundaries is not expected to have any material economic impact. Currently permitted District land uses are either developed or will be developed within the Modified District. In fact, the development units originally contemplated at the time of establishment will continue with the lands within and outside of the Modified District. As such, there is no expected loss of development activity beyond what was planned for the Existing District. Therefore, there likely will be no significant economic gain or loss.

**B. IS LIKELY TO HAVE AN ADVERSE IMPACT ON BUSINESS COMPETITIVENESS, INCLUDING THE ABILITY OF PERSONS DOING BUSINESS IN THE STATE TO COMPETE WITH PERSONS DOING BUSINESS IN OTHER STATES OR DOMESTIC MARKETS, PRODUCTIVITY, OR INNOVATION IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE;**

Any impact on overall business competitiveness and/or innovation resulting from the District expansion will be negligible, if any, for similar reasons outlined in subparagraph a. above.

**C. OR IS LIKELY TO INCREASE REGULATORY COSTS, INCLUDING ANY TRANSACTIONAL COSTS, IN EXCESS OF \$1 MILLION IN THE AGGREGATE WITHIN 5 YEARS AFTER THE IMPLEMENTATION OF THE RULE.**

A dramatic increase in overall regulatory or transaction costs is highly unlikely. As will be stated in further detail below, FLWAC, St. Johns County and the City of Jacksonville may incur incidental administrative costs in reviewing the documents germane to the Petition, but it is expected that these costs will be offset by the required filing fees for the Petition.

**2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE RULE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE RULE:**

The individuals and entities likely to be required to comply with the rule or affected by the proposed action (i.e., adoption of the rule) can be categorized, as follows: 1) The State of Florida and its residents, 2) St. Johns County / the City of Jacksonville and its residents, 3) current property owners in the Modified District, 4) current property owners in the Expansion Area and 5) future property owners.

a. State Governmental Entities

The State of Florida and its residents and general population will not incur any compliance costs related to the expansion of the District boundaries and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined in Section 3(a)(2) below.

b. St. Johns County / City of Jacksonville

St. Johns County / City of Jacksonville and their residents not residing within the boundaries of the Existing District will not incur any compliance costs related to the expansion of the District boundaries other than any one-time administrative costs outlined in Section 3(a)(1) below. Once the District is expanded, these residents will not be affected by adoption of the ordinance.

c. Current Property Owners – Modified District

The current property owners of the lands within the boundaries of the Modified District are not expected to realize a significant impact from the addition of the Expansion Area. While there is more property and projected units on which to spread costs of development, there is a corresponding increase in development activity expected to occur to support additional units. The property owner(s) of the Expansion Area will be impacted because they will be responsible for special assessments levied to secure the debt used to construct infrastructure, additionally they will be responsible for operation and maintenance costs.

d. Current Property Owner and Future Property Owners –Expansion Area

The current property owner and future property owners of the lands within the Expansion Area will be affected by the expansion of the District boundaries to the extent that they will be located within the District and will be subject to District debt services and operation and maintenance special assessments.

**3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:**

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. St. Johns County / City of Jacksonville

Because the District encompasses more than 1,000 acres and was established by Rule of FLWAC, this petition is being submitted to FLWAC, with a copy to St. Johns County / City of Jacksonville. The County and the City of Jacksonville have the option under section 190.046(1)(d)3., to hold a public hearing; however, such a hearing is limited to consideration of the contents of the Petition and whether the Petition should be supported by the County and City. The County and the City may incur certain one-time administrative costs involved with the review of this Petition, although this will be offset by the District's payment of a one-time filing fee.

Upon approval of this Petition, St. Johns County / City of Jacksonville will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the District operates independently from St. Johns County / City of Jacksonville, and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District and its landowners.

## 2. State Government Entities

The cost to State entities to review or enforce the proposed rule amendment will be very modest. FLWAC is the reviewing agency for the petition. FLWAC will review the District's hearing record, transcripts and resolutions in conjunction with its review of the Petition. These activities will absorb the time of the FLWAC staff. However, these costs are estimated to be modest. There are no additional ongoing costs to either FLWAC or any other State entities to implement and enforce the proposed rule amendment. The District already exists and is in good standing with the State. The State's limited involvement with the District will continue to include the review of the reports outlined in the attached Appendix.

Once the District boundaries have been expanded, the State of Florida will continue to incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These are not additional costs but rather costs already incurred. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the Legislature has established a maximum fee of \$175 per District per year to pay the costs incurred by the Special Districts Information Program to administer the reporting requirements of Chapter 189, F.S. This amount is currently being paid by the District and will not change if the District boundaries are expanded. Because the District, as

defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, or later established by law, no additional burden is placed on the State once the District has been established, and there will be no impact as a result of the expansion.

3. The District

The District will also continue to incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments against all properties within the Modified District benefiting from its facilities and its services. The Fiscal Year 2019-2020 Operations and Maintenance Budget is already in place and the Fiscal Year 2020-2021 proposed budget process is in process.

b. Impact on State and Local Revenues

It is anticipated that approval of this Petition will not have any negative effect on state revenues, primarily for the reasons stated in Section 1(A) above.

In summary, expanding the boundaries of the District will not create any significant economic costs for the State of Florida or for St. Johns / Duval Counties or the City of Jacksonville.

4. **A GOOD FAITH ESTIMATE OF THE TRANSACTIONAL COSTS LIKELY TO BE INCURRED BY INDIVIDUALS AND ENTITIES, INCLUDING LOCAL GOVERNMENT ENTITIES, REQUIRED TO COMPLY WITH THE REQUIREMENTS OF THE RULE:**

There are no anticipated additional transaction costs associated with modifying the District boundaries to add the Expansion Area. Landowners within the Expansion Area will be subject to same state and local governmental taxes and fees as they were previously.

5. **AN ANALYSIS OF THE IMPACT ON SMALL BUSINESSES AS DEFINED BY S. 288.703, AND AN ANALYSIS OF THE IMPACT ON SMALL COUNTIES AND SMALL CITIES AS DEFINED IN S. 120.52:**

Amending the boundaries of the District should not have any negative impact on small businesses, primarily for the reasons outlined in Section 1(A) above.



**6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:**

Certain data utilized in this report was provided by the District and its primary developer, Parc Group , LLC and represents the best information available at this time. Other data was provided by Governmental Management Services, LLC and the District Engineer and was based on observations, analysis and experience with private development and other CDDs in various stages of existence.

In Exhibit 8 of the Petition is a table which provides for infrastructure cost estimates related to the original District boundaries and for the Expansion Area. Also contained in Exhibit 8 of the Petition is a table of capital improvements that provides for the construction entity/final owner and maintenance entity related to the original District boundaries and the Expansion Area.

**7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:**

Not applicable.

**APPENDIX**

**LIST OF DISTRICT REPORTING REQUIREMENTS**

<b><u>REPORT</u></b>	<b><u>FLORIDA STATUTE SECTION</u></b>	<b><u>DATE</u></b>
Annual Financial Audit	11.45	<b>9 months after end of fiscal year</b>
Annual Financial Report (AFR)	218.32 b	By March 31
Financial Disclosure Form 1	112.3144	by July 1
Public Depositor	215	by November 15
Proposed Budget	190.008	by June 15
Adopted Budget	190.008	by October 1
Public Facilities Report	189.415	by March 1
Public Meetings Schedule	189.417	beginning of fiscal year
Bond Report	218.38	when issued
Registered Agent	189.417	30 days after formation
Notice of Establishment	190.0485	30 days after formation

# EXHIBIT 10

**Authorization of Agent**

This shall serve as a designation of Katie S. Buchanan and Sarah S. Warren to act as agents for the Tolomato Community Development District, a local unit of special-purpose government created pursuant to Chapter 190, Florida Statutes, ("Petitioner"), with regard to any and all matters pertaining to the Petition to the Florida Land and Water Adjudicatory Commission to amend the boundary of the Tolomato Community Development District pursuant to Chapter 190, Florida Statutes. This authorization shall remain in effect until revoked in writing.

Executed this 29 day of July, 2020.

**TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**

By: Richard Ray  
Richard Ray  
Chairman, Board of Supervisors

STATE OF FLORIDA )  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 29 day of July, 2020, by Richard T. Ray, as Chairman for Tolomato CDD. S/he  is personally known to me or  produced \_\_\_\_\_ as identification.

(Official Notary Seal)

Tina E Miller  
Name: Tina E Miller

