

ORDINANCE NUMBER: 84-35

INTRODUCED BY: Commissioner Waldron

AN ORDINANCE OF THE COUNTY OF ST. JOHNS  
COUNTY, STATE OF FLORIDA, REZONING LANDS  
AS DESCRIBED HEREINAFTER FROM PRESENT  
ZONING CLASSIFICATION OF OPEN RURAL (OR)  
AND PLANNED UNIT DEVELOPMENT (PUD) TO  
PLANNED UNIT DEVELOPMENT (PUD)

Be it ordained by the Board of County Commissioners of St.  
Johns County, Florida:

SECTION 1. Pursuant to the attached Application for  
Rezoning dated February 16, 1984, submitted by Landvest,  
Ltd., the land owned by said partnership, described on  
Exhibit "A" attached hereto and made a part hereof, having a  
zoning classification of OR and PUD, is hereby rezoned to  
Planned Unit Development, PUD, Classification.

SECTION 2. All materials, stipulations, exhibits and maps  
included in and made a part of the Application for Rezoning,  
as attached hereto as composite Exhibit "B", and which have  
been submitted to and approved by the St. Johns County Zoning  
Board, are incorporated herein, and the proposed development  
shall proceed in accordance herewith and in accordance with  
Master Plan, the density and acreage figures, and the plan of phasing,  
all as shown on the attached Exhibit "B". Also incorporated are  
the conditions contained in letter attached hereto as Exhibit "C".

SECTION 3. The St. Johns County Building and Zoning Office is  
hereby authorized to issue building permits, certificates or other  
documents authorizing construction of said Planned Unit Development  
in accordance with an approved development plan.

SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the Office of the Secretary of State to the Clerk of the Board of County Commissioners of St. Johns County, Florida that same has been filed.

SECTION 5. As a further condition of this Ordinance, Landvest, Ltd. shall record the Covenant Restricting Development of Real Property attached hereto as Exhibit "D" and incorporated herein.

SECTION 6. The developer shall construct at its expense appropriate and reasonable access to the core of the recreation site and shall at its expense appropriately fence the site and shall at an appropriate time provide utilities to the site. The fence and access road shall be constructed forthwith.

SECTION 7. The dedication of the right of way concerning County Road 210 and the payment of the \$72,000 shall be forthwith.

SECTION 8. The timing, where not specified in this ordinance, of other improvements shall be addressed in the final development plan.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Chester Benet  
Chairman

ATTEST:  
CARL "BUD" MARKEL, CLERK

BY: Cheryl Kent  
Deputy Clerk

(seal)

Adopted Regular meeting 06/05/84

Effective 06/11/84

EXHIBIT "A"

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Section 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 43, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, 3<sup>d</sup> Johna County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Government Lot 6, Section 10, with the Westerly right of way line of State Road A-1-A and/or State Road 209 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westerly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasterly continuing along said Westerly right of way line and along the arc of a curve concave Northeastery and having a radius of 2010.08 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°51'49" East, continuing along said Westerly right of way line of State Road A-1-A, 378.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along last said line and the Easterly line of said Government Lot 14, Section 10, 641.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northerly line of said Section 45, 670.48 feet to the Westerly line thereof; thence Southeasterly along the Westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°21'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westerly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said Westerly line of Section 45, 563.22 feet to the Westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°29'16" East, along last said line 1037.49 feet to the Northerly right

of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northerly right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southerly line of the said Joseph S. Sanchez Grant, Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15, 1777.92 feet to the Easterly right of way line of Old Palm Valley Road (also known as State Road No. 210, a 66 foot right of way as now established and locally recognized); thence Northwesterly along the Easterly right of way line of said Old Palm Valley Road run the following six courses and distances: Course No. 1 - Northwesterly along and around the arc of a curve concave Northeast-erly and having a radius of 2259.01 feet, an arc distance of 707.58 feet, said arc being subtended by a chord bearing and distance of North 19°47'39" West, 704.69 feet to the point of tangency of said curve; Course No. 2 - North 10°49'15" West, 797.27 feet to the point of curvature of a curve to the left; Course No. 3 - Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 546.05 feet, an arc distance of 495.18 feet, said arc being subtended by a chord bearing and distance of North 36°48'00" West, 478.39 feet to the point of tangency of said curve; Course No. 4 - North 62°46'45"

West, 712.46 feet to the point of curvature of a curve to the right; Course No. 5 - Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 635.25 feet, an arc distance of 620.42 feet, said arc being subtended by a chord bearing and distance of North 34°48'00" West, 596.05 feet to the point of tangency of said curve; Course No. 6 - North 06°49'15" West, 1056.26 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 708.38 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwesterly corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 999.00 acres, more or less.

FOR: Landvest, Ltd.

DATE JANUARY 30, 1986

APPLICATION FOR REZONING  
MICKLERS LANDING  
A PROPOSED PLANNED UNIT DEVELOPMENT  
IN ST. JOHNS COUNTY, FLORIDA

OWNER: LANDVEST, LTD.  
THE 1300 BUILDING  
1300 GULF LIFE DRIVE  
JACKSONVILLE, FL 32207

COMPOSITE EXHIBIT "B"

PROPOSED REZONING OF  
MICKLERS LANDING PUD

TABLE OF CONTENTS:

- 1) APPLICATION FOR ZONING CHANGE
- 2) 8-2-1-a: PLATS, LEGAL DESCRIPTION, PRESENT ZONING
- 3) 8-2-1-b: NAME/ADDRESS OF OWNER
- 4) 8-2-1-c: EVIDENCE OF OWNERSHIP
- 5) 8-2-1-d: AGREEMENT BY OWNER
- 6) 8-2-2-a: MASTER PLAN AND STUDIES
- 7) 8-2-2-b: DESCRIPTION OF PLAN
- 8) 8-2-2-c: COPY OF MASTER PLAN
- 9) 8-2-2-d: MAINTENANCE/OWNERSHIP OF COMMON FACILITIES
- 10) 8-2-2-e,f: PROPOSED DEVELOPMENT SCHEDULE AND PRIORITIES
- 11) LIST OF PROPERTY OWNERS WITHIN 300 FEET OF PROPOSED PUD .

ST. JOHNS COUNTY ZONING BOARD  
APPLICATION FOR ZONING CHANGE, VARIANCE OR EXCEPTION - DATE February 16, 1984

CASE NUMBER : \_\_\_\_\_ ZONING DISTRICT \_\_\_\_\_

The undersigned hereby applies for zoning change X, variance \_\_\_\_\_ or exception \_\_\_\_\_ on the following described Land, Located in St. Johns County

LEGAL DESCRIPTION : See attachment

1. PROPERTY ADDRESS: (give street address when available, or give detailed directions to property:  
Westerly side of AIA between Mickler Road and County Road No. 210

2. NAME AND ADDRESS AND TELEPHONE NUMBER OF OWNER(S) OF SUBJECT PROPERTY:  
Landvest Ltd., 1300 Building, 1300 Gulf Life Drive  
Jacksonville, Florida 32207

3. CURRENT ZONING CLASSIFICATION: PUD and OR

4. CHANGE, VARIANCE OR EXCEPTION REQUESTED: Planned Unit Development

5. ATTACH LIST OF ADJACENT PROPERTY OWNERS WITHIN 300 FEET, LIST MUST SHOW NAME, ADDRESS AND LEGAL DESCRIPTION AS CONTAINED IN CURRENT TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

6. PRESENT USE OF LAND: Vacant

7. SPECIFIC USE OR REASON FOR REQUESTED CHANGE, VARIANCE OR EXCEPTION:  
To allow for innovative recreational community design and preservation of natural features

8. SIZE OF LAND (dimensions or acreage) 600 acres, more or less

9. HAS APPLICATION BEEN SUBMITTED FOR ZONING CHANGE, VARIANCE OR EXCEPTION ON ABOVE DESCRIBED PARCEL (or part of) WITHIN THE PAST YEAR?  
No  
IF SO, GIVE DATE AND FINAL DISPOSITION: No

10. APPLICANT'S NAME, ADDRESS AND PHONE NUMBER:  
Landvest Ltd., A. L. Burpee, Jr., Vice President, 1300 Gulf Life Drive  
Jacksonville, Florida 32207 (904) 396-1010

*A. L. Burpee, Jr.* - SIGNATURE OF APPLICANT:  
\*\*\*\*\*

PROOF OF OWNERSHIP: deed or certificate by lawyer or abstract company or title insurance company that states the record owner is the applicant. MUST BE ATTACHED TO THIS APPLICATION.

IF THE APPLICANT AND THE OWNER ARE DIFFERENT PARTIES, A LETTER OF authorization must be attached (notorized) that gives the applicant permission to request the rezoning, change or variance.

SIGNATURE OF APPLICANT CERTIFIES THAT ALL INFORMATION IS CORRECT AND THAT THE ATTACHED LIST OF ADJACENT PROPERTY OWNERS IS FROM THE CURRENT AD VALOREM TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

If a person decides to appeal any decision made by the Zoning Board or Board of County Commissioners, with respect to any matter considered at the hearing, he will need a record of the proceedings, and for such purposes he may need to ensure that a verbatim record of the proceeding is made, which records includes the testimony and evidence upon which the appeal is based.

SECTION 8-2-1-a:

PLAT AND LEGAL DESCRIPTION



A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Section 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 43, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northernly line of said Government Lot 6, Section 10, with the Westernly right of way line of State Road A-1-A and/or State Road 209 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westernly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasterly continuing along said Westernly right of way line and along the arc of a curve concave Northeasterly and having a radius of 2010.08 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'48" East, continuing along said Westernly right of way line of State Road A-1-A, 174.89 feet to the Easternly line of said Government Lot 10, Section 10; thence South 01°31'29" East, along last said line and the Easternly line of said Government Lot 14, Section 10, 643.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northernly line of said Section 45, 670.48 feet to the Westernly line thereof; thence Southeasterly along the Easternly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°21'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westernly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said Westernly line of Section 45, 563.22 feet to the Westernly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East, along last said line 1037.49 feet to the Northernly right

of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northernly right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easternly prolongation of the Southernly line of the said Joseph S. Sanchez Grant, Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15, 1777.92 feet to the Easternly right of way line of Old Palm Valley Road (also known as State Road No. 210, a 66 foot right of way as now established and locally recognized); thence Northwesterly along the Easternly right of way line of said Old Palm Valley Road run the following six courses and distances: Course No. 1 - Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 2259.01 feet, an arc distance of 707.58 feet, said arc being subtended by a chord bearing and distance of North 19°47'39" West, 704.69 feet to the point of tangency of said curve; Course No. 2 - North 10°49'15" West, 797.27 feet to the point of curvature of a curve to the left; Course No. 3 - Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 546.05 feet, an arc distance of 495.18 feet, said arc being subtended by a chord bearing and distance of North 36°48'00" West, 478.39 feet to the point of tangency of said curve; Course No. 4 - North 62°46'45"

West, 712.46 feet to the point of curvature of a curve to the right; Course No. 5 - Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 635.25 feet, an arc distance of 620.42 feet, said arc being subtended by a chord bearing and distance of North 36°48'00" West, 596.05 feet to the point of tangency of said curve; Course No. 6 - North 06°49'15" West, 1056.26 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 708.38 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwesterly corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 999.00 acres, more or less.

FOR: Landwest, Ltd.

DATE JANUARY 30, 1984

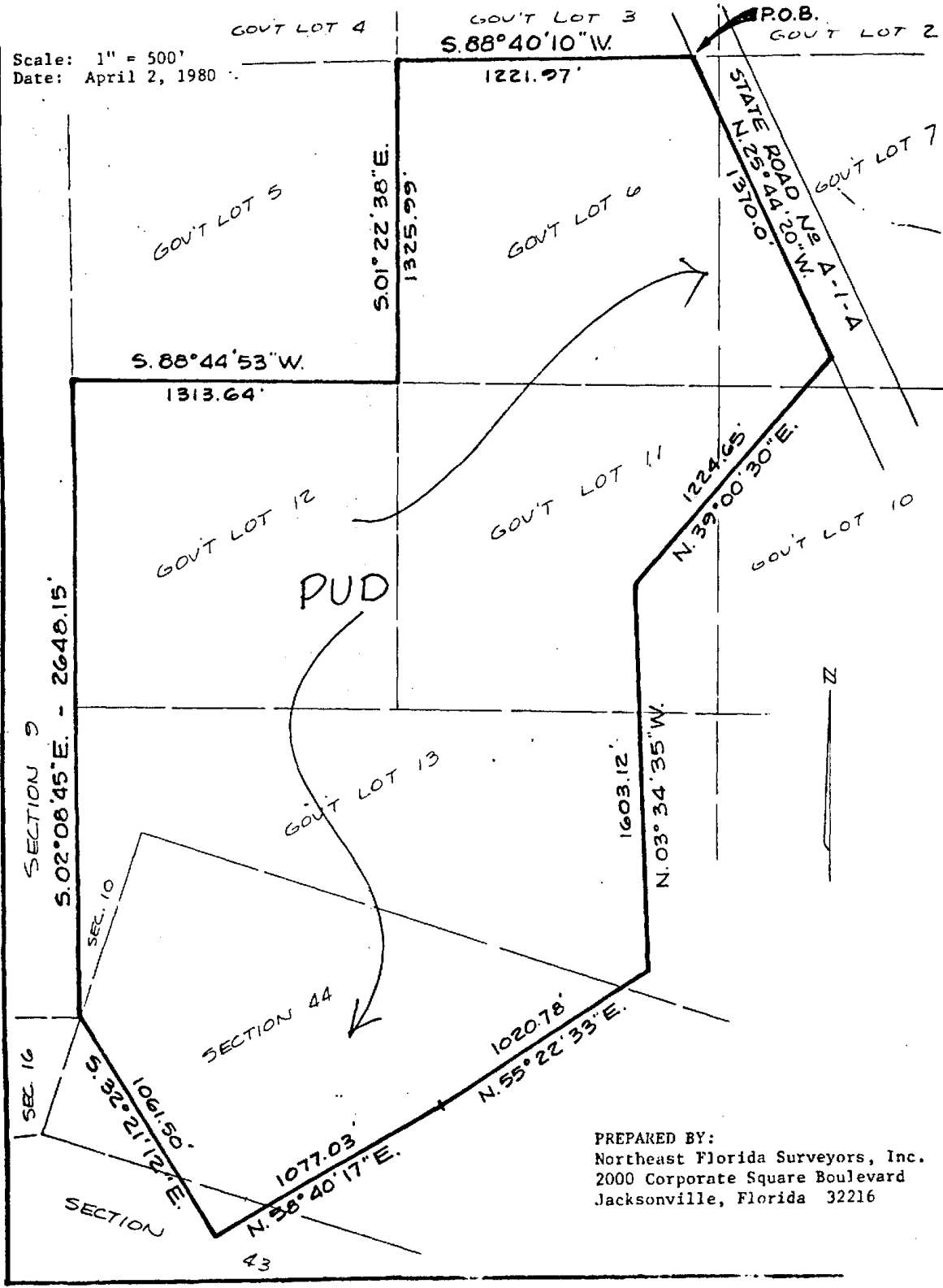
8-2-1-a (Supplement)

DESCRIPTION OF PORTION (210 ACRES) OF MICKLERS  
LANDING CURRENTLY ZONED PUD

PROPOSED REZONING OF

A part of Section 10 and a part of the Joseph S. Sanchez Grant, Section 43, and a part of the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Begin at the intersection of the Westerly right of way line of State Road A1A and/or State Road No. 203 (also known as the Ponte Vedra Bypass Road) with the Northerly line of Government Lot 6, said Section 10; thence South 88°40'10" West, along the Northerly line of said Government Lot 6, 1221.97 feet to the Northwesterly corner of said Government Lot 6; thence South 01°22'38" East, along the Westerly line thereof, 1325.99 feet to the Southwesterly corner of said Government Lot 6; thence South 88°44'53" West, along the Northerly line of Government Lot 12, said Section 10, 1313.64 feet to the Northwesterly corner of said Government Lot 12; thence South 02°08'45" East, along the Westerly line of said Section 10, 2648.15 feet, to a corner common to Sections 9, 10, 16 and 44, said Township 4 South, Range 29 East; thence South 32°21'12" East, 1061.50 feet; thence North 58°40'17" East, 1077.03 feet; thence North 55°22'33" East, 1020.78 feet; thence North 03°34'35" West, 1603.12 feet; thence North 39°00'30" East, 1224.65 feet to the Westerly right of way line of said State Road A1A; thence North 25°44'20" West, along said Westerly right of way line, 1370.0 feet to the POINT OF BEGINNING. Containing 215.10 acres, more or less.

Scale: 1" = 500'  
Date: April 2, 1980



PREPARED BY:  
Northeast Florida Surveyors, Inc.  
2000 Corporate Square Boulevard  
Jacksonville, Florida 32216

SECTION 8-2-1-b:

NAME AND ADDRESS OF OWNER:

Landvest, Ltd.  
1300 Building  
1300 Gulf Life Drive  
Suite 600  
Jacksonville, FL 32207

A. L. Burpee, Jr.  
Vice President

Biglerville Co.,  
Bighill Corporation  
Bestthorpe  
Flakensee

c/o A. L. Burpee, Jr.  
1300 Building

SECTION 8-2-1-c:

EVIDENCE OF UNIFIED CONTROL

ROGERS, TOWERS, BAILEY, JONES & GAY

A PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW  
1300 GULF LIFE DRIVE  
JACKSONVILLE, FLORIDA 32207

(904) 398-3911

CECIL C. BAILEY  
CHARLES D. TOWERS, JR.  
J. EDWIN GAY  
BETTY TOWERS MILLER  
JAMES M. McLEAN  
FRED M. RINGEL  
DAVID M. FOSTER  
FRANK R. FRIEDMANN, JR.  
C. WILLIAM REINEY  
CLYDE A. REESE, JR.  
JOHN B. CHANDLER, JR.  
ALLAN T. GEIGER  
SAMUEL L. LEPRELL  
S. KENNETH MORRIS  
DOUGLAS A. WARD  
PAUL P. SANFORD  
IRVIN M. WEINSTEIN

ROBERT T. HYDE, JR.  
W. JOSEPH O'SHELD'S  
DONALD C. WRIGHT  
JOSEPH D. STROUD, JR.  
MICHAEL J. DEWBERRY  
MICHAEL A. WOODRICH  
K. ALEXANDRA KRUEGER  
BARRY FLING  
CHARLES W. SKINNER  
CECILE B. EVANS  
E. ALLEN MIEB, JR.  
WILLIAM J. TAYLOR  
T. R. HAINLINE, JR.  
JOHN P. CATTANO  
STEVEN E. ZATE  
JAMES H. DAVIS

WM. H. ROGERS - 1884-1987  
CHARLES D. TOWERS - 1894-1969  
TAYLOR JONES - 1911-1962

TALLAHASSEE OFFICE:  
JEFFERSON AT MONROE STREET  
POST OFFICE BOX 1872  
TALLAHASSEE, FLORIDA 32302  
(904) 222-7200  
FRANK L. JONES

PLEASE REPLY:  
JACKSONVILLE

February 16, 1984

Board of County Commissioners  
St. Johns County  
St. Johns County Courthouse  
St. Augustine, Florida 32084

and

St. Johns County Zoning Board  
St. Johns County Courthouse  
St. Augustine, Florida 32084

Gentlemen:

Re: The Plantation at Ponte Vedra


The undersigned have examined the state of the title of the lands described in the attached legal description located in St. Johns County, Florida. Based upon that examination, we hereby render the following title opinion:

Fee simple title in and to the subject lands is held, in undivided interests as tenants in common, by the following entities:

Landvest, Ltd., a Florida limited partnership  
Biglerville Co., a Netherlands Antilles corporation  
Bighill Corporation, a Netherlands Antilles corporation  
Bestthorpe, a Netherlands Antilles corporation  
Flakensee, a Netherlands Antilles corporation

Very truly yours,

ROGERS, TOWERS, BAILEY, JONES & GAY

By:   
Douglas A. Ward

DAW:sp

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Section 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 45, all of the Francis P. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northern line of said Government Lot 6, Section 10, with the westerly right of way line of State Road A-1-7 and/or State Road 209 (also known as the Ponte Vedra Bypass Road); thence South 25°44'30" East along said westerly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasternly continuing along said westerly right of way line and along the arc of a curve concave Northeasternly and having a radius of 2010.09 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 37°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'42" East, continuing along said westerly right of way line of State Road A-1-7, 374.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along last said line and the Easterly line of said Government Lot 14, Section 10, 641.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'21" West along the Northern line of said Section 45, 670.48 feet to the westerly line thereof; thence Southeasternly along the westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°31'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the westerly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said westerly line of Section 45, 563.22 feet to the westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East, along last said line 1037.49 feet to the Northern right of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northern right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasternly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasternly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southern line of the said Joseph S. Sanchez Grant.



Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15, 1777.92 feet to the Easterly right of way line of Old Palm Valley Road (also known as State Road No.210, a 66 foot right of way as now established and locally recognized); thence Northwesterly along the Easterly right of way line of said Old Palm Valley Road run the following six courses and distances: Course No. 1 - Northwesterly along and around the arc of a curve concave Northeast-erly and having a radius of 2259.01 feet, an arc distance of 707.58 feet, said arc being subtended by a chord bearing and distance of North 19°47'39" West, 704.69 feet to the point of tangency of said curve; Course No. 2 - North 10°49'15" West, 797.27 feet to the point of curvature of a curve to the left; Course No. 3 - Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 546.05 feet, an arc distance of 495.18 feet, said arc being subtended by a chord bearing and distance of North 36°48'00" West, 478.39 feet to the point of tangency of said curve; Course No. 4 - North 62°46'45" West, 712.46 feet to the point of curvature of a curve to the right; Course No. 5 - Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 635.25 feet, an arc distance of 620.42 feet, said arc being subtended by a chord bearing and distance of North 34°48'00" West, 596.05 feet to the point of tangency of said curve; Course No. 6 - North 06°49'15" West, 1056.26 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 708.38 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Easterly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.36 feet to the Northwesterly corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwesterly corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 899.00 acres, more or less.

FOR: Lanovest, Ltd.

DATE JANUARY 30, 1986

SECTION 8-2-1-d:

OWNERS COMMITMENT TO P.U.D. ORDINANCE AND CONDITIONS



## Florida Title Group, Inc.

1800 Building • 1800 Gulf Life Drive • Jacksonville, Florida 32207 • Telephone 904/396-1010

February 16, 1984

Board of County Commissioners  
St. Johns County  
St. Augustine, Florida 32084

St. Johns County Zoning Board  
St. Augustine, Florida 32084

Re: Micklers Landing P.U.D.


Gentlemen:

As owners of the proposed Micklers Landing P.U.D. located on 600<sup>+</sup> acres West of State Road 1A and North of Micklers Road, we herewith agree to:

- (1) proceed with the proposed development in accordance with the adopted PUD Ordinance and such conditions and safeguards as may be set by the Board of County Commissioners in such Ordinance; and,
- (2) completion of such development according to plans approved by such Ordinance; and for continuing operation and maintenance of such areas, functions, and facilities as are not to be provided, operated or maintained by St. Johns County pursuant to written agreement; and,
- (3) to bind the successors in title to any commitments made in our application.

Yours very truly,

LANDVEST, LTD. (Owners)

  
A. L. Burpee, Jr.  
Vice President

ALB:slc

SECTION 8-2-2-a:

PLANS, MAPS AND STUDIES

PLANNING STUDIES

A series of land use plans were prepared in studying various alternative uses for this 600 acre property. These studies were prepared by Mr. Arthur G. Foster of the Foster Group, Inc. Mr. Foster has planned a number of recognized developments throughout the Southeast including projects in Amelia Island Plantation, Sawgrass and Sea Pines Plantation, among others. The Master Plan proposed for this property is attached and will be presented for further explanation at public hearings on this proposal.

A market analysis supporting the proposed Master Plan was conducted by Mr. Hank Adams, former Director of Marketing of Sawgrass and also the Palm Beach Polo Club of West Palm Beach, Florida. The recommendations by Mr. Adams on housing products and density are reflected in the Master Plan. Further explanation by Mr. Adams will be available at public hearings on this proposal.

SECTION 8-2-2-b: DESCRIPTION OF PLAN

MICKLERS LANDING P.U.D.

A PROPOSED PLANNED UNIT DEVELOPMENT IN ST. JOHNS COUNTY, FLORIDA

1. LOCATION

The proposed planned unit development known as MICKLERS LANDING is generally located between State Road 1A, County Road 210 and Mickler Road in St. Johns County, Florida. The property consists of 600 contiguous acres.

2. DEVELOPER AND CONSULTANTS

- 2.1 Developer: The Florida Title Group, Inc., Jacksonville, Florida, with the Owner, Landvest, Ltd.
- 2.2 Consultants:  
Planners/Designers: The Foster Group, Inc./Arthur G. Foster  
Golf Course Architects: Palmer Course Design/Arnold Palmer & Ed Seay  
Engineers: Bessent, Hammack & Ruckman, Inc.  
Development: Charles B. James  
Surveyors: Clary, Miller & Associates, Inc.

3. INTENT OF PLAN

The proposed plan for Micklers Landing is consistent with the County Comprehensive Plan and the performance criteria for planned unit developments as specified in Article 8, 8-1-1 of the St. Johns County Zoning Ordinance. Specifically, the plan for this PUD attempts to reflect these criteria and achieve:

- 3.1 A more creative approach to the development of the land through the layout of roads, relationship of residential uses to open spaces and recreational uses, the weaving of the golf course into the residential areas, the creation of lakes, lagoons and waterways that serve as a drainage system as well as active and passive recreation, for instance.
- 3.2 The plan accomplishes a more desirable environment than would be possible through the strict application of the minimum requirements of the Zoning Ordinance by such elements as larger lots and setbacks; wider rights-of-way in order to preserve trees and vistas; clustering of homes in order to save natural areas and the variation of road alignment to create visually interesting sequences and conservation.
- 3.3 By the clustering of homes on culs-de-sac and loop streets and relating these smaller networks to the neighborhood collector road and utility system, the developer will create a more efficient site development.

3.4 The appearance of the development will be considerably enhanced through the preservation of natural features, extensive landscaping, the use of underground utilities and the provision of recreation areas and open spaces in excess of normal zoning and subdivision requirements.

3.5 The developer feels that the Micklers Landing PUD will be a community of very stable values and highly compatible with surrounding land uses. These goals will be achieved by creating a low density and cohesively planned community of approximately one unit per acre including an aesthetically pleasing private road system, an elaborate security system, strict architectural control and site plan review and amenities including a golf course, tennis courts, swimming pool, a private club, boating and extensive open water areas and play areas.

#### 4. PROPOSED USES

The uses proposed for the Micklers Landing PUD are broken down as follows:

Total area: 600 acres

Total number of units: 720

Overall density: 1.2 units per acre

Residential uses:

Single family lots: 335 (typical minimum: 125' + 175'+)

Cluster homes: 385 units on 75 acres, more or less

Amenities:

18 hole golf course by Arnold Palmer and Ed Seay

Club house

Tennis courts (8)

Swimming pool

Pavillion

Provision for boating

Play fields and play areas

Lakes and lagoons

Natural open spaces

SECTION 8-2-2-c

MASTER PLAN AND TOPOGRAPHIC MAP OF PROPERTY



SECTION 8-2-2-d

MAINTENANCE AND OWNERSHIP  
OF COMMON AREAS

A property owners association will be established to oversee the maintenance of the common open spaces and common facilities. The owner will participate in this maintenance program with the property owners association which may later operate independently. The common facilities would include: the roads (all private and constructed to County specifications), rights-of-way areas, lakes and drainage system, security system, common areas designated in the cluster home sites and designated recreational/open space areas in the planned unit development. The golf course, club and tennis/swim center would be initially owned, maintained and operated by the owner. Water service and waste treatment would be handled by the existing and to be expanded Sawgrass system which is now owned by a company affiliated with the owner of this proposed PUD. An architectural review committee will be established to oversee the design of homes and site plans prepared.

SECTION 8-2-2-e & f

PROPOSED DEVELOPMENT SCHEDULE FOR MICKLERS LANDING

<u>PHASE:</u>	<u>1984+</u>	<u>1985+</u>	<u>1986+</u>	<u>1987+</u>	<u>1988+</u>	<u>1989+</u>
		<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>5</u>
<b>RESIDENTIAL:</b>						
Lots (incl roads/utilities)		68	67	67	67	66
Cluster homes		50	70	80	90	95
<b>AMENITIES:</b>						
Golf course		complete	<i>THRU</i> <del>by</del> 1985			
Club		complete	<del>by</del> 1985			
Tennis courts			4	4		
Swimming pool			1			
<b>GENERAL:</b>						
Entry		complete	<i>THRU</i> <del>by</del> 1985			
Security system			<del>by</del> 1985			
Drainage/lakes		<i>THRU</i> <del>by</del> 1984				
Off site			<i>THRU</i> <del>by</del> 1985			
On site			<del>by</del> 1985			
Waste treatment			<del>by</del> 1985			

PROPERTY OWNERS WITHIN 300 FEET OF PROPOSED MICKLERS LANDING PUD

1. AIA West Land Company  
7898 Baymeadows Way  
Jacksonville, Florida 32216
2. Robert West  
RFD Palm Valley, Florida 32082
3. Gordon Hunter  
26 S. Palm Valley Drive 32082
4. Samuel Wilkes  
26 S. Palm Valley Road 32082
5. Charles Mier  
P. O. Box 831 32082
6. Julius Batten  
30 So. Palm Valley Rd. 32082
7. Hardy Helmlly  
32 S. Palm Valley Rd. 32082
8. William Davis  
140 35th Avenue South  
Jacksonville Beach, Florida 32250
9. Marshall Sullivan  
36 Palm Valley Road 32082
10. Bryant Mickler  
38 Palm Valley Rd. 32082
11. Landvest Ltd.  
1300 Gulf Life Drive  
6th Floor, Jacksonville, Florida 32207
12. Patrick Newmans  
111 S. Palm Valley Rd. 32082
13. Billy Lewis  
105 S. Palm Valley Rd. 32082
14. James Morris  
111 S. Palm Valley Rd. 32082
15. Paul Abdullah  
1702 North 1st Street  
Jacksonville Beach, FL. 32250
16. State Investment Company  
100 West Bay Street  
Jacksonville, Florida 32200
17. Creek Farms Corp.  
P. O. Box 4069  
Jacksonville, FL 32201
18. Crossroads Plantation  
P. O. Box 1066 32082
19. First Baptist Church of Palm Valley, Inc.  
5038 AIA Highway 32082
20. Sawgrass Properties, Inc., c/o Arvida  
P. O. Box 600 32082

April 26, 1984

St. Johns County  
Board of County Commissioners  
St. Augustine, Florida 32083

Re: Planned Unit Development for Mickler's Landing

Dear Sirs:

This letter is to record our offers pertaining to rezoning of approximately 600 acres lying in Northeast St. Johns County which is currently in the process of being rezoned to Planned Unit Development ("PUD") for a residential subdivision to be known as Mickler's Landing.

The land being rezoned is that land described in the application for rezoning dated February 16, 1984, and submitted by the owner of the land, Landvest, Ltd. (the "Owner").

The Owner agrees that it will dedicate to the County a 100 foot wide right of way to be used for the widening and relocation of a portion of State Road 210 which borders the subject property along a portion of the southwest boundary. Specifically, the existing curve in State Road 210 will be eliminated and a new 100 foot right of way will be dedicated to the County by the Developer so as to straighten the road. The curved portion of the road, which is to be closed, will be abandoned by the County and deeded to the Owner in consideration of the Owner's dedicating the 100 foot right of way to straighten the road and of the Owner's additional undertakings.

The Developer will dedicate an additional right of way of up to 40 feet in width along the existing State Road 210 so that the right of way will be 100 feet wide along all stretches of State Road 210 where the Owner has land on both sides of the roadway.

The Owner also agrees to pay to the County an amount to assist the County in constructing the straightened road. The amount to be paid will be \$30 per lineal foot of new road to be built by the County. We anticipate the length of the road to be built will be approximately 2400 feet; therefore, the total amount to be paid by the Owner to the County would be \$72,000.00.

EXHIBIT "C"

Board of County Commissioners  
April 26, 1984  
Page Two

The Owner also agrees to construct appropriate acceleration and deceleration lanes reasonably necessary at the intersection of the project's internal roadway system with State Road 210 and State Road A-1-A.

The Owner will also agree to pay its reasonable share of necessary traffic signals at the intersection of the main entrance road of the project with State Road A-1-A at such time in the future as such signalization becomes necessary. The exact formula for determining traffic counts so as to trigger this obligation and the amount to be expended by the Owner for the signalization, will be determined at the proper time in the process.

It is agreed that a "crash gate" will be constructed for emergency access to and from Mickler's Road onto internal roads in that area. The location of such a crash gate will be shown on the site plan to be approved.

The Owner further agrees to convey to the County, without cost to the County, a parcel of land to be used as a public park. The conveyance shall be made when development of the PUD commences. The park shall be located as shown on Attachment 1 to this letter and shall contain ten acres with approximately 660 feet fronting on State Road 210.

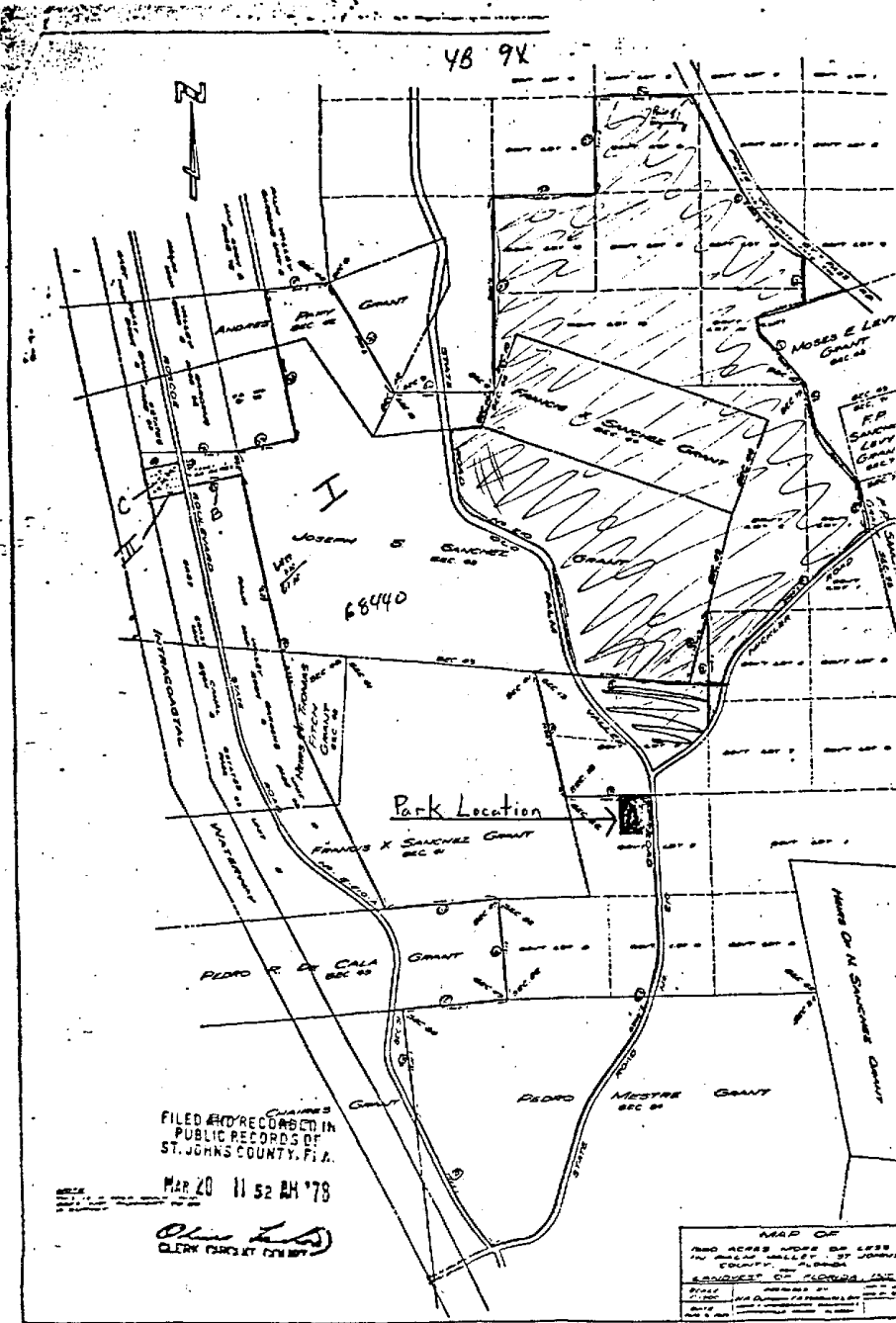
We hope the above clearly reflects the obligations of the Owner and the County as it pertains to this rezoning. We understand that specific details and additional requirements may be necessary and such conditions as are agreed upon will be contained in the final rezoning ordinance.

Sincerely,

Landvest Florida, Inc.,  
a general partner

By:   
Its President

EXHIBIT "C"



ATTACHMENT 1

EXHIBIT "C"

COVENANT RESTRICTING DEVELOPMENT OF REAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS THAT:

WHEREAS, the members of Sea Oats Joint Venture, a Joint Venture, which is comprised of Landvest, Ltd., a Florida limited partnership, and Falkensee N.V., a Netherlands Antilles corporation (hereinafter collectively referred to as the "Owner") are the owners of the lands described in Exhibit "A" attached hereto which lands consist of approximately 800 acres located west of State Road 210 in St. Johns County, Florida, and are hereinafter referred to as the "Property"; and

WHEREAS, the Owner of the Property desires to impress with and place upon the Property a restrictive covenant which is herein set forth for the benefit of the County of St. Johns of the State of Florida.

NOW, THEREFORE, the Owner hereby imposes upon the Property a covenant running with the land that, subject to the limitation hereinafter stated, no development shall be commenced upon the Property, or any part thereof, before the Owner, or its successor or successors in interest, shall have obtained one of the following with respect to the Property:

(a) A binding letter of interpretation issued by the Department of Community Affairs of the State of Florida, or its successor agency, pursuant to Chapter 380, Florida Statutes, as the same may be amended from time to time, to the effect that the development which the Owner proposes to commence does not constitute a development of regional impact within the meaning of Chapter 380, Florida Statutes; or

(b) A development order issued by the County of St. Johns of the State of Florida pursuant to Chapter 380, Florida Statutes, applicable to such development.

The foregoing restrictive covenant shall not be deemed to prohibit, and shall not prohibit, the utilization of up to seventy-three (73) acres of the Property for the construction, maintenance and replacement of the following improvements which are used for the purpose of providing drainage and utility service to the lands

consisting of approximately 600 acres located east of State Road 210 which are described in Exhibit "B" hereto attached: drainage ditches, storm water retention and detention facilities and other drainage facilities and structures; sewage treatment facilities; wells; water treatment and storage facilities; sewer lift stations; and water or sewer lines and other utility lines and facilities.

The foregoing covenant shall automatically terminate and be of no further force or effect upon the issuance of such a binding letter of interpretation or development order. By acceptance of this covenant, the County of St. Johns agrees to execute and deliver to the Owner, or its successor or successors in interest, an instrument in recordable form confirming the termination of this covenant at such time as the covenant has been terminated by issuance of such a binding letter of interpretation or development order.

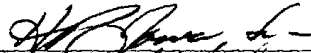

The foregoing restrictive covenant may be enforced by the County of St. Johns of the State of Florida, and may also be waived by the County of St. Johns of the State of Florida by action of its Board of County Commissioners.


IN WITNESS WHEREOF, the Owner has caused this instrument to be executed this 5th day of June, 1984.

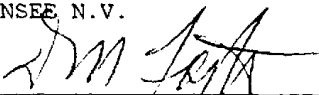
Signed, sealed and delivered  
in the presence of:

SEA OATS JOINT VENTURE,  
Acting through Landvest, Ltd.  
and Falkensee N.V.

LANDVEST, LTD., Acting through  
Landvest of Florida, Inc., a  
General Partner

  
\_\_\_\_\_  
  
\_\_\_\_\_  
As to the Constituents of  
Sea Oats Joint Venture

By:   
Vice President

FALKENSEE, N.V.  
By:   
Authorized Representative



STATE OF FLORIDA )  
:SS.  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 5th day of June, 1984, by W. M. Brannen, Vice - President, Landvest of Florida, Inc., a general partner of Landvest, Ltd., a Florida limited partnership.

James J. Casey  
Notary Public, State of Florida at Large

My Commission expires:

Notary Public, State of Florida  
My Commission Expires Sept. 6, 1987

STATE OF FLORIDA )  
:SS.  
COUNTY OF DUVAL )

The foregoing instrument was acknowledged before me this 5th day of June, 1984, by D. M. Foster, Authorized Representative, of Falkensee N.V., a Netherland Antilles corporation, on behalf of the corporation.

James J. Casey  
Notary Public, State of Florida at Large

My Commission expires:

Notary Public, State of Florida  
My Commission Expires Sept. 6, 1987

EXHIBIT A

That part of the following described lands  
which lie west of State Road No. 210.

PARCEL A:

1,312 acres, more or less, of land in Palm Valley, St. Johns County, Florida, located and bounded as shown on the map by H. A. Durden & Associates, Inc., dated August 9, 1973, and attached as EXHIBIT A hereto below, comprising all or parts of Lots 6, 7, 10, 11, 12, 13 and 14 of Section 10, Lots 1, 2, 4 and 7 of Section 15, Section 16, Lots 2, 3 and 4 of Section 22, Section 41, Section 42, Section 43, Section 44, Section 48 and Section 54 of Township 4 South, Range 29 East, St. Johns County, Florida and described by courses and distances as follows:

BEGINNING at the point where the Northerly line of Lot 6 meets the Southwesterly right-of-way line of U. S. Highway A-1-A (known also as State Road 203 and Ponte Vedra Bypass Road);

thence (1) Southeasterly along said Southwesterly right-of-way line, 2,700 feet, more or less, to the Easterly line of Lot 10 of Section 10;

thence (2) Southerly along the Easterly lines of Lots 10 and 14 of said Section 10, 600 feet, more or less, to the Northerly line of Section 45 (the Moses E. Levy Grant);

thence (3) along the meanders of said Section 45,  
(a) Southwesterly, 650 feet, (b) Southeasterly 200 feet,  
and (c) Southeasterly, another 900 feet to the Northeast  
corner of Section 15;

thence (4) Southeasterly along further meanders  
of Section 45, (a) 600 feet, and (b) 900 feet, more or  
less, to the corner common to Sections 45, 71, 73 and Lot 1  
of Section 15;

thence (5) Southerly along the line dividing said  
Section 73 and Lot 1 of Section 15, a distance of 650 feet,  
more or less, to the Northwesterly right-of-way line of a  
road known as Mickler Road;

thence (6) Southwesterly and Southerly along said  
Northwesterly right-of-way line of Mickler Road, 3,400 feet,  
more or less, to the Westerly line of Lot 7 of Section 15;

thence (7) Northerly along the Westerly line of Lots  
4 and 7 of Section 15, 1,500 feet, more or less, to a point  
on the Easterly line of aforementioned Section 43;

thence (8) Southwesterly along said Easterly line of  
Section 43, 1,000 feet, more or less, to the Southeast corner  
of said Section 43;

thence (9) Westerly along the Southerly line of said  
Section 43, 2,000 feet, more or less, to the corner common to  
aforementioned Sections 15, 41 and 43;

thence (10) Southerly along the line dividing said  
Sections 15 and 41, 1,700 feet, more or less, to the corner com-

mon to aforesaid Sections 15, 22 and 41;

thence (11) Easterly along the Northerly line of  
aforementioned Lot 2, Section 22, 1,100 feet, more or less,  
to the Westerly right-of-way line of State Road No. 210  
(also known as the Old Palm Valley Road);

thence (12) Southerly and Southwesterly along said  
right-of-way line of State Road 210, 6,800 feet, more or  
less, to the Easterly right-of-way line of Roscoe Boulevard,  
State Road S-210-A;

thence (13) Northwesterly along said Easterly right-  
of-way line of Roscoe Boulevard, 2,000 feet, more or less, to  
the West line of aforementioned Section 54;

thence (14) Northerly along said West line of Sec-  
tion 54, 1,400 feet, more or less, to the corner common to  
Sections 49, 51 and 54;

thence (15) Easterly along the North line of said  
Section 54, 1,360 feet, more or less, to the corner common to  
aforesaid Sections 22, 49 and 54;

thence (16) Northerly along the West line of afore-  
said Lot 3, Section 22, 1,335 feet, more or less, to the corner  
common to aforesaid Sections 22, 41 and 49;

thence (17) Westerly along the South line of said  
Section 41, 1,500 feet, more or less, to the Southeasterly  
corner of Palm Valley Gardens, Unit 2;

thence (18) Northwesterly and Northerly along the

Easterly line of said Palm Valley Gardens, Unit 2, 5,130 feet, more or less;

thence (19) Southwesterly along the Southerly line of Tract 1 of Palm Valley Gardens, Unit 2, 726 feet to the Easterly right-of-way line of Roscoe Boulevard (also known as State Road No. S-210-A);

thence (20) Northwesterly along the Easterly right-of-way line of said Roscoe Boulevard, 462.3 feet;

thence (21) Easterly along the Northern line of aforementioned Tract 1 of Palm Valley Gardens, Unit 2, 739.2 feet to the Northerly prolongation of course (18) above;

thence (22) Easterly along the Southerly line of those lands described in deed book 149 at page 23 of the public records of St. Johns County, Florida, 776 feet, more or less, to the Southeasterly corner of said lands described in deed book 149 at page 23;

thence (23) Northerly along the Easterly line of said lands described in deed book 149 at page 23, 2,040 feet, more or less, to the Northerly line of Section 42 referred to above;

thence (24) Easterly along said Northerly line of Section 42, 810 feet, more or less, to the corner common to Sections 9, 40 and 42;

thence (25) Southeasterly through said Section 42, 1,700 feet, more or less, to the corner common to aforementioned Sections 9, 16 and 42;

thence (26) Easterly along the Northerly line of the aforesaid Section 16, 1,300 feet, more or less, to the corner common to aforesaid Sections 9, 10, 16 and 44;

thence (27) Northerly along the Westerly line of Section 10, 2,640 feet, more or less, to the Northwestern corner of Lot 12 of Section 10;

thence (28) Easterly along the Northerly line of said Lot 12, 1,320 feet, more or less, to the Southwesterly corner of Lot 6 of said Section 10;

thence (29) Northerly along the Westerly line of said Lot 6, 1,320 feet, more or less, to the Northwestern corner of said Lot 6; and

thence (30) Easterly along the Northerly line of said Lot 6, 1,200 feet, more or less, to the point of BEGINNING.

PARCEL B:

3.6 acres, more or less, of land in Palm Valley, St. Johns County, Florida, located and bounded as shown on the map by H. A. Durden & Associates, Inc., dated August 9, 1973, and attached as EXHIBIT A hereto below, comprising Lots 3, 4, 5 and 6, East Coast Canal Estates, Unit 2, as recorded in Map Book 5, Page 63 of the Public Records of St. Johns County, Florida, being in Township 4 South, Range 29 East, St. Johns County, Florida and described by courses and distances as follows:

BEGINNING at a point on the Westerly side of Roscoe Boulevard (also known as State Road No. S-210-A), which point is across said Boulevard from course (20) of PARCEL A as described above and defined to be the Northeast corner of Lot 3 of said East Coast Canal Estates, Unit 2;

thence (1) Southeasterly along the Easterly lines of Lots 3, 4, 5 and 6 of said East Coast Canal Estates, Unit 2, 400 feet, more or less, to the Southeast corner of said Lot 6;

thence (2) Southwesterly along the Southerly line of said Lot 6, 450 feet, more or less, to the Southwest corner of said Lot 6;

thence (3) Northwesterly along the Westerly lines of said Lots 3, 4, 5 and 6, also being the Easterly line of the Intracoastal Waterway, 400 feet, more or less, to the Northwest corner of said Lot 3; and

thence (4) Northeasterly along the Northerly line of said Lot 3, 450 feet, more or less, to the point of BEGINNING

PARCEL C:

Starting at the northeast corner of Ben Chaires Grant, Section Fifty-one (51), Township Four (4) South, Range Twenty-nine (29) East;

thence West on Grant line, eight hundred sixty (860) feet to concrete monument on the right of way line of Florida East Coast Canal;

thence South twenty-six (26) degrees forty-three (43) minutes East; two thousand eleven (2011) feet on said right of way line to a stake for a starting point of this survey;

thence North Sixty-three (63) degrees seventeen (17) minutes East two hundred thirty-five (235) feet to the West right of way line of County Road and the Northeast corner of said land;

thence South on the West line of County Road right of way, two hundred (200) feet to a stake;

thence south sixty-three (63) degrees seventeen (17) minutes West, two hundred thirty-five (235) feet to the southwest corner of said land;

thence North twenty-six (26) degrees forty-three (43) minutes West, two hundred (200) feet along the right of way line of Florida East Coast Canal to point of beginning.

Said land is a part of Ben Chaires Grant, Section



Fifty-one (51), and a part of Pedro Mestre Donation, Section Fifty-four (54), Township Four (4) South, Range Twenty-nine (29) East, in St. Johns County, Florida.

PARCEL D:

Starting at the northeast corner of Ben Chaires Grant, Section Fifty-one (51), Township Four (4) South, Range Twenty-nine (29) East;

thence West on Grant line, eight hundred sixty (860) feet to concrete monument on the right of way line of Florida East Coast Canal;

thence South twenty-six (26) degrees forty-three (43) minutes East, eighteen hundred eleven (1811) feet on said right of way line to a stake for a starting point of this survey;

thence North sixty-three (63) degrees seventeen (17) minutes East, two hundred thirty-five (235) feet to the West right of way line of County Road and the northeast corner of said land;

thence southerly on the West line of County Road right of way, two hundred (200) feet to a stake;

thence South sixty-three (63) degrees seventeen (17) minutes West, two hundred thirty-five (235) feet to the southwest corner of said land;

thence North twenty-six (26) degrees forty-three (43) minutes West, two hundred (200) feet along the right of way line of Florida East Coast Canal to point of beginning.

Said land is a part of Ben Chaires Grant, Section Fifty-one (51) and a part of Pedro Mestre Donation, Section Fifty-four (54), Township Four (4) South, Range Twenty-nine (29) East, in St. Johns County, Florida

SUBJECT TO: Right-of-Way of State Road 210-A.

Together with all right, title and interest of the Mortgagor in and to lands bounded on the North by a Westerly prolongation of the North line of Parcel D described hereinabove, and bounded on the South by a Westerly prolongation of the South line of Parcel C described hereinabove, and bounded on the East by the Westerly line of Parcels C and D described hereinabove, and bounded on the West by the center line of the Intracostal Waterway; provided, however, that the warranties contained in this Mortgage shall not cover any lands lying West of the Westerly line of Parcels C and D described hereinabove, nor shall the same cover the riparian rights hereby conveyed.

TOGETHER with all riparian rights of the Mortgagor, if any, appertaining unto any and all of the lands described in the foregoing portions of this Mortgage.

Less and except the lands described in Deed from Landvest, LTD. to Stockton Land Corporation dated March 20, 1980 and recorded in Official Records Book 528, page 515, public records of St. Johns County, Florida.

Also less and except the following described lands:

1

A part of Section 10, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: BEGIN at the intersection of the Westerly right-of-way line of State Road A1A and/or State Road No. 203 (also known as the Ponte Vedra By-Pass Road) with the Northerly line of Government Lot 6, said Section 10; thence South 25°44'20" East along the Westerly right-of-way line, 360.00 feet; thence South 64°15'41" West, 200.00 feet; to an intersection with an arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 750.00 feet, an arc distance of 177.51 feet, said arc being subtended by a chord bearing and distance of South 71°02'30" West, 177.10 feet, to the point of tangency of said curve; thence South 77°49'20" West, 100.00 feet, to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 550.00 feet, an arc distance of 286.27 feet, said arc being subtended by a chord bearing and distance of South 62°54'40" West, 283.05 feet; thence North 42°00'00" West, 200.00 feet; thence South 26°43'46" West, 968.32 feet; thence North 61°39'00" West, 68.87 feet; thence North 01°22'38" West, 9.69 feet; thence North 88°37'22" West, 20.00 feet, to the Westerly line of said Government Lot 6; thence North 01°22'38" West along said Westerly line of Government Lot 6, 1263.99 feet, to the Northwesterly corner of said Government Lot 6; thence North 88°40'10" East along the Northerly line of said Government Lot 6, 1221.97 feet, to the POINT OF BEGINNING.

Containing 20.04 acres more or less.

2

A part of Section 10 and the Francix X. Sanchez Grant, Section 44, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: BEGIN at the intersection of the Westerly right-of-way line of State Road A1A and/or State Road No. 203, (also known as the Ponte Vedra By-Pass Road) with the Northerly line of Government Lot 6, said Section 10; thence South 25°44'20" East along said Westerly right of way line of State Road A1A, 360.00 feet; thence South 64°15'41" West, 200.00 feet, to an intersection with an arc of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 750.00 feet, an arc distance of 177.51 feet, said arc being subtended by a chord bearing and distance of South 71°02'30" West, 177.10 feet to the point of tangency of said curve; thence South 77°49'20" West, 100.00 feet, to the point of curvature of a curve to the left; thence Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 550.00 feet, an arc distance of 286.27 feet, said arc being subtended by a chord bearing and distance of South 62°54'40" West, 283.05 feet; thence North 42°00'00" West, 200.00 feet; thence South 26°43'46" West, 968.32 feet; thence North 61°39'00" West, 68.87 feet; thence North 01°22'38" West, 9.69 feet; thence North 88°37'22" West 20.0 feet, to the Westerly line of said Government Lot 6; thence South 01°22'38" East, 62.0 feet, to the Southwesterly corner of said Government Lot 6; thence South 88°44'53" West, along the Northerly line of Government Lot 12, said Section 10, 1313.64 feet, to the Northwesterly corner thereof; thence South 02°08'45" East, along the Westerly line of said Government Lot 12, 1214.85 feet; thence North 87°51'15" East, 181.89 feet; thence South 44°44'19" East, 134.90 feet; thence South 15°24'28" East, 131.73 feet; thence South 11°46'06" East, 98.06 feet, thence South 35°03'34" East, 139.27 feet; thence South 19°03'52" East, 143.89 feet; thence South 39°40'04" East, 106.53 feet; thence South 26°42'46" West, 173.52 feet; thence South 44°06'17" East, 90.52 feet; thence North

2 (cont'd)

46°38'12" East, 251.19 feet; thence North 15°22'05" West, 20.69 feet; thence North 89°00'11" East, 235.00 feet; thence South 01°00'00" East, 10.01 feet; thence North 89°00'00" East, 169.85 feet; thence South 00°06'51" East, 124.52 feet; thence North 85°50'05" East, 138.02 feet; thence North 08°52'46" East, 161.94 feet; thence North 28°48'28" East, 114.13 feet; thence North 71°18'58" East, 358.92 feet; thence North 08°52'59" East, 161.94 feet; thence North 06°01'58" West, 142.79 feet; thence North 08°29'45" East, 730.04 feet; thence North 40°34'30" East, 61.39 feet; thence North 28°21'00" East, 355.00 feet; thence North 42°39'43" East, 750.57 feet; thence North 62°47'02" East, 196.79 feet; thence North 28°23'50" East, 301.32 feet, to the Westerly right-of-way line of said State Road A1A; thence North 25°44'20" West, 800.00 feet, to the POINT OF BEGINNING.

Containing 93.59 acres more or less.

3

A part of Section 10, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: COMMENCE at the intersection of the Westerly right-of-way line of State Road A1A and/or State Road No. 203 (also known as the Ponte Vedra By-Pass Road) with the Northerly line of Government Lot 6, said Section 10; thence South 25°44'20" West along said Westerly right-of-way line of State Road A1A, 800.00 feet, to the POINT OF BEGINNING; thence continue South 25°44'20" East, 320.00 feet; thence South 64°15'41" West, 333.46 feet, to an intersection with a curve leading Southerly; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 330.00 feet, an arc distance of 100.17 feet, said arc being subtended by a chord bearing and distance of South 10°41'15" East, 99.79 feet, to the point of compound curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 580.00 feet, an arc distance of 375.01 feet, said arc being subtended by a chord bearing and distance of South 16°31'52" West, 368.51 feet; thence South 50°59'30" East, 151.38 feet; thence South 39°00'30" West, 624.65 feet; thence South 03°34'35" East, 190.00 feet; thence North 83°47'49" West, 576.13 feet; thence North 08°29'45" East, 330.00 feet; thence North 40°34'30" East, 61.39 feet; thence North 28°21'00" East, 355.00 feet; thence North 42°39'43" East, 750.57 feet; thence North 62°47'02" East, 196.79 feet; thence North 28°23'50" East, 301.33 feet, to the POINT OF BEGINNING.

Containing 17.24 acres more or less.

4

A part of Section 10, together with Francis X. Sanchez Grant, Section 44, and a part of Joseph S. Sanchez Grant, Section 43, all being in Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: COMMENCE at the intersection of the Westerly right-of-way line of State Road A1A and/or State Road No. 203 (also known as the Ponte Vedra By-Pass Road) with the Northerly line of Government Lot 6, said Section 10; thence South 25°44'20" East along said Westerly right-of-way line of State Road A1A, 1020.00 feet; thence South 64°15'41" West, 333.46 feet, to an intersection with a curve leading Southerly; thence Southerly along and around the arc of a curve concave Westerly and having a radius of 330.00 feet, an arc distance of 100.17 feet, said arc being subtended by a chord bearing and distance of South 10°41'15" East, 99.79 feet, to the point of compound curvature of a curve leading Southwesterly; thence Southwesterly along and around the arc of a curve concave Northwesterly and having a radius of 580.00 feet, an arc distance

4 (cont'd)

of 375.01 feet, said arc being subtended by a chord bearing and distance of South 16°31'52" West, 368.51 feet; thence South 50°59'30" East, 151.38 feet; thence South 39°00'30" West, 624.65 feet; thence South 03°34'35" East, 190.00 feet, to the POINT OF BEGINNING; thence continue South 03°34'35" East, 1413.12 feet; thence South 55°22'33" West, 1020.78 feet; thence South 58°40'17" West, 1077.03 feet; thence North 32°21'12" West, 1061.50 feet; thence South 02°08'45" East, 1433.31 feet; thence North 87°51'15" East, 181.89 feet; thence South 44°44'19" East, 134.90 feet, thence South 15°24'28" East, 131.73 feet; thence South 11°46'06" East, 98.06 feet; thence South 35°03'34" East, 139.27 feet; thence South 19°03'52" East, 143.89 feet; thence South 39°40'04" East, 106.53 feet; thence South 26°42'46" West, 173.52 feet; thence South 44°06'17" East, 90.52 feet; thence North 46°38'12" East, 251.19 feet; thence North 15°22'05" West, 20.69 feet; thence North 89°00'11" East, 235.00 feet; thence South 01°00'00" East 10.01 feet; thence North 89°00'00" East, 169.85 feet; thence South 00°06'51" East, 124.52 feet; thence North 85°50'05" East, 138.02 feet; thence North 08°52'46" East, 161.94 feet; thence North 28°48'28" East, 114.13 feet; thence North 71°18'58" East, 358.92 feet; thence North 08°52'59" East, 161.94 feet; thence North 06°01'58" West, 142.79 feet; thence North 08°29'45" East, 400.04 feet; thence South 83°47'49" East, 576.13 feet, to the POINT OF BEGINNING.

Containing 80.39 acres more or less.

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Section 15, a portion of Section 16, a portion of the Joseph S. Sanchez Grant, Section 43, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the Northerly line of said Government Lot 6, Section 10, with the Westerly right of way line of State Road A-1-A and/or State Road 203 (also known as the Ponte Vedra Bypass Road); thence South 25°44'20" East along said Westerly right of way line, 1384.50 feet to the point of curvature of a curve to the left; thence Southeasterly continuing along said Westerly right of way line and along the arc of a curve concave Northeasterly and having a radius of 2010.08 feet an arc distance of 882.59 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'48" East, continuing along said Westerly right of way line of State Road A-1-A, 374.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along last said line and the Easterly line of said Government Lot 14, Section 10, 643.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northerly line of said Section 45, 670.48 feet to the Westerly line thereof; thence Southeasterly along the Westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'40" East, 178.64 feet; Course No. 2 - South 41°25'28" East, 450.96 feet; Course No. 3 - South 41°31'10" East, 440.26 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westerly line of the Moses E. Levy Grant, Section 45, 626.89 feet; thence South 39°25'56" East along said Westerly line of Section 45, 563.22 feet to the Westerly line of those lands described and recorded in Official Records Volume 539, Page 202 of the Public Records of said County; thence South 16°59'16" East, along last said line 1037.49 feet to the Northerly right of way line of Mickler Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northerly right of way line of said Mickler Road run the following five courses and distances: Course No. 1 - South 52°26'56" West, 366.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 4948.47 feet, an arc distance of 633.36 feet, said arc being subtended by a chord bearing and distance of South 48°46'56" West, 632.93 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.02 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southeasterly and having a radius of 907.77 feet, an arc distance of 552.99 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 544.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southerly line of the said Joseph S. Sanchez Grant, Section 43; thence North 85°53'26" West, along the last said line and along the line dividing said Section 43 and said Section 15, 1777.92 feet to the Easterly right of way line of Old Palm Valley Road (also known as State Road No. 210, a 66 foot right of way as now established and locally recognized); thence Northwesterly along the Easterly right of way line of said Old Palm Valley Road run the following six courses and distances: Course No. 1 - Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 2259.01 feet, an arc distance of 707.58 feet, said arc being subtended by a chord bearing and distance of North 19°47'39" West, 704.69 feet to the point of tangency of said curve; Course No. 2 - North 10°49'15" West, 797.27 feet to the point of curvature of a curve to the left; Course No. 3 - Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 546.05 feet, an arc distance of 495.18 feet, said arc being subtended by a chord bearing and distance of North 36°48'00" West, 478.39 feet to the point of tangency of said curve; Course No. 4 - North 62°46'45"

EXHIBIT "B"

West, 712.46 feet to the point of curvature of a curve to the right; Course No. 5 - North westerly along and around the arc of a curve concave Northeasterly and having a radius of 635.25 feet, an arc distance of 620.42 feet, said arc being subtended by a chord bearing and distance of North 34°48'00" West, 596.05 feet to the point of tangency of said curve; Course No. 6 - North 06°49'15" West, 1056.26 feet to an intersection with the line dividing Section 9, said Township 4 South, Range 29 East, and aforesaid Section 16; thence North 87°25'45" East, along last said line and the Southerly line of those lands described and recorded in Official Records Volume 237, Page 773 of the Public Records of said County, 708.38 feet to the corner common to said Sections 9, 10, 16 and the Francis X. Sanchez Grant, Section 44, all in Township 4 South, Range 29 East; thence North 02°11'45" West along the Westerly line of said Section 10, also being the Easterly line of Government Lot 3, said Section 9, a distance of 2648.26 feet to the Northwestern corner of aforesaid Government Lot 12, Section 10; thence North 88°42'05" East along the Northerly line of said Government Lot 12, 1314.11 feet to the Southwesterly corner of said Government Lot 6, Section 10; thence North 01°24'56" West along the Westerly line of said Government Lot 6, 1326.32 feet to the Northwestern corner of said Government Lot 6; thence North 88°41'02" East along the Northerly line of said Government Lot 6, Section 10, 1221.49 feet to the POINT OF BEGINNING.

Containing 999.06 acres, more or less.

84-35

**The St. Augustine Record**  
PUBLISHED EVERY AFTERNOON EXCEPT SUNDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, }  
COUNTY OF ST. JOHNS }

Before the undersigned authority personally appeared \_\_\_\_\_  
Virginia L. Goodrich who on oath says that he is  
Advertising Manager of the St. Augustine Record, a  
daily newspaper published at St. Augustine in St. Johns County, Florida;  
that the attached copy of advertisement, being a \_\_\_\_\_  
Notice of County Commission Meeting  
\_\_\_\_\_ in the matter of \_\_\_\_\_  
Proposed Rezoning, OR/PUD to PUD  
\_\_\_\_\_ in the \_\_\_\_\_ Court,  
was published in said newspaper in the issues of \_\_\_\_\_  
April 4, 1984

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

Sworn to and subscribed before me  
this 10th day of April Virginia L. Goodrich

A.D) 19 84  
Ruth M Walker

(SEAL) Notary Public  
Notary Public  
My Commission Expires May 13, 1985  
BONDS, TRU, TROY FARM INSURANCE CO.

NOTICE IS HEREBY GIVEN THAT THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AT ITS REGULAR MEETING ON THE 26th DAY OF MAY, 1984, AT 12:00 O'CLOCK P.M. IN THE COUNTY COMMISSIONERS MEETING ROOM, ST. JOHNS COUNTY COURTHOUSE, ST. AUGUSTINE, FLORIDA, WILL CONSIDER PASSAGE OF THE FOLLOWING ORDINANCE:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, REZONING LANDS AS DESCRIBED HEREINAFTER FROM THE PRESENT ZONING CLASSIFICATION OF ORPUD TO PUD.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, SECTION 1. Pursuant to the application of Landvest Ltd., OWNER(s) of the following described land, zoning classification of ORPUD on the following described lands:

A portion of Government Lots 6, 7 and 10, together with all of Government Lots 11, 12, 13 and 14, all in Section 10, a portion of Government Lots 1, 2, 3 and 4, all in Section 15, a portion of Section 18, a portion of the Joseph S. Sanchez Grant, Section 42, all of the Francis X. Sanchez Grant, Section 44, all lying in Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: BEGIN at the intersection of the east Easterly right of way line, 1284.20 feet to the point of curvature of a curve to the left; thence Southwesterly continuing along said Easterly right of way line and along the arc of a curve concave Northwesterly and having a radius of 2910.08 feet an arc distance of 852.22 feet, said arc being subtended by a chord bearing and distance of South 38°19'04" East, 875.52 feet to the point of tangency of said curve; thence South 50°53'49" East, continuing along said Easterly right of way line of State Road A-1-A, 274.89 feet to the Easterly line of said Government Lot 10, Section 15; thence South 01°31'29" East, along said line and the Easterly line of said Government Lot 14, Section 10, 843.47 feet to the North line of the Moses E. Levy Grant, Section 45, said Township 4 South, Range 29 East; thence South 70°48'23" West along the Northernly line of said Section 45, 670.48 feet to the Westerly line thereof; thence Southwesterly along the Westerly line of said Moses E. Levy Grant, Section 45 run the following three courses and distances: Course No. 1 - South 10°32'48" East, 175.84 feet; Course No. 2 - South 41°25'28" East, 460.88 feet; Course No. 3 - South 41°31'10" East, 440.28 feet to the corner common to said Section 45 and said Section 10 and aforesaid Section 15; thence South 14°25'14" East continuing along the Westerly line of the Moses E. Levy Grant, Section 45, 636.29 feet; thence South 30°25'58" East along said Westerly line of Section 45, 583.22 feet to the Westerly line of those lands described and recorded in Official Records Volume 538, Page 282 of the Public Records of said County; thence South 18°59'18" East, along said line 1037.49 feet to the Northernly right of way line of Milder Road (a 66 foot right of way as now established and locally recognized); thence Southwesterly along the Northernly right of way line of said Milder Road run the following two courses and distances: Course No. 1 - South 53°28'54" West, 848.29 feet to the point of curvature of a curve to the left; Course No. 2 - Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 4848.47 feet, an arc distance of 632.38 feet, said arc being subtended by a chord bearing and distance of South 48°46'58" West, 632.38 feet to the point of tangency of said curve; Course No. 3 - South 45°06'55" West, 1114.62 feet to the point of curvature of a curve to the left; Course No. 4 - Southwesterly along and around the arc of a curve concave Southwesterly and having a radius of 907.77 feet, an arc distance of 652.89 feet, said arc being subtended by a chord bearing and distance of South 27°39'50" West, 644.48 feet to the point of tangency of said curve; Course No. 5 - South 10°12'45" West, 62.96 feet to an intersection with the Easterly prolongation of the Southernly line of the said Joseph S. Sanchez Grant, Section 42; thence North 89°53'28" West, along the east said line and along the line dividing said Section 43 and said Section 15, 1777.92 feet to the Easterly right of way line of Old Palm Valley Road (also known as State Road No. 216, a 66 foot right of way as now established and locally recognized); thence Northwesterly along the Easterly right of way line of said Old Palm Valley Road run the following six courses and distances: Course No. 1 - Northwesterly along and around the arc of a curve concave Northwesterly and having a radius of 2250.01 feet, an arc distance of 797.28 feet, said arc being subtended by a chord bearing and distance of North 19°47'39" West, 794.69 feet to the point of tangency of said curve; Course No. 2 - North 10°48'15" West, 797.27 feet to the point of curvature of a curve to the left; Course No. 3 - Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 1440.26 feet, an arc distance of 495.18 feet, said arc being subtended by a chord bearing and distance of North 36°49'08" West, 473.29 feet to the point of tangency of said curve; Course No. 4 - North 52°49'45" West, 712.46 feet to the point of curvature of a curve to the right; Course No. 5 - Northwesterly along and around the arc of a curve concave Northwesterly and having a radius of 1582.25 feet, an arc distance of 626.42 feet, said arc being subtended by a chord bearing and distance of North 34°49'50" West, 626.25 feet to the point of tangency of said curve; Course No. 6 - North 60°48'16" West, 1022.26 feet to an intersection with the line dividing Section 8, said Township 4 South, Range 29 East, and aforesaid Section 15; thence North 87°25'46" East, along said line and the Southernly line of those lands described and recorded in Official Records Volume 527, Page 773 of the Public Records of said County, 708.26 feet to the corner common to said Sections 6, 15, 16 and the Francis X. Sanchez Grant, Section 44,



all in Township 4 South, Range 29 East; thence North 82°11'45" West along the Western line of said Section 10, also being the Eastern line of Government Lot 7, said Section 9, a distance of 2040.26 feet to the Northwest corner of aforesaid Government Lot 12, Section 10; thence North 88°42'36" East along the Northern line of said Government Lot 12, 1514.11 feet to the Southeast corner of said Government Lot 8, Section 10; thence North 61°24'58" West along the Western line of said Government Lot 8, 1226.22 feet to the Northwest corner of said Government Lot 9; thence North 88°41'42" East along the Northern line of said Government Lot 9, Section 10, 1221.46 feet to the POINT OF BEGINNING.

Containing 398.99 acres, more or less.  
Is hereby changed to PUD, Planned Unit Development, a residential development of single family and cluster units, maximum 728 dwellings, including recreational amenities, as per the R-PUD-64-18.  
SECTION 2. Nothing herein contained shall be deemed to impose conditions, limitations or requirements not applicable to all other land in zoning district wherein said lands are located, except as provided in Section 3 above.  
SECTION 3. The zoning inspector is authorized to issue construction permits allowed by zoning classification as proposed hereby.  
SECTION 4. This Ordinance shall take effect immediately upon receipt of official acknowledgment of the office of the Secretary of State to the Clerk of the Board of County Commissioners, that same has been filed.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
BY: Al Carl "Bud" Meritt  
CLERK

If a person desires to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting or hearing he will need a record of the proceedings, and for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.  
1997-April 4, 1994



FLORIDA DEPARTMENT OF STATE  
George Firestone  
Secretary of State

June 8, 1984

Honorable Carl "Bud" Markel, Clerk  
Board of County Commissioners  
Post Office Drawer 300  
St. Augustine, Florida 32084

Attention: Cheryl Kent

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge:

1. Receipt of your letter/s of June 7  
and certified copy/ies of St. Johns  
County Ordinance/s Nos. 84-35
2. Certified copy/ies of \_\_\_\_\_ County  
Ordinance/s relative to:
  - (a) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
  - (b) \_\_\_\_\_  
which we have numbered \_\_\_\_\_
3. This/these ordinance/s has/have been filed in this  
office on June 8, 1984.
4. The original/duplicate copy/ies showing the filing  
date is/are being returned for your records.

Kindest regards.

Sincerely,

*Nancy Kavanaugh*  
(Mrs.) Nancy Kavanaugh  
Chief, Bureau of Laws

FILED

'84 JUN 11 AM 10 25

*Carl "Bud" Markel*  
CLERK OF COUNTY COURT

FLORIDA - State of the Arts