

ORDINANCE NUMBER 95-60

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, APPROVING A MAJOR MODIFICATION TO ORDINANCE NUMBER 87-48, WHICH IS THE ORDINANCE APPROVING A PLANNED UNIT DEVELOPMENT, IDENTIFIED IN SAID ORDINANCE AS THE WOODLANDS, ALSO KNOWN AS CIMARRONE GOLF AND COUNTRY CLUB; PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR MODIFICATION IN RESPONSE TO A BERT J. HARRIS PRIVATE PROPERTY JUDGEMENT OR ORDER; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

- Section 1. Pursuant to the request of Cordele Properties, Inc. for Major Modification to Ordinance 87-48, said PUD Ordinance is hereby modified as hereinafter described.
- Section 2. The property included in the requested modification is described on attached Exhibit "B".
- Section 3. The Major Modification is hereby approved in accordance with the terms of the application submitted September 5, 1995, and as amended October 11, 1995 by Cordele Properties, Inc., and all exhibits attached to application, which are incorporated herein by reference.
- Section 4. The Major Modification as approved amends Ordinance 87-48 as follows:
1. Section 2.1 of Paragraph 2 Permitted Uses, of the PUD Commitments Revised 07/16/87 is amended to read in its entirety as follows:
 - 2.1 Golf Course (27 holes, 18 holes which are currently built and operating and 9 the additional holes which if not built by 1998, will revert to single family residential, with no increase in the total number of approved lots) Golf clubhouse with recreational facilities including one pool and four tennis courts, golf maintenance facilities and restaurant with facilities for alcoholic consumption.
 2. Paragraph 5, Schedule of Development, of the PUD Commitments Revised 07/16/87 and subsequently amended in Ordinance 94-64 on 12/27/94, is amended to read in its entirety as follows:
 5. Schedule of Development. The development is scheduled to occur in two phases over a period of 18 years beginning in 1987. The 1st

*Int. Rep: B. Lewis
min. & Rec.
Put in P.U.D. Book*

phase will consist of the development of 18 holes of golf, a clubhouse, sales office, maintenance facility, water and wastewater treatment facilities and the development of 400 single family units.

Phase I will begin in 1987 and ~~is anticipated to~~ shall extend through 2002 or until completion of the project, whichever occurs first.

Phase II will consist of 9 holes of golf ~~(which if not built by 1998 will revert to single family residential)~~, 193 single family units and extension of necessary water and sewer service.

Phase II is anticipated to begin in ~~2000~~ 1995 and ~~will~~ shall continue through 2005 or until completion of the project, whichever occurs first. Phase II may overlap the development of Phase I.

P.U.D. OFF. REC.
BOOK I PAGE 316

3. Section 7.1 under Paragraph 7, Yard Requirements, of the PUD Commitments Revised 07/16/87, which are attached to Ordinance 87-48, is amended to read in its entirety as follows:

7.1 All single family lots except those platted prior to this amendment shall comply with ~~have a minimum area of 10000 square feet. The minimum yard requirements shall comply with the requirements of the RS-2 zone of St. Johns County.~~ the following:

MINIMUM LOT REQUIREMENTS

Single Family Residential District	Minimum Lot Width	Minimum Lot Area	Maximum Lot Coverage by All Buildings
RS-1	120	13,200	25%
RS-2	90	10,000	30%
85 Feet	85	8,500	35%
80 Feet	80	8,000	35%
RS-3	75	7,500	35%
70 Feet	70	7,000	35%
Detached Zero Lot Lines	60	6,000	35%

MINIMUM YARD REQUIREMENTS

<u>Single Family Residential District</u>	<u>Front</u>	<u>Side**</u>	<u>Rear</u>
RS-1	40 Feet	10 Feet	30 Feet
RS-2	25 Feet	8 Feet	10 Feet
85 Feet	25 Feet	8 Feet	10 Feet
80 Feet	25 Feet	8 Feet	10 Feet
RS-3	25 Feet	8 Feet	10 Feet
70 Feet	25 Feet	8 Feet	10 Feet
Detached Zero Lot Lines	15 Feet	* Feet	10 Feet

* 10 Feet Total Side Yard to be provided between two homes (8 feet and 2 feet)
 ** Side Yard setbacks as measured to the wall of the residence

The developer (owner), and the developers (owners) successors and assigns, reserves the right to develop the remaining 449 lots in compliance with the above criteria.

4. Section 11.1 under Paragraph 11 Utilities, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

11.1 ~~A water and wastewater treatment plant will be constructed in the southwestern corner of the site. The plant shall be used exclusively by the Development. It shall be screened from view from adjacent properties by a 50' buffer. The buffer area shall be landscaped with trees and shrubs to completely block the view from CR 210 and adjacent properties. If the area is not used for the utility plant, it will become part of the open space system. The water and wastewater treatment plant site will become part of the PUD open space system since utility service is provided by Sunray Utilities, Inc.~~

5. Section 11.7 under Paragraph 11 Utilities, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is deleted in its entirety as follows:

11.7 The developer will reserve a 2.0 acre site at the southeast corner of the development for a fire station and emergency medical facility. No building permit will be issued for residential construction until such time as St. Johns County receives a deed for either the reserved site or a site more acceptable to the Fire Services Division. This has been completed.

6. Section 12.2 under Paragraph 12 of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

12.2 A 20 foot break-away emergency access easement shall be provided and maintained by the owner as shown and indicated on the site plan Exhibit F Sketch Plan in Phase I Phase II of the project.

7. Paragraph 16, Open Space, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

16. Open Space - The system consists primarily of the golf course (18 holes completed) and clubhouse area (under construction). Two tennis courts completed, and pool facilities (completed), a basketball court and/or an all purpose court will be constructed as part of the golf course facility. Due to the large size of the lots, it is anticipated that play areas for children will be provided by the homeowners on their individual lots.

However, the developer (owner) will dedicate to the Homeowners Association ~~5.98~~ 5.49 acres of land to be used for recreation purposes (see ~~attached land use plan~~ Exhibit F Sketch Plan). This acreage is consistent with the County's standard of 2 acres/1000 population for neighborhood parks. The owner will assist the Homeowners Association in the development and management of such lands as a neighborhood park.

Uses to be developed by the owner in the neighborhood park include:

- * Picnic grounds with tables and grills and group shelter with restroom facilities.
- * Tot lot (including - swing sets, sea saw, jungle gym, and a slide).
- * Open play field and softball field with backstop.

The development of the recreation area will occur ~~at the end of Phase I~~ within 60 days after 400 single family building permits have been issued at Cimarrone Golf & Country Club by St. Johns County or by January 1, 2005, whichever occurs first.

Section 5. The need and justification for approval of the Major Modification has been considered in accordance with the zoning code and the St. Johns County Comprehensive Plan, whereby it is found:

1. The Major Modification is consistent with the development trend of surrounding area and is compatible with the desired future development of the area;
2. The proposed PUD as modified does not affect adversely the orderly development of St. Johns County as embodied in this Zoning Ordinance and the Comprehensive Plan;
3. The proposed PUD as modified will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;
4. The proposed PUD as modified will accomplish the Objectives and will meet the standards and criteria of the Zoning Ordinance.

Section 6. (a) Except to the extent that they conflict with specific provisions of the approved development plan or PUD Ordinance, all building code, development regulations of St. Johns County, including, without limitation, any Concurrency Management Ordinances and the St. Johns County Comprehensive Plan, as may be amended from time to time shall be applicable to this development, except modification to approved development plans by variance or exception shall be prohibited. Particularly, no private land use covenant or restriction that may be incorporated in this Ordinance which is more strict than a particular Federal, State or County Statute, Ordinance, Regulation, Rule, or Resolution shall be enforced by the County under this ordinance except as is specifically provide for and described in the Ordinance or the incorporated PUD narrative.

(b) Unless the Board of County Commissioners demonstrates that compliance with the land development regulations is essential to the public health, safety or welfare, nothing in this section shall be deemed to: (a) supersede any applicable "grandfathering" or "vested rights" provisions contained in Florida law or that may be provided in any such future building code, zoning ordinance or other land use and development regulations; or (b) supersede any concurrency certificate or concurrency exemption determination made by the Concurrency Review Committee or determination made by the Concurrency Review Committee or the Board as such may be limited at the time of issuance. Furthermore, nothing in this section shall be deemed to constitute a waiver of the applicant's right to contest application of any such building code, zoning ordinance or other land development regulations as applied to this development under the Florida or United States Constitutions.

Section 7. This Ordinance is subject to the following condition subsequent and possible modification:

P. U. D. OFF. REC.
BOOK I PAGE 320

In the event a request for relief under the Bert J. Harris, Jr. Private Property Protection Act (Florida 1995) is timely filed against St. Johns County based in whole or in part on the County's enactment of this Ordinance and such request for relief ultimately proceeds to or results in a final (all available appeals having been taken or waived) court order, opinion or judgement that adversely affects the County or that modifies this Ordinance, this Ordinance may be further modified by the St. Johns County Board of County Commissioners to the minimum extent necessary to alleviate or remedy the inordinate burden to real property that the final judgement, order or opinion determines was created by this Ordinance. Such modifications if made, shall comply with or mirror the court order, opinion or judgement. The Owner(applicant's) reliance or use of this Ordinance to the benefit of the owner(applicant) shall constitute the owner(applicant's) waiver of all claims of the owner(applicant) against St. Johns County that may be based in whole or in part on such modifications.

Section 8. This Ordinance shall take effect immediately upon receipt of official acknowledgement of the Department of State to the Clerk of the Board of County Commissioners of St. Johns County, that same has been filed.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
THIS 14th DAY OF November, 1995.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: *Barbara Ward*
Its Chairperson

ATTEST: Carl "Bud" Markel, Clerk

Carl Bud Markel
Clerk

Effective Date: November 21, 1995

EXHIBIT B

LEGAL DESCRIPTION

P. U. D. OFF. REC.
BOOK I PAGE 321

A PART OF SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 878.18; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 42°33'30" WEST, A DISTANCE OF 850.00 FEET; THENCE NORTH 48°28'45" EAST, A DISTANCE OF 401.76 FEET; THENCE NORTH 27°20'48" EAST, A DISTANCE OF 245.46 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 301.04 FEET; THENCE NORTH 14°32'24" EAST, A DISTANCE OF 290.84 FEET; THENCE NORTH 16°09'48" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 22°55'46" EAST, A DISTANCE OF 297.07 FEET; THENCE NORTH 00°45'55" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 20°49'31" WEST, A DISTANCE OF 247.13 FEET; THENCE NORTH 05°22'05" EAST, A DISTANCE OF 258.65 FEET; THENCE NORTH 14°05'53" WEST, A DISTANCE OF 228.49 FEET; THENCE NORTH 10°27'11" WEST, A DISTANCE OF 1095.77 FEET; THENCE NORTH 01°45'47" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 15°49'47" WEST, A DISTANCE OF 526.24 FEET; THENCE NORTH 30°07'43" WEST, A DISTANCE OF 922.77 FEET; THENCE NORTH 51°55'48" WEST, A DISTANCE OF 107.70 FEET; THENCE NORTH 30°07'43" WEST, A DISTANCE OF 640.00 FEET; THENCE NORTH 09°55'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 34°05'22" EAST, A DISTANCE OF 550.00 FEET; THENCE NORTH 52°32'41" EAST, A DISTANCE OF 603.91 FEET; THENCE NORTH 42°55'46" EAST, A DISTANCE OF 250.05 FEET; THENCE NORTH 60°02'11" EAST, A DISTANCE OF 411.95 FEET; THENCE SOUTH 88°10'39" EAST, A DISTANCE OF 294.91 FEET; THENCE SOUTH 68°02'01" EAST, A DISTANCE OF 245.00 FEET; THENCE SOUTH 06°01'06" WEST, A DISTANCE OF 401.86 FEET; THENCE SOUTH 20°38'32" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 50°43'06" EAST, A DISTANCE OF 451.81 FEET; THENCE SOUTH 85°33'35" EAST, A DISTANCE OF 480.00 FEET; THENCE SOUTH 55°56'37" EAST, A DISTANCE OF 265.00 FEET; THENCE NORTH 82°25'22" EAST, A DISTANCE OF 180.62 FEET; THENCE NORTH 17°09'32" EAST, A DISTANCE OF 339.73 FEET; THENCE NORTH 57°50'52" EAST, A DISTANCE OF 413.40 FEET; THENCE SOUTH 46°34'56" EAST, A DISTANCE OF 640.18 FEET; THENCE SOUTH 87°01'54" EAST, A DISTANCE OF 675.91 FEET; THENCE SOUTH 53°36'56" EAST, A DISTANCE OF 236.01 FEET; THENCE SOUTH 31°41'27" EAST, A DISTANCE OF 675.76 FEET; THENCE SOUTH 15°49'09" EAST, A DISTANCE OF 311.81 FEET; THENCE SOUTH 73°14'59" EAST, A DISTANCE OF 537.82 FEET; THENCE SOUTH 17°23'13" EAST, A DISTANCE OF 213.07 FEET; THENCE SOUTH 09°59'20" EAST, A DISTANCE OF 3009.34 FEET TO SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-210; THENCE SOUTH 73°32'30" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3952.45 FEET TO THE POINT OF POINT OF CURVE OF A CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 871.48 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 396.99 FEET, MAKING A CENTRAL ANGLE OF 26°06'00" AND HAVING A CHORD BEARING OF SOUTH 61°29'32" WEST, AND A CHORD DISTANCE OF 393.56 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 47°26'30" WEST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1659.59 FEET TO THE POINT OF BEGINNING. CONTAINING 646.32 ACRES, MORE OR LESS.



Taylor & White, Inc.
CONSULTING AND DESIGN ENGINEERS

D Glynn Taylor, P E
Robert D. White, Jr

September 5, 1995

P.U.D. OFF. REC.
BOOK I PAGE 322

Ms Rosemary Yeoman
St Johns County Planning and Zoning Dept
P O Drawer 349
St Augustine Florida 32085-0349

REF Cimarrone Golf and Country Club
Application for a Major Modification to PUD

Dear Ms Yeoman

On behalf of Cordele Properties Inc, we are enclosing 18 copies of the requested information per the Development Review Committee's comments received August 30, 1995. This application is for a Major Modification to the Cimarrone Golf and Country Club PUD.

Upon receipt of this requested information by St Johns County, we are requesting to be scheduled for the October 5, 1995 Planning and Zoning Agency Meeting.

If you have any questions regarding the submittal package, please contact me or at your earliest convenience.

Sincerely,
Taylor & White, Inc

Robert D. White, Jr

cc: Cordele Properties, Inc

Ordinance Book 16 Page 280

EXHIBIT A

St. Johns County
Planning & Zoning Department
4020 Lewis Speedway
St. Augustine, Florida 32095
(904) 823-2470

P.U.D. OFF. REC.
BOOK I PAGE 323



APPLICATION FOR ZONING HEARING

File No. Major mod. R-PUD 87-15 Receipt No. 95-013632 Date Sept 8, 1995

1. Applicant Name: Robert D. White Jr., Taylor & White, Inc. Telephone: (904) 346-0671
Street Address: 3115 Spring Glen Road, Suite #507 City: Jacksonville, FL 32207
2. Owner of Property: Cordele Properties, Inc. Telephone: (904) 287-4000
Street Address: 2690 Cimarrone Boulevard City: Jacksonville, FL 32259
3. Legal Description of Property: See attached Legal Description (Exhibit B)
Size of Property: 646.32 acres
4. Address of Property: 2690 Cimarrone Boulevard, Jacksonville, FL 32259
5. Engineering Department Comments*: _____
6. Jurisdictional Wetlands Map: Required Not Required By: _____
7. Concurrency Determination**: Exempt Required (File No: _____) Not Required
8. Current Zoning Classification: PUD
9. Present Use of Property: Single Family Residential
10. Comprehensive Plan Designation: Residential B & Residential C
11. Requested Change: Reduce minimum lot size requirements, modify the requirements of the additional 9 holes of golf in Phase II, if economically warranted which shall be at owners sole determination.
12. Reason Change is Requested: Changes due to market conditions.
13. Statement of facts supporting requested change: To be consistant with the development trend of the surrounding area and be compatible with the desired future development of the area.
14. Attach the following to this application:
 - a. List of adjacent property owners within 300 feet showing name, address and brief form legal description from current tax rolls; Address one long envelope to each person on the list, no return address needed, but proper postage on each;
 - b. Proof of ownership (deed or certificate by lawyer or abstract company or title insurance company that verifies record owner as above);
 - c. If applicant is not the owner, a letter of authorization from the owner for applicant to represent the owner for all purposes related to this application.

I HEREBY CERTIFY THAT ALL INFORMATION IS CORRECT:

Signature of all owners or authorized person if proper letter of authorization is attached:

Printed or typed name(s): Robert D. White, Jr.

Signature(s): Robert D. White, Jr.

ADDRESS AND TELEPHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: Name: Robert D. White, Jr. Telephone: (904) 346-0671

Mailing Address: 3115 Spring Glen Road, Suite #507, Jacksonville, FL 32207

* Engineering Department review is necessary before application is complete.

**If concurrency is required, request application form prior to filing this application; concurrency application must be deemed "complete" before this application is processed

CIMARRONE
▲▲▲▲ a Country Club Community
THE FIRE BURNS BRIGHT

August 22, 1995

St. Johns County, Florida
P.O. Drawer 349
St. Augustine, Florida 32085

P.U.D. OFF. REC.
BOOK I PAGE 324

Dear Staff:

Please consider this letter as authorization that Taylor & White and/or Robert White and D. Glynn Taylor are authorized on behalf of Cordele Properties, Inc., to represent owner for all purposes related to the application for rezoning for the Cimarrone P.U.D.

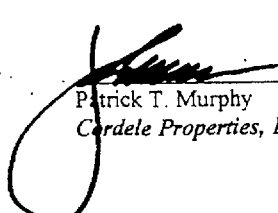

Patrick T. Murphy
Cordele Properties, Inc.

EXHIBIT B

P.U.D. OFF. REC.
BOOK I PAGE 325

LEGAL DESCRIPTION

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EXHIBIT C
PROOF OF OWNERSHIP

P. U. D. OFF. REC.
BOOK I PAGE 326

87 25709 1

O.R. 757 PG 1672

SPECIAL WARRANTY DEED

P.U.D. OFF. REC.

BOOK I PAGE 327

THIS SPECIAL WARRANTY DEED, dated the 14th day of SEPTEMBER, 1987, is by and from ITT RAYONIER INCORPORATED, a Delaware corporation, hereinafter called the Grantor, and CORDELE PROPERTIES, INC., a Florida corporation, hereinafter called the Grantee, whose address is: 110 BOX 8405
MALDEN FL 32539

(Whenever used herein the terms "Grantor and "Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

EXCEPTING FROM THIS GRANT, AND RESERVING unto the Grantor, its successors and assigns forever all oil, natural gas and fugitive hydrocarbons lying 500 feet or more below the surface level of the property hereby conveyed, AND FURTHER RESERVING unto the Grantor, its successors and assigns forever, the right to capture, extract and control any such subsurface oil, natural gas, or fugitive hydrocarbons, and to receive therefrom and therefor all proceeds, royalties, premiums, rents and bonuses as may from time to time be or become paid or payable; PROVIDED, HOWEVER, that such reserved rights to subsurface oil, natural gas and fugitive hydrocarbons do not include a concomitant right of surface entry for exploration, drilling or other entry by men or material upon the surface of the property hereby conveyed.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 1986; easements, servitudes, covenants, restrictions and rights-of-way of record; current zoning ordinances; riparian rights, if any; the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water; and outstanding mineral rights, if any.

PROVIDED, HOWEVER, that Grantee covenants and agrees for itself, its heirs, successors and assigns, that the lands conveyed hereby shall not be used for the purpose of a mobile-home park nor shall any mobile home or trailer be affixed to or parked upon the lands conveyed hereby, except for construction trailers temporarily placed upon the land during periods of active construction. This covenant shall be construed to be a covenant running with the title to the lands conveyed hereby, and shall expire upon the tenth anniversary of the date this document is recorded in the public records of St. Johns County, Florida. If Grantee or its heirs, successors and assigns shall violate this covenant, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys fees.

THIS INSTRUMENT WAS PREPARED BY
SECRET D. SMITH

RECORDED AND RETURNED TO
JEFFREY A. SMITH

Ordinance Book 16 Page 285

Documentary Tax Pd. \$ 6554.35

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: APM D.C.

6554.35

P. U. D. OFF. REC.
BOOK I PAGE 328

O. R. 757 PG 1673

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

ITT RAYONIER INCORPORATED

Stephen Lillis

BY: William D. Bony
Its S. Vice President

Elizabeth L. Herwood

ATTEST: John D. [Signature]
Its Secretary
(CORPORATE SEAL)

STATE OF Connecticut
COUNTY OF Essex

The foregoing instrument was acknowledged before me this 14th day of September, 1987, by William D. Bony and John D. [Signature], the S. Vice President and Secretary of ITT Rayonier Incorporated, a Delaware corporation, on behalf of the corporation.

Catherine A. Donner
Notary Public State and County
Aforesaid
My Commission expires: 3/31/90
(NOTARIAL SEAL)

EXHIBIT A

O.R. 757 PG 1674

GOLF COURSE PARCEL NO.

P.U.D. OFF. REC. 329

A PART OF SECTIONS 13 AND 24, TOWNSHIP BOOK 11, RANGE 32, EAST ST. JOHN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 24, WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2550.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 821.49 FEET; THENCE EASTERLY, ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.85 FEET, MAKING A CENTRAL ANGLE OF 26°04'30" AND HAVING A CHORD BEARING OF NORTH 60°20'45" EAST, AND A CHORD DISTANCE OF 370.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 73°31'00" EAST, A DISTANCE OF 1115.16 FEET; THENCE NORTH 16°29'00" WEST, A DISTANCE OF 225.32 FEET TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 564.7 FEET, A DISTANCE OF 311.89 FEET, MAKING A CENTRAL ANGLE OF 31°30'43" AND HAVING A CHORD BEARING OF NORTH 35°41'50" WEST AND A CHORD DISTANCE OF 307.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 220.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 81.56 FEET, MAKING A CENTRAL ANGLE OF 21°13'30" AND HAVING A CHORD BEARING OF NORTH 30°29'13" WEST AND A CHORD DISTANCE OF 81.09 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1030.23 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 346.01 FEET MAKING A CENTRAL ANGLE OF 19°00'20" AND HAVING A CHORD BEARING OF NORTH 31°31'48" WEST AND A CHORD DISTANCE OF 345.2 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 422.41 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 140.51 FEET MAKING A CENTRAL ANGLE OF 19°03'33" AND HAVING A CHORD BEARING OF NORTH 12°25'51" WEST AND A CHORD DISTANCE OF 139.87 FEET; THENCE NORTH 07°05'55" EAST, A DISTANCE OF 60.0 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 362.41 FEET, A DISTANCE OF 120.56 FEET MAKING A CENTRAL ANGLE OF 19°03'33" AND HAVING A CHORD BEARING OF SOUTH 12°25'51" EAST AND A CHORD DISTANCE OF 120.0 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 978.23 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 326.76 FEET MAKING A CENTRAL ANGLE OF 19°00'20" AND HAVING A CHORD BEARING OF SOUTH 31°31'48" EAST AND A CHORD DISTANCE OF 325.25 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°05'50" EAST, A DISTANCE OF 66.07 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 777.60 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 144.02 FEET MAKING A CENTRAL ANGLE OF 10°36'37" AND HAVING A CHORD BEARING OF SOUTH 46°24'17" EAST AND A CHORD DISTANCE OF 143.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 454.54 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.04 FEET MAKING A CENTRAL ANGLE OF 07°34'07" AND HAVING A CHORD BEARING OF SOUTH 47°55'32" EAST AND A CHORD DISTANCE OF 60.0 FEET; THENCE NORTH 71°09'20" EAST, A DISTANCE OF 42.00 FEET; THENCE NORTH 39°40'11" WEST, A DISTANCE OF 248.77 FEET; THENCE NORTH 26°46'40" WEST, A DISTANCE OF 205.46 FEET; THENCE NORTH 79°52'31" EAST, A DISTANCE OF 142.21 FEET; THENCE NORTH 55°53'00" WEST, A DISTANCE OF 187.22 FEET; THENCE NORTH 52°41'46" EAST, A DISTANCE OF 132.0 FEET; THENCE DUE EAST, A DISTANCE OF 185.0 FEET; THENCE DUE SOUTH, A DISTANCE OF 130.0 FEET; THENCE NORTH 72°53'50" EAST, A DISTANCE OF 272.03 FEET; THENCE NORTH 39°05'38" EAST, A DISTANCE OF 103.08 FEET; THENCE NORTH 59°50'54" EAST, A DISTANCE OF 519.71 FEET; THENCE SOUTH 73°51'20" EAST, A DISTANCE OF 197.8 FEET; THENCE SOUTH 30°45'00" EAST, A DISTANCE OF 459.62 FEET; THENCE SOUTH 03°10'47" EAST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 24°54'17" EAST, A DISTANCE OF 154.35 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 430.26 FEET; THENCE NORTH 00°21'40" WEST, A DISTANCE OF 175.07 FEET; THENCE SOUTH 71°07'52" WEST, A DISTANCE OF 417.43 FEET; THENCE NORTH 61°55'39" WEST, A DISTANCE OF 85.0 FEET; THENCE SOUTH 23°44'58" EAST, A DISTANCE OF 136.57 FEET; THENCE SOUTH 38°59'28" WEST, A DISTANCE OF 135.09 FEET; THENCE NORTH 00°54'35" WEST, A DISTANCE OF 126.59 FEET; THENCE SOUTH 62°23'36" WEST, A DISTANCE OF 135.47 FEET TO THE POINT OF BEGINNING.

EXHIBIT A
(Continued)

O.R. 757 PG 1675

GOLF COURSE PARCEL NO. 2

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2550.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 821.49 FEET; THENCE EASTERLY, ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.85 FEET MAKING A CENTRAL ANGLE OF 26°04'30" AND HAVING A CHORD BEARING OF NORTH 60°28'45" EAST AND A CHORD DISTANCE OF 370.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 73°31'00" EAST, A DISTANCE OF 978.13 FEET; THENCE NORTH 16°29'00" WEST, A DISTANCE OF 326.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°08'48" WEST, A DISTANCE OF 231.14 FEET; THENCE SOUTH 69°26'38" WEST, A DISTANCE OF 42.72 FEET; THENCE NORTH 62°21'14" WEST, A DISTANCE OF 110.53 FEET; THENCE SOUTH 00°32'16" WEST, A DISTANCE OF 91.24 FEET; THENCE SOUTH 73°43'13" WEST, A DISTANCE OF 508.6 FEET; THENCE NORTH 75°31'47" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 06°54'40" WEST, A DISTANCE OF 332.42 FEET; THENCE DUE EAST, A DISTANCE OF 255.0 FEET; THENCE NORTH 24°00'44" EAST, A DISTANCE OF 317.00 FEET; THENCE NORTH 51°02'00" EAST, A DISTANCE OF 437.29 FEET; THENCE SOUTH 73°04'21" EAST, A DISTANCE OF 120.21 FEET; THENCE SOUTH 20°34'40" EAST, A DISTANCE OF 700.32 FEET TO THE POINT OF BEGINNING.

P.U.D. OFF. REC.

GOLF COURSE PARCEL NO. 3 BOOK I PAGE 330

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1414.29 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 347.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°58'34" WEST, A DISTANCE OF 119.27 FEET; THENCE NORTH 24°34'02" EAST, A DISTANCE OF 615.74 FEET; THENCE NORTH 00°40'32" WEST, A DISTANCE OF 114.23 FEET; THENCE NORTH 78°45'52" EAST, A DISTANCE OF 260.61 FEET; THENCE NORTH 36°42'10" EAST, A DISTANCE OF 343.0 FEET; THENCE NORTH 21°09'41" EAST, A DISTANCE OF 322.42 FEET; THENCE NORTH 42°52'44" EAST, A DISTANCE OF 95.52 FEET; THENCE NORTH 07°23'51" EAST, A DISTANCE OF 110.11 FEET; THENCE SOUTH 60°53'24" EAST, A DISTANCE OF 141.26 FEET; THENCE SOUTH 06°54'40" EAST, A DISTANCE OF 447.42 FEET; THENCE SOUTH 73°17'26" WEST, A DISTANCE OF 109.83 FEET; THENCE SOUTH 47°26'30" WEST, A DISTANCE OF 1030.0 FEET; THENCE SOUTH 53°56'29" WEST, A DISTANCE OF 134.06 FEET; THENCE SOUTH 41°29'47" WEST, A DISTANCE OF 173.57 FEET TO THE POINT OF BEGINNING.

GOLF COURSE PARCEL NO. 4

A PART OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 24 OF SAID TOWNSHIP AND RANGE WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2550.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 821.49 FEET; THENCE EASTERLY ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.85 FEET MAKING A CENTRAL ANGLE OF 26°04'30" AND HAVING A CHORD BEARING OF NORTH 60°28'45" EAST AND A CHORD DISTANCE OF 370.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 73°31'00" EAST, A DISTANCE OF 146.11 FEET; THENCE NORTH 16°29'00" WEST, A DISTANCE OF 2521.73 FEET TO THE POINT OF BEGINNING; THENCE DUE WEST, A DISTANCE OF 165.0 FEET; THENCE NORTH 27°21'00" WEST, A DISTANCE OF 326.5 FEET; THENCE NORTH 14°26'13" EAST, A DISTANCE OF 160.00 FEET; THENCE NORTH 21°31'21" WEST, A DISTANCE OF 381.61 FEET;

LAPIDII A

(Continued)

O.R. 757 PG 1676

P.U.D. OFF. REC.

BOOK I PAGE 331

THENCE NORTH 30°56'59" WEST, A DISTANCE OF 771.51 FEET; THENCE NORTH 14°55'53" WEST, A DISTANCE OF 310.40 FEET; THENCE NORTH 30°19'12" WEST, A DISTANCE OF 395.13 FEET; THENCE NORTH 17°21'14" WEST, A DISTANCE OF 03.02 FEET; THENCE NORTH 63°35'42" WEST, A DISTANCE OF 252.4 FEET; THENCE NORTH 05°21'21" EAST, A DISTANCE OF 300.0 FEET; THENCE NORTH 54°14'33" EAST, A DISTANCE OF 1270.59 FEET; THENCE SOUTH 46°55'50" EAST, A DISTANCE OF 90.0 FEET; THENCE SOUTH 48°03'13" WEST, A DISTANCE OF 114.63 FEET; THENCE SOUTH 06°42'35" EAST, A DISTANCE OF 85.59 FEET; THENCE SOUTH 10°26'06" WEST, A DISTANCE OF 260.79 FEET; THENCE SOUTH 55°47'03" WEST, A DISTANCE OF 151.16 FEET; THENCE NORTH 04°40'20" WEST, A DISTANCE OF 110.45 FEET; THENCE SOUTH 23°37'46" WEST, A DISTANCE OF 87.32 FEET; THENCE SOUTH 58°14'26" EAST, A DISTANCE OF 123.49 FEET; THENCE SOUTH 10°37'11" EAST, A DISTANCE OF 01.39 FEET; THENCE SOUTH 21°22'14" WEST, A DISTANCE OF 246.98 FEET; THENCE SOUTH 09° 54'15" EAST, A DISTANCE OF 639.53 FEET; THENCE SOUTH 39°41'08" EAST, A DISTANCE OF 305.37 FEET; THENCE SOUTH 77°20'16" EAST, A DISTANCE OF 46.1 FEET; THENCE NORTH 01°14'19" WEST, A DISTANCE OF 140.0 FEET; THENCE NORTH 08°45'41" EAST, A DISTANCE OF 291.72 FEET; THENCE SOUTH 04°41'07" WEST, A DISTANCE OF 166.03 FEET; THENCE SOUTH 05°50'25" EAST, A DISTANCE OF 250.0 FEET; THENCE NORTH 04°09'35" EAST, A DISTANCE OF 180.0 FEET; THENCE NORTH 24°23'44" WEST, A DISTANCE OF 163.18 FEET; THENCE NORTH 20°51'16" EAST, A DISTANCE OF 112.36 FEET; THENCE NORTH 03°10'47" WEST, A DISTANCE OF 180.20 FEET; THENCE NORTH 19°39'14" EAST, A DISTANCE OF 222.99 FEET; THENCE SOUTH 75°57'50" EAST, A DISTANCE OF 103.08 FEET; THENCE NORTH 25°42'36" EAST, A DISTANCE OF 299.67 FEET; THENCE NORTH 03°21'59" WEST, A DISTANCE OF 05.15 FEET; THENCE NORTH 34°49'28" EAST, A DISTANCE OF 140.09 FEET; THENCE NORTH 72°21'00" EAST, A DISTANCE OF 115.43 FEET; THENCE NORTH 30°57'50" EAST, A DISTANCE OF 07.46 FEET; THENCE NORTH 78°41'24" EAST, A DISTANCE OF 229.46 FEET; THENCE SOUTH 27°53'50" EAST, A DISTANCE OF 96.10 FEET; THENCE SOUTH 16°30'16" WEST, A DISTANCE OF 140.8 FEET; THENCE SOUTH 66°40'05" WEST, A DISTANCE OF 76.16 FEET; THENCE SOUTH 17°58'09" WEST, A DISTANCE OF 300.97 FEET; THENCE SOUTH 56°10'36" WEST, A DISTANCE OF 90.14 FEET; THENCE SOUTH 04°34'26" EAST, A DISTANCE OF 125.4 FEET; THENCE SOUTH 32°20'16" EAST, A DISTANCE OF 65.19 FEET; THENCE SOUTH 11°30'01" WEST, A DISTANCE OF 347.13 FEET; THENCE SOUTH 45°00'00" WEST, A DISTANCE OF 90.99 FEET; THENCE SOUTH 07°07'30" EAST, A DISTANCE OF 80.62 FEET; THENCE SOUTH 61°15'37" WEST, A DISTANCE OF 176.78 FEET; THENCE SOUTH 36°23'04" EAST, A DISTANCE OF 110.0 FEET; THENCE SOUTH 29°03'17" WEST, A DISTANCE OF 154.43 FEET; THENCE SOUTH 40°50'18" WEST, A DISTANCE OF 251.64 FEET; THENCE SOUTH 29°14'56" WEST, A DISTANCE OF 429.0 FEET; THENCE SOUTH 12°15'53" EAST, A DISTANCE OF 353.06 FEET; THENCE SOUTH 17°50'09" WEST, A DISTANCE OF 194.49 FEET TO THE POINT OF BEGINNING.

GOLF COURSE PARCEL NO. 5

A PART OF SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 2550.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 021.49 FEET; THENCE EASTERLY, ALONG SAID CENTERLINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 373.85 FEET MAKING A CENTRAL ANGLE OF 26°04'30" AND HAVING A CHORD BEARING OF NORTH 60°20'45" EAST AND A CHORD DISTANCE OF 370.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, NORTH 73°31'00" EAST, A DISTANCE OF 314.20 FEET; THENCE NORTH 16°29'00" WEST, A DISTANCE OF 1043.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 11°20'55" EAST, A DISTANCE

(Continued)

U. N. 15/ PG 1677

OF 114.90 FEET; THENCE SOUTH 24°00'44" WEST, A DISTANCE OF 90.0 FEET; THENCE SOUTH 86°45'24" WEST, A DISTANCE OF 90.96 FEET; THENCE NORTH 50°11'40" WEST, A DISTANCE OF 117.15 FEET; THENCE NORTH 69°13'40" WEST, A DISTANCE OF 155.00 FEET; THENCE NORTH 34°09'51" WEST, A DISTANCE OF 809.62 FEET; THENCE NORTH 47°57'03" EAST, A DISTANCE OF 370.0 FEET; THENCE SOUTH 61°52'06" EAST, A DISTANCE OF 90.61 FEET; THENCE NORTH 79°22'49" EAST, A DISTANCE OF 81.39 FEET; THENCE SOUTH 66°50'28" EAST, A DISTANCE OF 217.31 FEET; THENCE SOUTH 45°00'00" EAST, A DISTANCE OF 304.06 FEET; THENCE SOUTH 05°21'21" EAST, A DISTANCE OF 160.7 FEET; THENCE SOUTH 63°26'06" WEST, A DISTANCE OF 89.44 FEET; THENCE DUE SOUTH, A DISTANCE OF 40.0 FEET; THENCE SOUTH 54°46'57" EAST, A DISTANCE OF 104.04 FEET; THENCE SOUTH 10°49'29" WEST, A DISTANCE OF 232.43 FEET TO THE POINT OF BEGINNING.

GOLF COURSE PARCEL NO. 6

P. U. D. OFF. REC.

BOOK I PAGE 332

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 721, PAGE 1926 WHICH IS COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 47°26'30" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 275.00 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 850.00 FEET; THENCE NORTH 48°20'45" EAST, A DISTANCE OF 401.76 FEET; THENCE NORTH 27°20'48" EAST, A DISTANCE OF 245.46 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°24'50" WEST, A DISTANCE OF 626.33 FEET; THENCE SOUTH 42°33'30" EAST, A DISTANCE OF 475.00 FEET TO THE POINT OF BEGINNING.

GOLF COURSE PARCEL NO. 7

A PART OF SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 721, PAGE 1926 WHICH IS COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 42°33'30" WEST, A DISTANCE OF 475.00 FEET; THENCE NORTH 00°24'50" EAST, A DISTANCE OF 626.33 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 231.04 FEET; THENCE NORTH 14°32'24" EAST, A DISTANCE OF 290.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 16°09'40" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 22°55'46" EAST, A DISTANCE OF 297.07 FEET; THENCE NORTH 00°45'55" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 20°49'31" WEST, A DISTANCE OF 247.13 FEET; THENCE NORTH 05°22'05" EAST, A DISTANCE OF 258.65 FEET; THENCE NORTH 14°05'53" WEST, A DISTANCE OF 228.49 FEET; THENCE NORTH 10°27'11" WEST, A DISTANCE OF 1095.77 FEET; THENCE NORTH 01°45'47" WEST, A DISTANCE OF 112.29 FEET; THENCE NORTH 81°29'55" EAST, A DISTANCE OF 168.95 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 471.44 FEET, THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 181.11 FEET, MAKING A CENTRAL ANGLE OF 22°00'40" AND HAVING A CHORD BEARING OF NORTH 19°47'53" EAST AND A CHORD DISTANCE OF 180.00 FEET; THENCE SOUTH 50°59'32" EAST, A DISTANCE OF 202.53 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 630.00 FEET; THENCE SOUTH 28°36'30" EAST, A DISTANCE OF 187.95 FEET; THENCE SOUTH 52°34'23" EAST, A DISTANCE OF 617.03 FEET; THENCE SOUTH 47°57'03" WEST, A DISTANCE OF 686.80 FEET; THENCE SOUTH 20°13'29" WEST, A DISTANCE OF 101.24 FEET; THENCE SOUTH 13°02'44" EAST, A DISTANCE OF 420.86 FEET; THENCE SOUTH 06°06'56" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 11°12'54" WEST, A DISTANCE OF 591.29 FEET; THENCE SOUTH 59°42'15" WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 503.27 FEET, THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 70.06 FEET, MAKING A CENTRAL ANGLE OF 07°50'33" AND HAVING A CHORD BEARING OF SOUTH 20°09'26" EAST AND A CHORD DISTANCE OF 70.00 FEET; THENCE SOUTH 39°43'23" WEST, A DISTANCE OF 66.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 563.27 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 180.77 FEET, MAKING A CENTRAL ANGLE OF 18°23'19" AND HAVING A CHORD BEARING OF NORTH 17°54'32" WEST AND A CHORD DISTANCE OF 180.00 FEET; THENCE NORTH 57°26'03" WEST, A DISTANCE OF 190.00 FEET TO THE POINT OF BEGINNING.

Page 4 of 7

Ordinance Book 16 Page 290

P.U.D. OFF. REC.
BOOK I PAGE 333

LAND IN
(Continued)

U.R. 757 PG 1678

GOLF COURSE PARCEL NO. 0

A PART OF SECTIONS 13, 14, AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 721, PAGE 1926 WHICH IS COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 8-210 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 42°33'30" WEST, A DISTANCE OF 475.00 FEET; THENCE NORTH 00°24'50" EAST, A DISTANCE OF 626.33 FEET; THENCE NORTH 42°20'49" EAST, A DISTANCE OF 231.04 FEET; THENCE NORTH 14°32'24" EAST, A DISTANCE OF 290.84 FEET; THENCE NORTH 16°09'40" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 22°55'46" EAST, A DISTANCE OF 297.07 FEET; THENCE NORTH 00°45'55" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 20°49'31" WEST, A DISTANCE OF 247.13 FEET; THENCE NORTH 05°22'05" EAST, A DISTANCE OF 250.65 FEET; THENCE NORTH 14°05'53" WEST, A DISTANCE OF 220.49 FEET; THENCE NORTH 10°27'11" WEST, A DISTANCE OF 1095.77 FEET; THENCE NORTH 01°45'47" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 15°49'47" WEST, A DISTANCE OF 526.24 FEET; THENCE NORTH 30°07'43" WEST, A DISTANCE OF 922.77 FEET; THENCE NORTH 51°55'48" WEST, A DISTANCE OF 107.70 FEET; THENCE NORTH 30°07'43" WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30°07'43" WEST, A DISTANCE OF 470.00 FEET; THENCE NORTH 09°55'26" WEST, A DISTANCE OF 150.00 FEET; THENCE NORTH 34°05'22" EAST, A DISTANCE OF 550.00 FEET; THENCE NORTH 52°32'41" EAST, A DISTANCE OF 603.91 FEET; THENCE NORTH 42°55'46" EAST, A DISTANCE OF 250.05 FEET; THENCE NORTH 60°02'11" EAST, A DISTANCE OF 411.95 FEET; THENCE SOUTH 08°10'39" EAST, A DISTANCE OF 294.91 FEET; THENCE SOUTH 68°02'01" EAST, A DISTANCE OF 245.00 FEET; THENCE SOUTH 06°01'06" WEST, A DISTANCE OF 401.06 FEET; THENCE SOUTH 20°30'32" EAST, A DISTANCE OF 105.00 FEET; THENCE SOUTH 50°43'06" EAST, A DISTANCE OF 451.81 FEET; THENCE SOUTH 05°33'35" EAST, A DISTANCE OF 490.00 FEET; THENCE SOUTH 55°56'37" EAST, A DISTANCE OF 265.00 FEET; THENCE NORTH 02°25'22" EAST, A DISTANCE OF 100.62 FEET; THENCE SOUTH 25°48'16" EAST, A DISTANCE OF 309.00 FEET; THENCE SOUTH 05°26'03" EAST, A DISTANCE OF 600.00 FEET; THENCE SOUTH 13°51'51" WEST, A DISTANCE OF 515.00 FEET; THENCE SOUTH 00°35'44" WEST, A DISTANCE OF 357.95 FEET; THENCE SOUTH 15°35'07" EAST, A DISTANCE OF 751.09 FEET; THENCE SOUTH 23°39'06" EAST, A DISTANCE OF 1185.74 FEET; THENCE NORTH 64°41'20" EAST, A DISTANCE OF 635.00 FEET; THENCE SOUTH 04°52'34" EAST, A DISTANCE OF 464.33 FEET; THENCE SOUTH 45°23'12" EAST, A DISTANCE OF 550.50 FEET; THENCE SOUTH 18°43'13" EAST, A DISTANCE OF 069.04 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 8-210; THENCE SOUTH 73°31'00" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.05 FEET; THENCE NORTH 21°04'46" WEST, A DISTANCE OF 811.29 FEET; THENCE NORTH 55°47'03" WEST, A DISTANCE OF 453.49 FEET; THENCE NORTH 72°07'17" WEST, A DISTANCE OF 162.66 FEET; THENCE SOUTH 04°55'13" WEST, A DISTANCE OF 225.09 FEET; THENCE SOUTH 61°10'37" WEST, A DISTANCE OF 411.75 FEET; THENCE SOUTH 53°58'06" WEST, A DISTANCE OF 45.03 FEET; THENCE SOUTH 65°45'29" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 75°55'10" WEST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 79°48'24" WEST, A DISTANCE OF 75.15 FEET; THENCE SOUTH 75°17'24" WEST, A DISTANCE OF 00.00 FEET; THENCE SOUTH 74°50'17" WEST, A DISTANCE OF 36.29 FEET; THENCE SOUTH 63°07'36" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 45°55'34" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 44°04'26" WEST, A DISTANCE OF 122.28 FEET; THENCE NORTH 80°31'14" WEST, A DISTANCE OF 93.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 430.78 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 287.30 FEET, MAKING A CENTRAL ANGLE OF 30°12'44" AND HAVING A CHORD BEARING OF NORTH 09°37'36" WEST AND A CHORD DISTANCE OF 282.01 FEET; THENCE NORTH 28°43'59" WEST, A DISTANCE OF 64.84 FEET TO THE POINT OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 596.12 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 460.09 FEET, MAKING A CENTRAL ANGLE OF 44°13'17" AND HAVING A CHORD BEARING OF NORTH 06°37'20" WEST AND A CHORD DISTANCE OF 440.75 FEET; THENCE NORTH 15°29'19" EAST, A DISTANCE OF 420.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 638.01 FEET; THENCE

EXHIBIT A

(Continued)

P. U. D. OFF. REC. O. R. 757 PG 1679

BOOK I PAGE 334

NORTHEASTERLY, ALONG THE ARC OF SAID CURVE A DISTANCE OF 65.03 FEET, MAKING A CENTRAL ANGLE OF 05°49'57" AND HAVING A CHORD BEARING OF NORTH 12°34'20" EAST AND A CHORD DISTANCE OF 65.00 FEET; THENCE SOUTH 49°03'42" WEST, A DISTANCE OF 117.60 FEET; THENCE SOUTH 63°26'06" WEST, A DISTANCE OF 100.62 FEET; THENCE NORTH 53°44'46" WEST, A DISTANCE OF 106.01 FEET; THENCE SOUTH 78°13'54" WEST, A DISTANCE OF 122.50 FEET; THENCE SOUTH 61°11'21" WEST, A DISTANCE OF 114.13 FEET; THENCE SOUTH 25°12'04" WEST, A DISTANCE OF 187.00 FEET; THENCE SOUTH 72°15'19" WEST, A DISTANCE OF 131.24 FEET; THENCE NORTH 72°43'07" WEST, A DISTANCE OF 235.64 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 80.00 FEET; THENCE NORTH 77°00'19" EAST, A DISTANCE OF 66.71 FEET; THENCE NORTH 01°50'30" EAST, A DISTANCE OF 145.09 FEET; THENCE NORTH 21°32'28" WEST, A DISTANCE OF 204.27 FEET; THENCE NORTH 43°14'40" EAST, A DISTANCE OF 693.29 FEET; THENCE NORTH 20°01'20" EAST, A DISTANCE OF 351.10 FEET; THENCE NORTH 10°42'47" EAST, A DISTANCE OF 564.85 FEET; THENCE NORTH 01°39'11" WEST, A DISTANCE OF 676.53 FEET; THENCE NORTH 61°41'53" EAST, A DISTANCE OF 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 497.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 252.70 FEET, MAKING A CENTRAL ANGLE OF 29°04'43" AND HAVING A CHORD BEARING OF NORTH 42°50'29" WEST AND A CHORD DISTANCE OF 250.00 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 599.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 271.04 FEET, MAKING A CENTRAL ANGLE OF 25°59'43" AND HAVING A CHORD BEARING OF NORTH 70°22'42" WEST AND A CHORD DISTANCE OF 269.51 FEET; THENCE NORTH 03°22'34" WEST, A DISTANCE OF 150.00 FEET; THENCE SOUTH 06°37'27" WEST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 74°00'00" WEST, A DISTANCE OF 217.80 FEET; THENCE SOUTH 17°06'10" WEST, A DISTANCE OF 136.01 FEET; THENCE SOUTH 31°49'39" WEST, A DISTANCE OF 170.66 FEET; THENCE SOUTH 75°22'45" WEST, A DISTANCE OF 110.05 FEET; THENCE SOUTH 10°56'57" WEST, A DISTANCE OF 344.07 FEET; THENCE SOUTH 01°14'19" EAST, A DISTANCE OF 410.00 FEET; THENCE SOUTH 04°41'07" WEST, A DISTANCE OF 193.23 FEET; THENCE SOUTH 00°45'41" WEST, A DISTANCE OF 294.83 FEET; THENCE NORTH 01°14'19" WEST, A DISTANCE OF 755.22 FEET; THENCE NORTH 24°41'14" EAST, A DISTANCE OF 602.87 FEET; THENCE NORTH 11°41'22" WEST, A DISTANCE OF 140.07 FEET; THENCE NORTH 46°55'50" WEST, A DISTANCE OF 314.04 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 46°32'53" WEST, A DISTANCE OF 130.06 FEET; THENCE SOUTH 68°11'55" WEST, A DISTANCE OF 53.05 FEET; THENCE NORTH 62°47'02" WEST, A DISTANCE OF 196.79 FEET; THENCE SOUTH 62°10'37" WEST, A DISTANCE OF 339.29 FEET; THENCE SOUTH 52°32'41" WEST, A DISTANCE OF 653.91 FEET; THENCE SOUTH 06°15'52" EAST, A DISTANCE OF 129.74 FEET; THENCE SOUTH 14°25'15" WEST, A DISTANCE OF 100.69 FEET; THENCE SOUTH 41°49'13" EAST, A DISTANCE OF 127.40 FEET; THENCE SOUTH 05°21'21" WEST, A DISTANCE OF 321.40 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 71°33'54" WEST, A DISTANCE OF 205.55 FEET; THENCE SOUTH 63°15'00" WEST, A DISTANCE OF 52.70 FEET TO THE POINT OF BEGINNING,

GOLF COURSE PARCEL NO. 9

A PART OF SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD S-210, A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°26'30" EAST ALONG SAID CENTERLINE A DISTANCE OF 890.53 FEET; THENCE NORTH 42°33'30" WEST, A DISTANCE OF 50.0 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAID STATE ROAD S-210; THENCE CONTINUE NORTH 42°33'30" WEST A DISTANCE OF 050.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41°40'51" EAST A DISTANCE OF 510.32 FEET; THENCE NORTH 32°01'50" EAST 121.77 FEET; THENCE NORTH 37°29'39" EAST A DISTANCE OF 291.42 FEET; THENCE NORTH

EXHIBIT A
(Continued)

O.R. 757 PG 168

P.U.D. OFF. REC.
BOOK I PAGE 335

15.40'27" EAST A DISTANCE OF 516.82 FEET; THENCE NORTH 23 40'37"
EAST A DISTANCE OF 397.51 FEET; THENCE NORTH 02 37'00" WEST A
DISTANCE OF 266.01 FEET; THENCE NORTH 10 31'19" WEST A DISTANCE
OF 249.31 FEET; THENCE SOUTH 20 49'31" EAST A DISTANCE OF 247.13
FEET; THENCE SOUTH 00 45'55" EAST A DISTANCE OF 209.47 FEET;
THENCE SOUTH 22 55'46" WEST A DISTANCE OF 297.07 FEET; THENCE
SOUTH 16 09'40" WEST A DISTANCE OF 400.00 FEET; THENCE SOUTH
14 32'24" WEST A DISTANCE OF 290.04 FEET; THENCE SOUTH 42 20'49"
WEST A DISTANCE OF 301.04 FEET; THENCE SOUTH 27 20'48" WEST A
DISTANCE OF 245.46 FEET; THENCE SOUTH 48 28'45" WEST A DISTANCE
OF 401.76 FEET TO THE POINT OF BEGINNING.

GOLF COURSE PARCEL NO. 10

A part of Section 13, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows: For a point of reference, commencing at the intersection of the westerly line of said Section 24 with the centerline of State Road S-210, a 100 foot right-of-way as now established; thence North 47 degrees 26 minutes 30 seconds East along said centerline a distance of 090.53 feet; thence North 42 degrees 33 minutes 30 seconds West, a distance of 50.0 feet to the northerly right-of-way of said State Road S-210; thence continue North 42 degrees 33 minutes 30 seconds West a distance of 850.0 feet; thence North 41 degrees 48 minutes 51 seconds East a distance of 510.32 feet; thence North 32 degrees 01 minutes 50 seconds East 121.77 feet; thence North 37 degrees 29 minutes 39 seconds East a distance of 291.42 feet; thence North 15 degrees 48 minutes 27 seconds East a distance of 516.82 feet; thence North 23 degrees 48 minutes 37 seconds East a distance of 397.51 feet; thence North 02 degrees 37 minutes 00 seconds West a distance of 266.01 feet; thence North 10 degrees 31 minutes 19 seconds West a distance of 249.31 feet to the point of beginning; thence North 06 degrees 40 minutes 58 seconds West a distance of 427.25 feet; thence North 13 degrees 27 minutes 39 seconds West a distance of 314.62 feet; thence North 14 degrees 18 minutes 50 seconds West a distance of 333.04 feet; thence North 06 degrees 10 minutes 29 seconds West a distance of 257.22 feet; thence North 00 degrees 40 minutes 16 seconds East a distance of 247.20 feet; thence North 10 degrees 27 minutes 11 seconds East a distance of 1095.77 feet; thence South 14 degrees 05 minutes 53 seconds East a distance of 228.49 feet; thence South 05 degrees 22 minutes 05 seconds West a distance of 258.65 feet to the point of beginning.

VERIFIED BY
[Signature]

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN COUNTY FLA.
1907 SEP 21 PM 2 08
Paul "Paul" Munk
CLERK OF CIRCUIT COURT

Recorded in Public Records, St. Johns County, FL
Clerk # 92040088 O.R. 973 PG 1415 05:02PM 12-31-92
Recording 13.00 Surcharge 2.00 Doc Stamp 4,550.00

SPECIAL WARRANTY DEED

VERIFIED BY
Mr. M

THIS SPECIAL WARRANTY DEED, dated the 31st day of December, 1992, is by and from RAYLAND COMPANY, INC., a Delaware corporation, hereinafter called the Grantor, and CORDELE PROPERTIES, INC., a Florida corporation, hereinafter called the Grantee, whose address is: c/o Cimarrone Golf & Country Club, 2690 Cimarrone Boulevard, Jacksonville, Florida 32259.

(Whenever used herein the terms "Grantor and "Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

P. U. D. OFF. REC
BOOK I PAGE 336

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 1992.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

RAYLAND COMPANY, INC., a Delaware corporation

Jeffrey D. Smith
Witness
[..JEFFREY D. SMITH.....]
Print witness name below signature

By: *Armond R. Tomasetti*
[..ARMOND R. TOMASETTI.....]
Please print name below signature
Its *Vice President* President

Bert C. Simon
Witness
[..BERT C. SIMON.....]
Print witness name below signature

Attest: *James G. SurSar*
[..JAMES G. SURSAR.....]
Its *Assistant Secretary* Secretary

(CORPORATE SEAL)

THIS INSTRUMENT WAS PREPARED BY:
JEFFREY D. SMITH
Attorney at Law
POST OFFICE BOX 4059
JACKSONVILLE, FLORIDA 32201

Address:
P. O. Box 1188
Fernandina Beach, Florida 32034

Ordinance Book 16 Page 294

Rec ③ 1300 Nov 4 550.00

P. U. D. OFF. REC.

STATE OF FLORIDA
COUNTY OF Duval

BOOK I PAGE 337

O.R. 973 PG 1416

The foregoing instrument was acknowledged before me this 31st day of December, 1992, by Armond R. Tomassetti and James L. Shroads, the Vice President and Assistant Secretary of Rayland Company, Inc., a Delaware corporation, on behalf of the corporation. They are personally known to me ~~or have produced~~ as identification and did not take an oath.

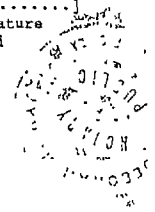
Deborah R. Ray

[Deborah R. Ray
Print notary name below signature
Notary Public, State and
County Aforesaid

My Commission Expires:
Serial No., if any:

(NOTARIAL SEAL)

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Feb. 19, 1993



All that certain tract or parcel of land being a portion of Sections 13 and 24, Township 5 South, Range 27 East, and a portion of Sections 18 and 19, Township 5 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows: For a point of reference commence at the Southeasterly corner of lands described in Deed recorded in the Official Records of said County in Book 781, page 751, the same being the Northerly right-of-way line of County Road No. 210 (formerly State Road No. 210-a 100-foot right-of-way as now established), the same being the Southwesterly corner of a 125-foot wide easement for ingress and egress as shown on survey by Sims Design Consultants, Inc. (Job No. 2018; dated July 2, 1992), thence South 73°31'00" West, along last mentioned Northerly right-of-way line, a distance of 46.67 feet to the Southwesterly corner of said lands described in Official Records Book 781, page 751 for the Point of Beginning.

From the Point of Beginning thus described, continue South 73°31'00" West along said Northerly right-of-way line, a distance of 861.94 feet to the Southeasterly corner of lands described as "Golf Course Parcel 8" in said Official Records in Book 757, page 1672; thence along the Easterly and Northerly lines of last mentioned lands the following 10 courses: Course No. 1; thence North 18°44'17" West, a distance of 869.95 feet; Course No. 2; thence North 45°23'22" West, a distance of 550.67 feet; Course No. 3; thence North 84°51'15" West, a distance of 464.55 feet; Course No. 4; thence South 64°44'00" West, a distance of 635.28 feet; Course No. 5; thence North 23°38'04" West, a distance of 1,185.94 feet; Course No. 6; thence North 15°33'39" West, a distance of 751.17 feet; Course No. 7; thence North 00°37'40" East, a distance of 357.94 feet; Course No. 8; thence North 13°54'21" East, a distance of 514.93 feet; Course No. 9; thence North 05°23'07" West, a distance of 600.02 feet; Course No. 10; thence North 25°44'42" West, a distance of 309.06 feet to a Northeasterly corner of last mentioned lands; thence North 17°14'31" East, a distance of 339.73 feet; thence North 57°50'10" East, a distance of 413.48 feet; thence South 46°33'04" East, a distance of 640.21 feet; thence South 87°01'38" East, a distance of 675.63 feet; thence South 53°35'58" East, a distance of 236.22 feet; thence South 31°40'24" East, a distance of 675.98 feet; thence South 15°48'53" East, a distance of 311.55 feet; thence South 73°14'11" East, a distance of 538.09 feet; thence South 17°23'02" East, a distance of 213.11 feet; thence South 09°58'08" East, a distance of 2598.01 feet to the Northeasterly corner of said lands described in Official Records Book 781, page 751; thence South 75°54'30" West, along the Northerly line of last mentioned lands, a distance of 395.87 feet to the most Westerly corner of said lands, thence South 52°00'11" East, along the Southwesterly line of aforesaid lands, a distance of 520.45 feet to the Point of Beginning.



EXHIBIT D

AGREEMENT TO COMPLY

P.U.D. OFF. REC.
BOOK I PAGE 339

Owner's Commitment

RE: Cimarrone Golf and Country Club, P.U.D. application

The Cimarrone P.U.D. will be owned and operated by the applicant, Cordele Properties, Inc.. The applicant, its successors and/or assigns shall be responsible for all improvements made to the site and shall maintain the property in a clean and orderly manner in accordance with all provisions of this Planned Unit Development and conditions included with the adopting ordinance. All facilities will remain privately owned and will not be dedicated to St. Johns County.

October 5, 1995

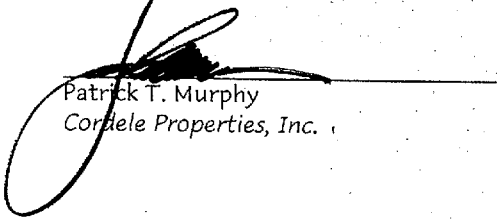

Patrick T. Murphy
Cordele Properties, Inc.

EXHIBIT E

WRITTEN DESCRIPTION OF CHANGES TO PUD COMMITMENTS

P. U. D. OFF. REC. BOOK I PAGE 340

The Major Modification as approved will amend Ordinance 87-48 as follows:

- 1. Section 2.1 of Paragraph 2 Permitted Uses, of the PUD Commitments Revised 07/16/87 is amended to read in its entirety as follows:
 - 2.1 Golf Course (27 holes, 18 holes which are currently built and operating and the 9 additional holes which if not built by 1998, will revert to single family residential with no increase in the total number of approved lots) Golf clubhouse with recreational facilities including one pool and four tennis courts, golf maintenance facilities and restaurant with facilities for alcoholic consumption.

- 2. Paragraph 5, Schedule of Development, of the PUD Commitments Revised 07/16/87 and subsequently amended in Ordinance 94-64 on 12/27/94, is amended to read in its entirety as follows:
 - 5. Schedule of Development. The development is scheduled to occur in two phases over a period of 18 years beginning in 1987. The 1st phase will consist of the development of 18 holes of golf, a clubhouse, sales office, maintenance facility, water and wastewater treatment facilities and the development of 400 single family units.

Phase I will begin in 1987 and ~~is anticipated to~~ shall extend through 2002 or until completion of the project, whichever occurs first.

Phase II will consist of 9 holes of golf (~~which if not built by 1998, will revert to single family residential~~), 193 single family units and extension of necessary water and sewer service.

Phase II is anticipated to begin in ~~2000~~ 1995 and ~~will~~ shall continue through 2005 or until completion of the project, whichever occurs first. Phase II may overlap the development of Phase I.

- 3. Section 7.1 under Paragraph 7, Yard Requirements, of the PUD Commitments Revised 07/16/87, which are attached to Ordinance 87-48, is amended to read in its entirety as follows:
 - 7.1 All single family lots, except those platted prior to this amendment, shall comply with ~~have a minimum area of 10,000 square feet.~~ The minimum yard requirements shall comply with the requirements of the RS-2 zone of St. Johns County the following:

MINIMUM LOT REQUIREMENTS

P.U.D. OFF. REC.
BOOK I PAGE 341

Single Family Residential District	Minimum Lot Width	Minimum Lot Area	Maximum Lot Coverage by All Buildings
RS-1	120	13,200	25%
RS-2	90	10,000	30%
85 Feet	85	8,500	35%
80 Feet	80	8,000	35%
RS-3	75	7,500	35%
70 Feet	70	7,000	35%
Detached Zero Lot Lines	60	6,000	35%

MINIMUM YARD REQUIREMENTS

Single Family Residential District	Front	Side**	Rear
RS-1	40 Feet	10 Feet	30 Feet
RS-2	25 Feet	8 Feet	10 Feet
85 Feet	25 Feet	8 Feet	10 Feet
80 Feet	25 Feet	8 Feet	10 Feet
RS-3	25 Feet	8 Feet	10 Feet
70 Feet	25 Feet	8 Feet	10 Feet
Detached Zero Lot Lines	15 Feet	* Feet	10 Feet

* 10 Feet Total Side Yard to be provided between two homes (8 feet and 2 feet)

** Sideyard setbacks as measured to the wall of the residence

The developer (owner), and the developers (owners) successors and assigns, reserves the right to develop the remaining 449 lots in compliance with the above criteria.

4. Section 11.1 under Paragraph 11 Utilities, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

11.1 ~~A water and wastewater treatment plant will be constructed in the southwestern corner of the site. The plant shall be used exclusively by the Development. It shall be screened from view from adjacent properties by a 50' buffer. The buffer area shall be landscaped with trees and shrubs to completely block the view from CR 210 and adjacent properties. If the area is not used for the utility plant, it~~

~~will become part of the open space system. The water and wastewater treatment plant site will become part of the PUD open space system since utility service is provided by Sunray Utilities, Inc.~~

P. U. D. OFF. REC.
BOOK I PAGE 342

5. Section 11.7 under Paragraph 11 Utilities, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is deleted in its entirety as follows:

11.7 The developer will reserve a 2.0 acre site at the southeast corner of the development for a fire station and emergency medical facility. No building permit will be issued for residential construction until such time as St. Johns County receives a deed for either the reserved site or a site more acceptable to the Fire Services Division. This has been completed.

6. Section 12.2 under Paragraph 12 of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

12.2 A 20 foot break-away emergency access easement shall be provided and maintained by the owner as shown and indicated on the site plan Exhibit F Sketch Plan in Phase I Phase II of the project.

7. Paragraph 16, Open Space, of the PUD commitments revised 7/16/87 which are attached to Ordinance 87-48 is amended to read in its entirety as follows:

16. Open Space - The system consists primarily of the golf course (18 holes completed) and clubhouse area (under construction). Two tennis courts completed, and pool facilities (completed), a basketball court and/or an all purpose court will be constructed as part of the golf course facility. Due to the large size of the lots, it is anticipated that play areas for children will be provided by the homeowners on their individual lots.

However, the developer (owner) will dedicate to the Homeowners Association ~~5.98~~ 5.49 acres of land to be used for recreation purposes (see ~~attached land use plan Exhibit F Sketch Plan~~). This acreage is consistent with the County's standard of 2 acres/1000 population for neighborhood parks. The owner will assist the Homeowners Association in the development and management of such lands as a neighborhood park.

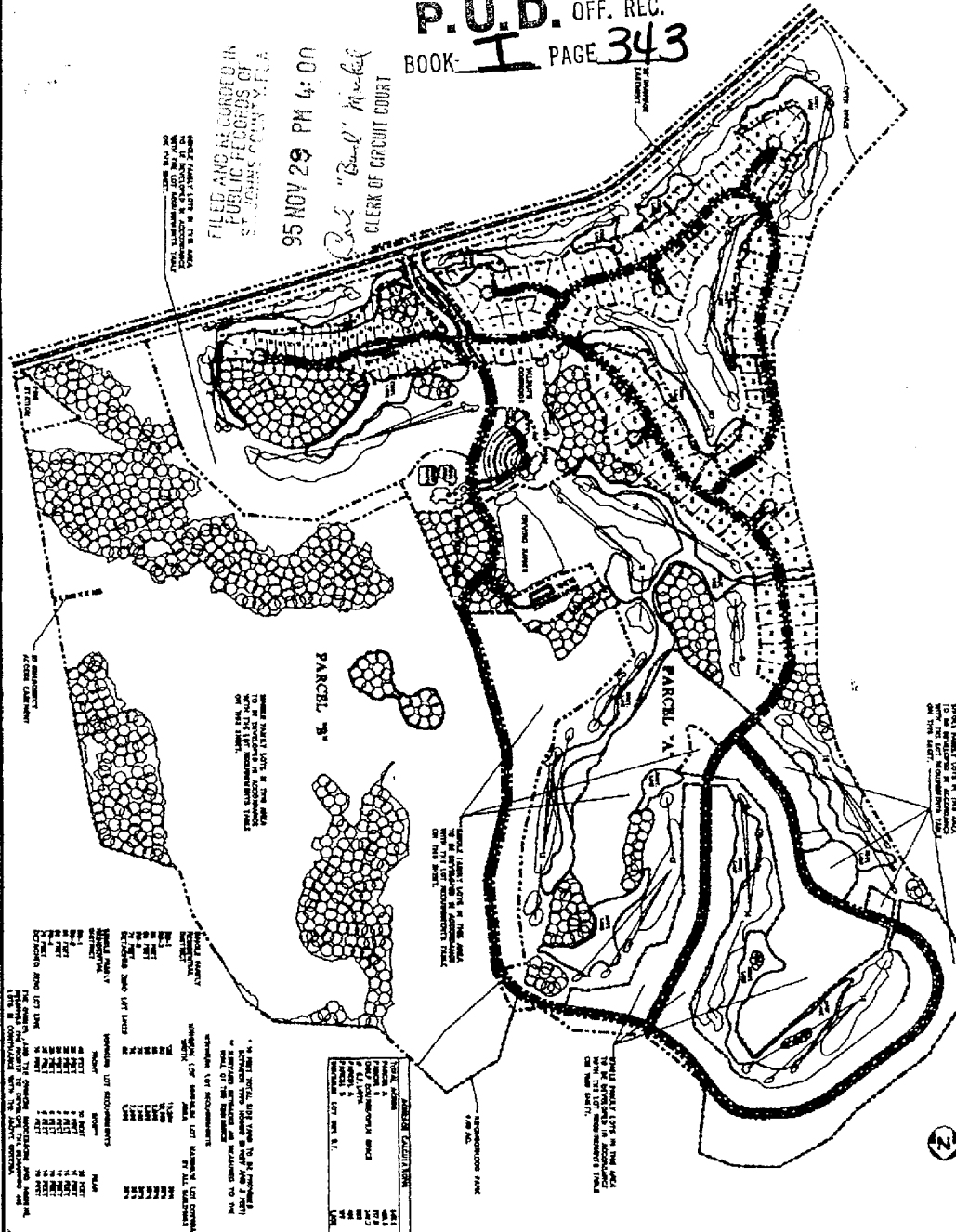
Uses to be developed by the owner in the neighborhood park include:

- * Picnic grounds with tables and grills and group shelter with restroom facilities.
- * Tot lot (including - swing sets, sea saw, jungle gym, and a slide).
- * Open play field and softball field with backstop.

The development of the recreation area will occur ~~at the end of Phase I within 60 days after 400 single family building permits have been issued at Cimarrone Golf & Country Club by St. Johns County or by January 1, 2005, whichever occurs first.~~

P.U.D. OFF. REC.
 BOOK I PAGE 343

FILED AND RECORDED IN
 PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLA.
 95 NOV 29 PM 4:00
Paul "Bund" Mitchell
 CLERK OF CIRCUIT COURT



PARCEL X

NO.	DESCRIPTION	AREA
1	LOT 1	0.12
2	LOT 2	0.12
3	LOT 3	0.12
4	LOT 4	0.12
5	LOT 5	0.12
6	LOT 6	0.12
7	LOT 7	0.12
8	LOT 8	0.12
9	LOT 9	0.12
10	LOT 10	0.12
11	LOT 11	0.12
12	LOT 12	0.12
13	LOT 13	0.12
14	LOT 14	0.12
15	LOT 15	0.12
16	LOT 16	0.12
17	LOT 17	0.12
18	LOT 18	0.12
19	LOT 19	0.12
20	LOT 20	0.12
21	LOT 21	0.12
22	LOT 22	0.12
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26	LOT 26	0.12
27	LOT 27	0.12
28	LOT 28	0.12
29	LOT 29	0.12
30	LOT 30	0.12
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33	LOT 33	0.12
34	LOT 34	0.12
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36	LOT 36	0.12
37	LOT 37	0.12
38	LOT 38	0.12
39	LOT 39	0.12
40	LOT 40	0.12
41	LOT 41	0.12
42	LOT 42	0.12
43	LOT 43	0.12
44	LOT 44	0.12
45	LOT 45	0.12
46	LOT 46	0.12
47	LOT 47	0.12
48	LOT 48	0.12
49	LOT 49	0.12
50	LOT 50	0.12

PARCEL Y

NO.	DESCRIPTION	AREA
1	LOT 1	0.12
2	LOT 2	0.12
3	LOT 3	0.12
4	LOT 4	0.12
5	LOT 5	0.12
6	LOT 6	0.12
7	LOT 7	0.12
8	LOT 8	0.12
9	LOT 9	0.12
10	LOT 10	0.12
11	LOT 11	0.12
12	LOT 12	0.12
13	LOT 13	0.12
14	LOT 14	0.12
15	LOT 15	0.12
16	LOT 16	0.12
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19	LOT 19	0.12
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37	LOT 37	0.12
38	LOT 38	0.12
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45	LOT 45	0.12
46	LOT 46	0.12
47	LOT 47	0.12
48	LOT 48	0.12
49	LOT 49	0.12
50	LOT 50	0.12

<p>Taylor & White, Inc. ENGINEERS & ARCHITECTS 1000 N. W. 10th St., Ft. Lauderdale, Fla. 33304 Phone: (305) 463-1111</p>	<p>CIMARRONE</p>	<p>EXHIBIT F SKETCH PLAN</p>	<p>DATE: 11/29/95</p>	<p>BY: [Signature]</p>					
			<p>SCALE: AS SHOWN</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION	BY	
NO.	DATE	DESCRIPTION	BY						

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA, COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

Julia Meeks who on oath says that she is
Accounting Clerk 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 Public Hearing

in the matter of Ord 87-48 Nove. 14 = change in golf course

in the _____ Court, was published in said newspaper in the

issues of Oct. 13, 1995

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 heretofore been continuously published in said St. Johns County, Florida, each day 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 copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me this 13th day of Oct., 1995,

by Julia Meeks who is personally
known to me or who has produced personally known as
(Type of Identification)

Zoe Ann Moss
(Signature of Notary Public) (Seal)

Zoe Ann Moss
(Print, Type or Stamp Commissioned Name of Notary Public)

COPY OF ADVERTISEMENT

NOTICE OF PUBLIC HEARING ON PROPOSED MAJOR MODIFICATION TO PLANNED UNIT DEVELOPMENT NOTICE IS HEREBY GIVEN that a Major Modification to Ordinance Number 87-38 an ordinance rezoning lands for Planned Unit Development will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA on the 14th day of November, 1995 at 1:30 p.m. in the County Auditorium, County Administration Building, 4025 Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

The following Major Modification will be considered: change in the golf course, reducing from 27 holes to 18 holes; extension of schedule of development; modifying lot sizes and minimum yard requirements; amending the utility section; change in open spaces (recreation).

The legal description of lands described by Ordinance 87-48 is as follows:

EXHIBIT B
A PART OF SECTIONS 13 AND 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PART OF SECTIONS 18 AND 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 24 WITH THE CENTERLINE OF STATE ROAD 5710; A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE NORTH 47°23'30" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 878.18'; THENCE NORTH 42°23'30" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUED NORTH 42°23'30" WEST, A DISTANCE OF 850.00 FEET; THENCE NORTH 48°28'45" EAST, A DISTANCE OF 401.00 FEET; THENCE NORTH 27°20'48" EAST, A DISTANCE OF 245.46 FEET; THENCE NORTH 22°20'48" EAST, A DISTANCE OF 301.04 FEET; THENCE NORTH 14°32'24" EAST, A DISTANCE OF 290.84 FEET; THENCE NORTH 16°09'48" EAST, A DISTANCE OF 400.00 FEET; THENCE NORTH 22°54'00" EAST, A DISTANCE OF 297.07 FEET; THENCE NORTH 09°49'59" WEST, A DISTANCE OF 209.47 FEET; THENCE NORTH 20°49'31" WEST, A DISTANCE OF 247.18 FEET; THENCE NORTH 08°22'06" EAST, A DISTANCE OF 258.45 FEET; THENCE NORTH 14°03'55" WEST, A DISTANCE OF 228.49 FEET; THENCE NORTH 10°27'11" WEST, A DISTANCE OF 1095.77 FEET; THENCE NORTH 01°45'47" WEST, A DISTANCE OF 197.29 FEET; THENCE NORTH 15°49'45" WEST, A DISTANCE OF 328.24 FEET; THENCE NORTH 30°07'49" WEST, A DISTANCE OF 222.77 FEET; THENCE NORTH 51°55'48" WEST, A DISTANCE OF 107.70 FEET; THENCE NORTH 30°07'45" WEST, A DISTANCE OF 640.00 FEET; THENCE NORTH 09°35'26" WEST, A DISTANCE OF 200.00 FEET; THENCE NORTH 34°05'22" EAST, A DISTANCE OF 550.00 FEET; THENCE

FEET; THENCE NORTH
 42°55'46" EAST; A DIS-
 TANCE OF 7250.05 FEET;
 THENCE NORTH 60°02'11"
 EAST; A DISTANCE OF
 411.95 FEET; THENCE
 SOUTH 88°10'39" EAST; A
 DISTANCE OF 294.91
 FEET; THENCE SOUTH
 68°02'01" EAST; A DIS-
 TANCE OF 245.00 FEET;
 THENCE SOUTH 06°01'06"
 WEST; A DISTANCE OF
 401.84 FEET; THENCE
 SOUTH 20°28'32" EAST; A
 DISTANCE OF 105.00
 FEET; THENCE SOUTH
 50°43'06" EAST; A DIS-
 TANCE OF 451.81 FEET;
 THENCE SOUTH 85°33'35"
 EAST; A DISTANCE OF
 480.00 FEET; THENCE
 SOUTH 55°56'37" EAST; A
 DISTANCE OF 265.00
 FEET; THENCE NORTH
 82°25'22" EAST; A DIS-
 TANCE OF 180.62 FEET;
 THENCE NORTH 17°09'32"
 EAST; A DISTANCE OF
 339.73 FEET; THENCE
 NORTH 57°50'52" EAST; A
 DISTANCE OF 413.40
 FEET; THENCE SOUTH
 46°34'56" EAST; A DIS-
 TANCE OF 640.18 FEET;
 THENCE SOUTH 87°01'54"
 EAST; A DISTANCE OF
 675.91 FEET; THENCE
 SOUTH 53°36'56" EAST; A
 DISTANCE OF 236.01
 FEET; THENCE SOUTH
 31°41'27" EAST; A DIS-
 TANCE OF 675.76 FEET;
 THENCE SOUTH 15°49'09"
 EAST; A DISTANCE OF
 311.81 FEET; THENCE
 SOUTH 73°14'59" EAST; A
 DISTANCE OF 537.82
 FEET; THENCE SOUTH
 17°23'13" EAST; A DIS-
 TANCE OF 213.07 FEET;
 THENCE SOUTH 09°59'20"
 EAST; A DISTANCE OF
 3009.34 FEET TO THE
 SAID NORTHERLY
 RIGHT-OF-WAY LINE OF
 STATE ROAD 5210;
 THENCE SOUTH 73°32'30"
 WEST; ALONG SAID
 NORTHERLY RIGHT-OF-
 WAY LINE A DISTANCE
 OF 392.45 FEET TO THE
 POINT OF CURVE OF A
 CURVATURE OF 65 AS
 CURVE CONCAVE TO
 THE SOUTH HAVING A
 RADIUS OF 87.34 FEET;
 THENCE WESTERLY
 ALONG THE ARC OF SAID
 CURVE AND ALONG SAID
 RIGHT-OF-WAY LINE A
 DISTANCE OF 396.79
 FEET MAKING A CEN-
 TRAL ANGLE OF 26°06'00"
 AND HAVING A CHORD
 BEARING OF SOUTH
 61°29'32" WEST AND A
 CHORD DISTANCE OF
 393.56 FEET TO THE
 POINT OF TANGENCY OF
 SAID CURVE; THENCE
 SOUTH 47°26'30" WEST
 ALONG SAID RIGHT-OF-
 WAY LINE A DISTANCE
 OF 1659.52 FEET TO THE
 POINT OF BEGINNING
 CONTAINING MORE OR LESS
 and is located in Cimarrone
 Golf and Country Club
 County Road 210 West

The application for modification FILE NUMBER 87-15 is maintained in the office of Planning and Zoning, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, and may be examined by parties in interest and parties in interest shall be granted an opportunity to be heard at said public hearing.

NOTICE TO ALL PERSONS NEEDING SPECIAL ACCOMMODATIONS, AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter, to participate in this proceeding, should contact David Halstead, ADA Coordinator, (904) 823-2500 or at the County Administration Building, 4020 Lewis Speedway, St.

Augustine, Fla. 32095, not later than 5 days prior to the date of this meeting.

If a person decides to appeal any decision made by the Board of County Commissioners with respect to any matter considered at the meeting, 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.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
S/ CARL BUD MARSHALL
CLERK
L630 Oct. 13, 1995



FLORIDA DEPARTMENT OF STATE
Sandra B. Mortham
Secretary of State
DIVISION OF ELECTIONS
Bureau of Administrative Code
The Elliot Building
401 South Monroe Street
Tallahassee, Florida 32399-0250
(904) 488-8427

November 21, 1995

Honorable Carl "Bud" Markel
Clerk
St. Johns County Board of
County Commissioners
Post Office Drawer 300
St. Augustine, Florida 32085-0300

Attention: Rosemary Lewis, Deputy Clerk

Dear Mr. Markel:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge your letter of November 20, 1995 and certified copy of St. Johns County Ordinance Nos. 95-60 and 95-61, which were filed in this office on November 21, 1995.

Sincerely,

Liz Cloud

Liz Cloud, Chief
Bureau of Administrative Code

LC/vm

RECEIVED
NOV 27 11:03
CLERK OF COUNTY COMMISSIONERS