

ORDINANCE NO. 2022 - 70

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-B, RESIDENTIAL-C, RESIDENTIAL-D, AND MIXED USE DISTRICT, WITH A TEXT POLICY AMENDMENT TO ACCOMMODATE DEVELOPMENT OF A MAXIMUM 3,500 RESIDENTIAL UNITS AND A MAXIMUM 2.5 MILLION SQUARE FEET OF NON-RESIDENTIAL USES FOR APPROXIMATELY 2,211.60 ACRES OF LAND, LOCATED NORTH AND SOUTH OF GREENBRIAR ROAD, EAST AND WEST OF LONGLEAF PINE PARKWAY, AND WEST OF VETERANS PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

WHEREAS, Chapters 125 and 163, Florida Statutes, provide for the Board of County Commissioners to prepare, implement and enforce Comprehensive Plans and Land Development regulations for the control of development within the County;

WHEREAS, Sections 163.3184 and 163.3187, Florida Statutes, provide the process for the adoption of Comprehensive Plan amendments; and,

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

SECTION 1. The St. Johns County Comprehensive Plan is amended to change the Future Land Use Map designation from Rural Silviculture (R/S) to Residential-B (RES-B), Residential-C (RES-C), Residential-D (RES-D), and Mixed Use District (MD), with a Text Policy Amendment to accommodate development of a maximum 3,500 residential units and a maximum 2.5 million square feet of non-residential uses for approximately 2,211.60 acres of land, located north and south of Greenbriar Road, east and west of Longleaf Pine Parkway, and west of Veterans Parkway, as described and shown on the attached Exhibits "A", "B" and "C".

SECTION 2. The 2025 Comprehensive Plan amendment described in Section 1 is based upon the following Findings of Fact:

- (a) The proposed Comprehensive Plan Amendment was fully considered after public hearing pursuant to legal notice duly published as required by law.
- (b) The proposed Comprehensive Plan Amendment is consistent with the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, the Northeast Florida Strategic Regional Policy Plan, the Community Planning Act and Land Development Regulation Act (Chapter 163, Florida Statutes).
- (c) The proposed Comprehensive Plan Amendment is procedurally consistent with Part 9.05.00 of the Land Development Code.

- (d) The amendment is consistent with the Goals, Objectives, and Policies of the St. Johns County Comprehensive Plan, including Policies A.1.2.5, A.1.2.7, A.1.3.11, A.1.15.2, and with other provisions provided during the hearing.

SECTION 3. The remaining portions of the St. Johns County Comprehensive Plan, Ordinance No. 2010-38, as amended, and the 2025 Future Land Use Map, as amended, which are not in conflict with the provisions of this ordinance, shall remain in full force and effect.

SECTION 4. Should any section, subsection, sentence, clause, phrase or portion of this ordinance be held invalid or unconstitutional by any court of competent jurisdiction, such portions shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions.

SECTION 5. It is the intent of the St. Johns County Board of County Commissioners that scrivener and typographic errors which do not change the tone or tenor of this Ordinance may be corrected during codification and may be authorized by the County Administrator or designee, without public hearing, by filing a corrected or recodified copy of the same with the Clerk of the Board.

SECTION 6. A plan or plan amendment adopted under the state coordinated review process shall go into effect pursuant to the state land planning agency's notice of intent. If timely challenged, an amendment does not become effective until the state land planning agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance.

SECTION 7. This ordinance shall be recorded in a book of land use regulation ordinances kept and maintained by the Clerk of Court in accordance with Section 125.68, Florida Statutes.

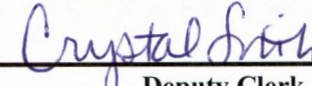
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 1 **DAY OF** November **2022.**

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: 
HENRY DEAN, CHAIR

Rendition Date NOV 07 2022

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: 
Deputy Clerk

EFFECTIVE DATE: DEC 22 2022



Greenbriar Helow

Exhibit A Proposed Future Land Use Map

Legend

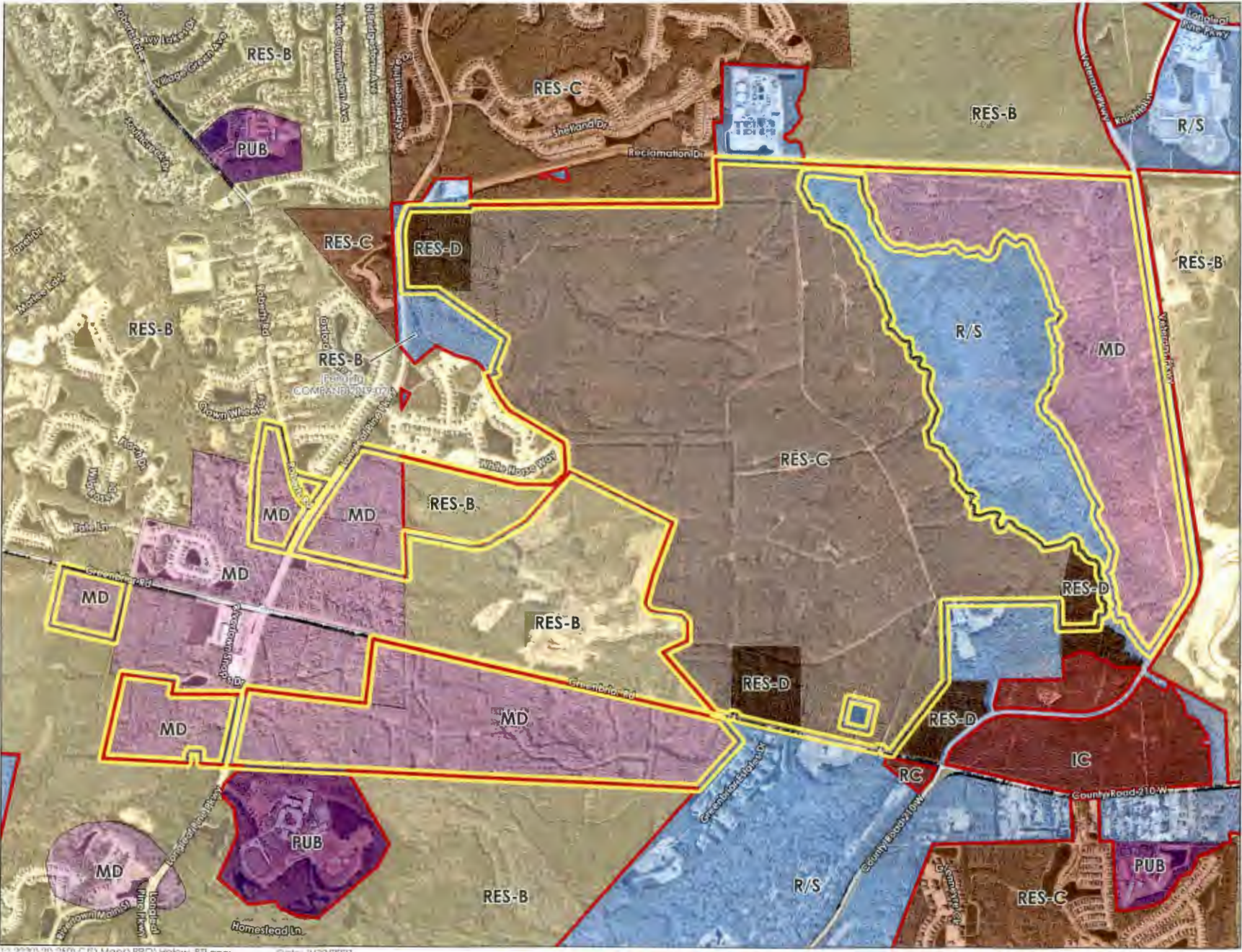
- SUBJECT PROPERTY
- DEVELOPMENT AREA
- FUTURE LAND USE**
- IC: INTENSIVE COMMERCIAL
- MD: MIXED USE DISTRICT
- PUB: PUBLIC
- RES-B: RESIDENTIAL-B
- RES-C: RESIDENTIAL-C
- RES-D: RESIDENTIAL-D
- R/S: RUR/SYLV
- RC: RURAL COMMERCIAL



1,500 Feet

ETM
VISION • EXPERIENCE • RESULTS

Source: ETM, St. Johns County



1:5,000 Scale. All other symbols are as shown. © 2011 ETM

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

RES-D PARCEL 1

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF "LONGLEAF PINE PARKWAY/COUNTY ROAD 244 WEST", A 150 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE NORTHERLY BOUNDARY LINE OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, (ALSO BEING THE SOUTHERLY BOUNDARY OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 895, PAGE 1414 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. AND RUN THENCE, NORTH 89°28'43" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,027.62 FEET, TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 895, PAGE 1414 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 00°31'16" EAST, A DISTANCE OF 1,372.31 FEET, TO AN EASTERLY PROLONGATION OF THE NORTHERLY LINE OF THAT CORRECTIVE SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 5157, PAGE 19 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, SOUTH 89°27'47" WEST, ALONG THE EASTERLY PROLONGATION, AND THEN ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5157, PAGE 19 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,114.67 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "LONGLEAF PINE PARKWAY/COUNTY ROAD 244 WEST"; RUN THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "LONGLEAF PINE PARKWAY/COUNTY ROAD 244 WEST", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°39'29" WEST, A DISTANCE OF 870.84 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY;

COURSE No. 2: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 965.00 FEET, THROUGH A CENTRAL ANGLE OF 31°02'19" TO THE RIGHT, AN ARC DISTANCE OF 522.77 FEET, TO THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°51'41" EAST, 516.40 FEET.

THE LANDS THUS DESCRIBED CONTAINS 1,542,417 SQUARE FEET, OR 35.40 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

RES-D, PARCEL 2

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 21 and 22, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE COMMON BOUNDARY LINE OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, WITH THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, (AND ALSO KNOWN AS OR FORMERLY KNOWN AS COUNTY ROAD No. 11/BOMBING RANGE ROAD), AND AS PER THAT SPECIAL WARRANTY DEED TO ST. JOHNS COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 1404, PAGE 199 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "GREENBRIAR ROAD", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 77°11'36" EAST, A DISTANCE OF 250.32 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 57°48'24" EAST, A DISTANCE OF 28.22 FEET TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 12°48'21" EAST, A DISTANCE OF 30.00 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 00°46'59" WEST, A DISTANCE OF 1,130.76 FEET, TO A POINT; RUN THENCE, NORTH 89°13'01" EAST, A DISTANCE OF 1,106.00 FEET, TO A POINT; RUN THENCE, SOUTH 00°46'59" EAST, A DISTANCE OF 1,449.52 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "GREENBRIAR ROAD", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 77°11'36" WEST, A DISTANCE OF 1,049.98 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 32°11'32" WEST, A DISTANCE OF 28.22 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 12°48'21" EAST, A DISTANCE OF 30.00 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 77°11'36" WEST, A DISTANCE OF 80.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,451,424 SQUARE FEET, OR 33.32 ACRES, MORE OR LESS, IN AREA.

VILLAGES OF TOWN CENTER

RES-D, PARCEL 3

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 22, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHWEST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 89°16'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 710.45 FEET. TO A POINT; RUN THENCE, SOUTH 15°18'13" WEST, A DISTANCE OF 357.98 FEET, TO A POINT; RUN THENCE, SOUTH 24°10'32" EAST, A DISTANCE OF 203.08 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223/VETERNS PARKWAY", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PLANNED); RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID "COUNTY ROAD No. 223/VETERNS PARKWAY", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 815.00 FEET, THROUGH A CENTRAL ANGLE OF 13°36'55" TO THE LEFT, AN ARC DISTANCE OF 193.67 FEET, TO THE LEFT, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 58°29'32" WEST, 193.22 FEET;

COURSE No. 2: RUN THENCE, SOUTH 51°41'04" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 548.31 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 3: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 565.00 FEET, THROUGH A CENTRAL ANGLE OF 38°58'51" TO THE LEFT, AN ARC DISTANCE OF 384.39 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 32°11'39" WEST, 377.02 FEET;

COURSE No. 4: RUN THENCE, SOUTH 12°42'13" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 70.04 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD" A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, (AND ALSO KNOWN AS OR FORMERLY KNOWN AS COUNTY ROAD No. 11/BOMBING RANGE ROAD), AND AS PER THAT SPECIAL WARRANTY DEED TO ST. JOHNS COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 1404, PAGE 199 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 77°17'41" WEST, ALONG AFORESAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 799.02 FEET, TO A POINT; RUN THENCE, NORTH 34°01'07" EAST, A DISTANCE OF 1,414.90 FEET, TO A POINT ON THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 89°16'00" EAST, ALONG THE AFORESAID WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 100.00 FEET, TO THE MOST SOUTHWEST CORNER

OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,173,168 SQUARE FEET, OR 26.93 ACRES, MORE OR LESS, IN AREA.

VILLAGES OF TOWN CENTER

RES-D, PARCEL 4

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 11°18'06" EAST, A DISTANCE OF 1,073.57 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED FROM UNITED WATER FLORIDA, LLC TO JEA (FORMERLY KNOWN AS JACKSONVILLE ELECTRIC AUTHORITY) AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FIFTY-FOUR (54) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE SOUTH 75°45'56" EAST, A DISTANCE OF 66.31 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE SOUTH 40°48'09" EAST, A DISTANCE OF 57.54 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE SOUTH 08°35'06" EAST, A DISTANCE OF 64.25 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE SOUTH 03°46'18" EAST, A DISTANCE OF 74.59 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE SOUTH 66°28'51" EAST, A DISTANCE OF 75.45 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE SOUTH 33°15'37" EAST, A DISTANCE OF 78.07 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE SOUTH 43°11'12" EAST, A DISTANCE OF 49.13 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE SOUTH 63°46'34" EAST, A DISTANCE OF 70.66 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE SOUTH 82°38'53" EAST, A DISTANCE OF 64.46 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE SOUTH 50°44'13" EAST, A DISTANCE OF 63.50 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE SOUTH 17°02'11" EAST, A DISTANCE OF 69.61 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE SOUTH 06°33'43" WEST, A DISTANCE OF 61.92 FEET, TO A POINT;
- COURSE No. 13: RUN THENCE SOUTH 01°18'02" WEST, A DISTANCE OF 54.96 FEET, TO A POINT;
- COURSE No. 14: RUN THENCE SOUTH 17°23'30" EAST, A DISTANCE OF 59.30 FEET, TO A POINT;
- COURSE No. 15: RUN THENCE SOUTH 34°09'01" EAST, A DISTANCE OF 40.85 FEET, TO A POINT;
- COURSE No. 16: RUN THENCE SOUTH 21°42'18" EAST, A DISTANCE OF 56.21 FEET, TO A POINT;

COURSE No. 17: RUN THENCE SOUTH 31°13'18" EAST, A DISTANCE OF 43.98 FEET, TO A POINT;
COURSE No. 18: RUN THENCE SOUTH 13°00'02" EAST, A DISTANCE OF 49.22 FEET, TO A POINT;
COURSE No. 19: RUN THENCE SOUTH 02°10'48" EAST, A DISTANCE OF 46.76 FEET, TO A POINT;
COURSE No. 20: RUN THENCE SOUTH 16°22'30" WEST, A DISTANCE OF 45.78 FEET, TO A POINT;
COURSE No. 21: RUN THENCE SOUTH 43°26'53" WEST, A DISTANCE OF 54.84 FEET, TO A POINT;
COURSE No. 22: RUN THENCE SOUTH 04°32'35" WEST, A DISTANCE OF 43.67 FEET, TO A POINT;
COURSE No. 23: RUN THENCE SOUTH 21°24'06" EAST, A DISTANCE OF 38.22 FEET, TO A POINT;
COURSE No. 24: RUN THENCE SOUTH 47°29'20" EAST, A DISTANCE OF 31.90 FEET, TO A POINT;
COURSE No. 25: RUN THENCE SOUTH 42°27'57" EAST, A DISTANCE OF 61.79 FEET, TO A POINT;
COURSE No. 26: RUN THENCE SOUTH 23°27'48" WEST, A DISTANCE OF 37.12 FEET, TO A POINT;
COURSE No. 27: RUN THENCE SOUTH 04°08'23" WEST, A DISTANCE OF 26.02 FEET, TO A POINT;
COURSE No. 28: RUN THENCE SOUTH 24°13'32" EAST, A DISTANCE OF 19.89 FEET, TO A POINT;
COURSE No. 29: RUN THENCE SOUTH 14°13'38" EAST, A DISTANCE OF 35.59 FEET, TO A POINT;
COURSE No. 30: RUN THENCE SOUTH 10°09'50" WEST, A DISTANCE OF 45.50 FEET, TO A POINT;
COURSE No. 31: RUN THENCE SOUTH 49°47'50" WEST, A DISTANCE OF 49.68 FEET, TO A POINT;
COURSE No. 32: RUN THENCE NORTH 82°17'45" WEST, A DISTANCE OF 75.41 FEET, TO A POINT;
COURSE No. 33: RUN THENCE SOUTH 03°59'09" WEST, A DISTANCE OF 204.67 FEET, TO A POINT;
COURSE No. 34: RUN THENCE, NORTH 87°51'44" EAST, A DISTANCE OF 41.67 FEET, TO A POINT;
COURSE No. 35: RUN THENCE, SOUTH 81°19'46" EAST, A DISTANCE OF 73.51 FEET, TO A POINT;
COURSE No. 36: RUN THENCE, NORTH 77°58'51" EAST, A DISTANCE OF 49.64 FEET, TO A POINT;
COURSE No. 37: RUN THENCE, SOUTH 51°55'48" EAST, A DISTANCE OF 56.08 FEET, TO A POINT;
COURSE No. 38: RUN THENCE, SOUTH 28°24'20" EAST, A DISTANCE OF 46.22 FEET, TO A POINT;
COURSE No. 39: RUN THENCE, SOUTH 53°58'56" EAST, A DISTANCE OF 49.89 FEET, TO A POINT;
COURSE No. 40: RUN THENCE, SOUTH 40°43'27" EAST, A DISTANCE OF 45.50 FEET, TO A POINT;
COURSE No. 41: RUN THENCE, SOUTH 79°01'19" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;
COURSE No. 42: RUN THENCE, SOUTH 52°50'34" EAST, A DISTANCE OF 68.39 FEET, TO A POINT;
COURSE No. 43: RUN THENCE, SOUTH 22°31'57" EAST, A DISTANCE OF 67.61 FEET, TO A POINT;
COURSE No. 44: RUN THENCE, SOUTH 22°47'14" WEST, A DISTANCE OF 55.93 FEET, TO A POINT;
COURSE No. 45: RUN THENCE, SOUTH 10°24'32" WEST, A DISTANCE OF 99.82 FEET, TO A POINT;

COURSE No. 46: RUN THENCE, SOUTH 36°46'55" EAST, A DISTANCE OF 42.54 FEET, TO A POINT;
COURSE No. 47: RUN THENCE, SOUTH 84°22'57" EAST, A DISTANCE OF 64.10 FEET, TO A POINT;
COURSE No. 48: RUN THENCE, SOUTH 18°37'56" EAST, A DISTANCE OF 76.56 FEET, TO A POINT;
COURSE No. 49: RUN THENCE, SOUTH 80°30'47" EAST, A DISTANCE OF 42.76 FEET, TO A POINT;
COURSE No. 50: RUN THENCE, NORTH 81°26'52" EAST, A DISTANCE OF 41.89 FEET, TO A POINT;
COURSE No. 51: RUN THENCE, SOUTH 50°21'11" EAST, A DISTANCE OF 44.69 FEET, TO A POINT;
COURSE No. 52: RUN THENCE, SOUTH 75°27'18" EAST, A DISTANCE OF 57.90 FEET, TO A POINT;
COURSE No. 53: RUN THENCE, SOUTH 46°39'00" EAST, A DISTANCE OF 53.62 FEET, TO A POINT;

COURSE No. 54: RUN THENCE, SOUTH 08°41'43" WEST, A DISTANCE OF 72.28 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223/VETERNS PARKWAY", (A 130 FOOT PUBLIC ROAD-RIGHT-OF-WAY, AS PLANNED); RUN THENCE, SOUTH 32°25'17" WEST, ALONG AFORESAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.18 FEET, TO A POINT; THENCE DEPARTING FROM AFORESAID NORTHERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 57°34'43" WEST, A DISTANCE OF 168.50 FEET, TO A POINT;
COURSE No. 2: RUN THENCE, SOUTH 82°55'24" WEST, A DISTANCE OF 61.40 FEET, TO A POINT;
COURSE No. 3: RUN THENCE, NORTH 87°58'17" WEST, A DISTANCE OF 150.44 FEET, TO A POINT;
COURSE No. 4: RUN THENCE, NORTH 78°08'35" WEST, A DISTANCE OF 103.92 FEET, TO A POINT;
COURSE No. 5: RUN THENCE, NORTH 55°20'28" WEST, A DISTANCE OF 182.14 FEET, TO A POINT;
COURSE No. 6: RUN THENCE, NORTH 76°58'23" WEST, A DISTANCE OF 97.65 FEET, TO A POINT;
COURSE No. 7: RUN THENCE, NORTH 47°27'29" WEST, A DISTANCE OF 103.87 FEET, TO A POINT;
COURSE No. 8: RUN THENCE, NORTH 65°35'58" WEST, A DISTANCE OF 95.23 FEET, TO A POINT;
COURSE No. 9: RUN THENCE, NORTH 84°08'14" WEST, A DISTANCE OF 137.66 FEET, TO A POINT;

COURSE No. 10: RUN THENCE, SOUTH 70°16'29" WEST, A DISTANCE OF 292.21 FEET, TO A POINT ON THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 01°28'44" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 943.27 FEET, TO THE NORTHEAST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,406,775 SQUARE FEET, OR 32.29 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

PARCEL 4 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTION 16, AND A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF "LONLEAF PINE PARKWAY/COUNTY ROAD 244 WEST", A 150 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES UNIT FOUR", AND THEN ALONG THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES UNIT FIVE AND SIX B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 63 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 701.37 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, ALONG THE AFORESAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES PHASE FIVE AND SIX B, AS SHOWN ON THE PLAT THEREOF, AND THEN ALONG THE SOUTHERLY BOUNDARY LINE OF "OXFORD ESTATES UNIT SIX A, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 90 THROUGH 93 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 76°40'12" EAST, A DISTANCE OF 1,985.00 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 89°09'20" EAST, A DISTANCE OF 578.27 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 47°32'49" EAST, A DISTANCE OF 240 .04 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 43°45'05" EAST, A DISTANCE OF 33.39 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 11°31'04" EAST, A DISTANCE OF 51.14 FEET, TO A POINT; RUN THENCE, SOUTH 66°22'25" EAST, A DISTANCE OF 77.38 FEET, TO A POINT THE BOUNDARY LINES OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4833, PAGE 1660 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THE FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 41°17'23" WEST, A DISTANCE OF 1,046.53 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 350.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'39" TO THE LEFT, AN ARC DISTANCE OF 113.38 FEET, AN ARC DISTANCE OF 113.38 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°34'13" WEST, 112.89 FEET;

LEGAL DESCRIPTION

COURSE No. 3: RUN THENCE, SOUTH 59°51'02" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 601.12 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 4: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 40°37'33" TO THE RIGHT, AN ARC DISTANCE OF 389.98 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 80°09'49" WEST, 381.86 FEET;

COURSE No. 5: RUN THENCE, NORTH 79°31'25" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,074.44 FEET, TO A POINT; RUN THENCE, NORTH 02°41'31" WEST, DEPARTING FROM THE AFORESAID BOUNDARY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4833, PAGE 1660 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,292.19 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF "OXFORD ESTATES-PHASE FIVE & SIX-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 63 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,464,320 SQUARE FEET, OR 56.57 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

PARCEL 5 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED NORTHWESTERLY CORNER OF LOT 1, "GREENBRIAR PLANTATION", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 55, PAGES 1 THROUGH 12 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE WESTERLY BOUNDARY OF SAID "GREENBRIAR PLANTATION", AS SHOWN ON THE AFORESAID PLAT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 41°04'36" EAST, A DISTANCE OF 498.05 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 41°29'12" WEST, A DISTANCE OF 1,047.42 FEET, TO A POINT ON THE NORTHERLY BOUNDARY LINE OF THE "RIVERTOWN PUD"; RUN THENCE, NORTH 87°17'21" WEST, ALONG LAST SAID LINE, A DISTANCE OF 7,796.09 FEET, TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF "COUNTY ROAD No. 244, LONGLEAF PINE PARKWAY", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 12°29'01" EAST, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,292.22 FEET, TO A POINT, BEING THE SOUTHWESTERLY CORNER OF THE "SHOPPES AT MILL CREEK FOREST" PUD, GREENBRIAR MARKETPLACE EAST, AS DESCRIBED IN THAT ST. JOHNS COUNTY ORDINANCE No. 2018-45, RECORDED IN OFFICIAL RECORDS BOOK 4618, PAGE 970 ET SEQ, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; RUN THENCE, ALONG THE SOUTHERLY AND EASTERLY BOUNDARY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4618, PAGE 970 ET SEQ, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 83°18'06" EAST, A DISTANCE OF 1,991.00 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LAST SAID LANDS;

COURSE No. 2: RUN THENCE, NORTH 06°37'27" EAST, A DISTANCE OF 1,081.00 FEET, TO THE MOST NORTHEASTERLY CORNER OF LAST SAID LANDS, AND TO A POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", (ALSO KNOWN AS BOMBING RANGE ROAD/COUNTY ROAD No. 11), A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999); RUN THENCE, SOUTH 77°11'48" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5,919.72 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 12,608,075 SQUARE FEET, OR 289.44 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

PARCEL 6 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENT AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", (ALSO KNOWN AS BOMBING RANGE ROAD/COUNTY ROAD No. 11), A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999), WITH THE WESTERLY

RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 244, LONGLEAF PINE PARKWAY", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID "COUNTY ROAD 244/LONGLEAF PINE PARKWAY", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 28°11'59" EAST, A DISTANCE OF 58.36 FEET, TO A POINT ON THE ARC OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A NON TANGENTIAL CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 07°13'01" TO THE LEFT, AN ARC DISTANCE OF 386.07 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°05'31" WEST, 385.81 FEET;

COURSE No. 3: RUN THENCE, SOUTH 12°29'01" WEST, A DISTANCE OF 974.67 FEET, TO THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4862, PAGE 579 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH 12°29'01" WEST, A DISTANCE OF 1,197.92 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE NORTHERLY BOUNDARY LINE OF THE "RIVERTOWN PUD"); RUN THENCE, NORTH 87°17'21" WEST, A DISTANCE OF 366.80 FEET, TO A POINT, BEING THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4736, PAGE 1427 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY, NORTHERLY AND THEN WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4736, PAGES 1427 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 00°10'36" EAST, A DISTANCE OF 200.20 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 87°17'26" WEST, A DISTANCE OF 187.43 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 28°52'57" WEST, A DISTANCE OF 76.20 FEET, TO A POINT;

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COURSE No. 4: RUN THENCE, SOUTH 00°10'36" WEST, A DISTANCE OF 131.74 FEET, TO A POINT ON THE AFORESAID SOUTHERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, (AND ALSO BEING THE NORTHERLY BOUNDARY LINE OF THE "RIVERTOWN PUD"); RUN THENCE, NORTH 87°17'21" WEST, ALONG LAST SAID LINE, A DISTANCE OF 1,409.56 FEET, TO A POINT, BEING THE MOST SOUTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED TO ST. JOHNS COUNTY, AS RECORDED IN OFFICIAL RECORDS BOOK 2471 PAGE 683 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; ; RUN THENCE, NORTH 12°48'00" EAST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2471, PAGE 683 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,438.11 FEET, TO A POINT ON THE SOUTHERLY LINE OF THE "SHOPPES AT MILL CREEK FOREST" PUD, GREENBRIAR MARKETPLACE WEST, AS PER THAT ST. JOHNS COUNTY, ORDINANCE No. 2018-45, RECORDED IN OFFICIAL RECORDS BOOK 4618, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 83°18'06" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF THE "SHOPPES AT MILL CREEK FOREST" PUD, GREENBRIAR MARKETPLACE WEST, AS PER THAT ST. JOHNS COUNTY, ORDINANCE No. 2018-45, RECORDED IN OFFICIAL RECORDS BOOK 4618, PAGE 970 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 880.94 FEET, TO A POINT ON THE WESTERLY BOUNDARY OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED TO PUBLIX SUPER MARKETS, INC., AS RECORDED IN OFFICIAL RECORDS BOOK 4862, PAGE 579 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE WESTERLY, AND THEN SOUTHERLY BOUNDARY OF LAST SAID LANDS, THE FOLLOWING TWO COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 12°49'38" WEST, A DISTANCE OF 230.37 FEET, TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS;

COURSE No. 2: RUN THENCE, SOUTH 90°00'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4862, PAGE 579 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,114.74 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244/LONGLEAF PINE PARKWAY", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,467,069 SQUARE FEET, OR 56.63 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

PARCEL 7 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENT AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 244, LONGLEAF PINE PARKWAY", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED RECORDED AT OFFICIAL RECORDS BOOK 3318, PAGE 926 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", (ALSO KNOWN AS BOMBING RANGE ROAD/COUNTY ROAD No. 11), A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999); RUN THENCE, NORTH 77°11'48" WEST, ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2,204.15 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, SOUTH 12°48'12" WEST, DEPARTING FROM AFORESAID RIGHT-OF-WAY LINE, AND PARALLEL WITH THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,000.00 FEET, TO A POINT; RUN THENCE, NORTH 77°11'48" WEST, PARALLEL WITH AND 1,000 FEET SOUTHERLY OF AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD", A DISTANCE OF 1,115.00 FEET, TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 12°48'12" EAST, ALONG THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 807, PAGE 564 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1,000.00 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF "GREENBRIAR ROAD"; RUN THENCE, SOUTH 77°11'48" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,115.00 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,115,000 SQUARE FEET, OR 25.59 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES AT TOWN CENTER

PARCEL 8 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF "LONGLeAF PINE PARKWAY/COUNTY ROAD 244 WEST", A 150 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG A WESTERLY PROLONGATION OF SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES UNIT FOUR", A DISTANCE OF 1,395.53 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID "ROBERTS ROAD", AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "ROBERTS ROAD", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 13°29'03" EAST, A DISTANCE OF 967.96 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 627.50 FEET, THROUGH A CENTRAL ANGLE OF 38°37'59" TO THE LEFT, AN ARC DISTANCE OF 423.11 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°46'17" EAST, 415.14 FEET;

COURSE No. 3: RUN THENCE, SOUTH 52°05'16" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 10.14 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 86°15'27" TO THE RIGHT, AN ARC DISTANCE OF 75.27 FEET, TO THE POINT OF TANGENCY OF LAST SAID ARC, SAID POINT LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF "LONGLeAF PINE PARKWAY/COUNTY ROAD 244 WEST", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°57'33" EAST, 68.36 FEET; RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "LONGLeAF PINE PARKWAY/COUNTY ROAD 244 WEST", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 34°10'11" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 4.15 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 4,075.00 FEET, THROUGH A CENTRAL ANGLE OF 10°53'54" TO THE LEFT, AN ARC DISTANCE OF 775.11 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°43'08" WEST, 773.95 FEET;

LEGAL DESCRIPTION

RUN THENCE, NORTH 77°20'41" WEST, A DISTANCE OF 578.13 FEET, TO A POINT; RUN THENCE, NORTH 02°45'26" EAST, A DISTANCE OF 1,285.90 FEET, TO A POINT; RUN THENCE, NORTH 09°48'24" EAST, A DISTANCE OF 713.36 FEET, TO A POINT; RUN THENCE, SOUTH 76°40'12" EAST, A DISTANCE OF 293.80 FEET, TO A POINT ON THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "ROBERTS ROAD", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 1,252,532 SQUARE FEET, OR 28.75 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES OF TOWN CENTER

PARCEL 9 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY CORNER OF "OXFORD ESTATES-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 79, PAGES 15 THROUGH 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF "LONGLeAF PINE PARKWAY/COUNTY ROAD 244 WEST", AS SHOWN ON THE PLAT OF "COUNTY ROAD WEST", AS RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 34°10'11" WEST, A DISTANCE OF 386.98 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY;

COURSE No. 2: RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 93°44'32" TO THE RIGHT, AN ARC DISTANCE OF 81.81 FEET, TO THE POINT OF COMPOUND CURVATURE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°02'27" WEST, 72.98 FEET; RUN THENCE, ALONG THE NORTHEASTERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD, (A 55 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS PER THE AFORESAID PLAT OF "COUNTY ROAD 244 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 572.50 FEET, THROUGH A CENTRAL ANGLE OF 38°37'59" TO THE RIGHT, A ARC DISTANCE OF 386.02 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°46'17" WEST, 378.75 FEET; CONTINUE, ALONG THE EXISTING RIGHT-OF-WAY LINE OF ROBERTS ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 76°30'57" EAST, A DISTANCE OF 10.12 FEET, TO A POINT, ON THE SOUTHERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF ROBERTS ROAD, AS SHOWN ON THE AFORESAID PLAT OF "OXFORD ESTATES-PHASE THREE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 79, PAGES 15 THROUGH 19 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA;

COURSE No. 2: RUN THENCE, NORTH 13°29'03" WEST, ALONG LAST SAID PROLONGATION, A DISTANCE OF 137.20 FEET, TO THE MOST SOUTHWESTERLY CORNER OF SAID "OXFORD ESTATES-PHASE THREE"; RUN THENCE SOUTH 76°38'20" EAST, ALONG THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES-UNIT THREE", A DISTANCE OF 530.97 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF "LONGLeAF PINE PARKWAY/COUNTY ROAD 244 WEST", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 132,378 SQUARE FEET, OR 3.03 ACRES, MORE OR LESS, IN AREA.

LEGAL DESCRIPTION

VILLAGES AT TOWN CENTER

PARCEL 10 SKETCH

A PARCEL OF LAND, CONSISTING OF A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA., SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF "LONGLY PINE PARKWAY/COUNTY ROAD 244 WEST", A 150 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE SAID SOUTHERLY BOUNDARY LINE OF THE PLAT OF "OXFORD ESTATES UNIT FOUR", AND THEN ALONG THE SOUTHERLY BOUNDARY LINE OF "OXFORD ESTATES PHASE FIVE AND SIX B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 63 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 701.37 FEET, TO A POINT; RUN THENCE, SOUTH 02°41'31" EAST, A DISTANCE OF 2,023.24 FEET, TO A POINT, ON THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT "A", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 WEST", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, NORTH 77°20'41" WEST, ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF TRACT "A", (STORM WATER MANAGEMENT FACILITY), AND THEN ALONG THE ACTUAL NORTHERLY LINE OF SAID TRACT "A", (STORM WATER MANAGEMENT FACILITY), A DISTANCE OF 1,938.69 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID "LONGLY PINE PARKWAY/COUNTY ROAD 244 WEST", SAID POINT LYING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, ALONG THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF SAID "LONGLY PINE PARKWAY/COUNTY ROAD 244 WEST", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,925.00 FEET, THROUGH A CENTRAL ANGLE OF 10°29'22" TO THE RIGHT, AN ARC DISTANCE OF 718.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°55'30" EAST, 717.56 FEET;

COURSE No. 2: RUN THENCE, NORTH 34°10'11" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,365.68 FEET, TO THE SOUTHERLY BOUNDARY LINE OF SAID "OXFORD ESTATES PHASE FOUR", AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 2,633,896 SQUARE FEET, OR 60.46 ACRES, MORE OR LESS, IN AREA.

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 10, 11, 14, 15, AND 23, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15, (AND ALSO BEING THE COMMON CORNER OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST), SAID POINT ALSO BEING THE MOST SOUTHEAST CORNER OF "ABERDEEN (D.R. HORTON PHASE 2A)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 78, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 02°41'05" WEST, ALONG THE EAST LINE OF SAID SECTION 9, (AND ALSO BEING THE WEST LINE OF SECTION 10) AND ALSO BEING THE EAST LINE OF "ABERDEEN (D.R. HORTON PHASE 2A)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 78, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 726.14 FEET, TO A POINT ON THE SOUTH LINE OF THAT 130 FOOT JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE SOUTH 87°48'09" EAST, ALONG THE AFORESAID SOUTH LINE OF AFORESAID 130 FOOT JEA EASEMENT, A DISTANCE OF 1,496.44 FEET, TO A POINT, ON A NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED FROM UNITED WATER FLORIDA, LLC TO JEA (FORMERLY KNOWN AS JACKSONVILLE ELECTRIC AUTHORITY) AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THUS DESCRIBED, RUN THENCE, SOUTH 11°00'23" WEST ALONG THE AFORESAID NORTHERLY PROLONGATION, A DISTANCE OF 206.65 FEET, TO A POINT BEING THE MOST NORTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED FROM UNITED WATER FLORIDA, LLC TO JEA (FORMERLY KNOWN AS JACKSONVILLE ELECTRIC AUTHORITY) AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY AND EASTERLY LIMITS OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING ONE HUNDRED AND SIXTY-FOUR (164) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE, NORTH 33°44'42" EAST, A DISTANCE OF 39.29 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE, NORTH 77°26'32" EAST, A DISTANCE OF 115.91 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE, SOUTH 84°33'05" EAST, A DISTANCE OF 843.77 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE, SOUTH 04°34'19" EAST, A DISTANCE OF 224.48 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE, SOUTH 19°26'21" EAST, A DISTANCE OF 186.60 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE, SOUTH 33°26'13" EAST, A DISTANCE OF 171.62 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE, SOUTH 03°56'16" EAST, A DISTANCE OF 208.06 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE, SOUTH 44°08'37" EAST, A DISTANCE OF 89.40 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, SOUTH 21°39'38" EAST, A DISTANCE OF 172.30 FEET, TO A POINT;
COURSE No. 10: RUN THENCE, SOUTH 40°47'16" EAST, A DISTANCE OF 197.22 FEET, TO A POINT;
COURSE No. 11: RUN THENCE, SOUTH 64°47'36" EAST, A DISTANCE OF 136.07 FEET, TO A POINT;
COURSE No. 12: RUN THENCE, NORTH 88°17'46" EAST, A DISTANCE OF 163.40 FEET, TO A POINT;
COURSE No. 13: RUN THENCE, SOUTH 71°50'18" EAST, A DISTANCE OF 192.54 FEET, TO A POINT;
COURSE No. 14: RUN THENCE, NORTH 88°47'51" EAST, A DISTANCE OF 72.63 FEET, TO A POINT;
COURSE No. 15: RUN THENCE, SOUTH 82°12'52" EAST, A DISTANCE OF 55.43 FEET, TO A POINT;
COURSE No. 16: RUN THENCE, NORTH 70°05'10" EAST, A DISTANCE OF 68.30 FEET, TO A POINT;
COURSE No. 17: RUN THENCE, NORTH 79°12'18" EAST, A DISTANCE OF 71.05 FEET, TO A POINT;
COURSE No. 18: RUN THENCE, NORTH 76°13'15" EAST, A DISTANCE OF 91.06 FEET, TO A POINT;
COURSE No. 19: RUN THENCE, SOUTH 72°12'56" EAST, A DISTANCE OF 70.67 FEET, TO A POINT;
COURSE No. 20: RUN THENCE, NORTH 85°36'24" EAST, A DISTANCE OF 96.07 FEET, TO A POINT;
COURSE No. 21: RUN THENCE, NORTH 39°04'56" EAST, A DISTANCE OF 47.89 FEET, TO A POINT;
COURSE No. 22: RUN THENCE, NORTH 60°59'32" EAST, A DISTANCE OF 63.94 FEET, TO A POINT;
COURSE No. 23: RUN THENCE, SOUTH 88°23'20" EAST, A DISTANCE OF 66.32 FEET, TO A POINT;
COURSE No. 24: RUN THENCE, SOUTH 42°27'16" EAST, A DISTANCE OF 58.08 FEET, TO A POINT;
COURSE No. 25: RUN THENCE, SOUTH 42°02'57" EAST, A DISTANCE OF 61.00 FEET, TO A POINT;
COURSE No. 26: RUN THENCE, SOUTH 65°45'35" EAST, A DISTANCE OF 43.85 FEET, TO A POINT;
COURSE No. 27: RUN THENCE, SOUTH 49°48'51" EAST, A DISTANCE OF 47.10 FEET, TO A POINT;
COURSE No. 28: RUN THENCE, NORTH 87°19'07" EAST, A DISTANCE OF 42.24 FEET, TO A POINT;
COURSE No. 29: RUN THENCE, NORTH 69°29'22" EAST, A DISTANCE OF 54.11 FEET, TO A POINT;
COURSE No. 30: RUN THENCE, SOUTH 80°16'31" EAST, A DISTANCE OF 51.25 FEET, TO A POINT;
COURSE No. 31: RUN THENCE, NORTH 43°00'37" EAST, A DISTANCE OF 38.89 FEET, TO A POINT;
COURSE No. 32: RUN THENCE, NORTH 74°41'26" EAST, A DISTANCE OF 35.04 FEET, TO A POINT;
COURSE No. 33: RUN THENCE, SOUTH 50°51'29" EAST, A DISTANCE OF 54.24 FEET, TO A POINT;
COURSE No. 34: RUN THENCE, SOUTH 38°48'52" EAST, A DISTANCE OF 61.98 FEET, TO A POINT;
COURSE No. 35: RUN THENCE, SOUTH 56°26'33" EAST, A DISTANCE OF 41.59 FEET, TO A POINT;
COURSE No. 36: RUN THENCE, SOUTH 86°12'27" EAST, A DISTANCE OF 54.04 FEET, TO A POINT;
COURSE No. 37: RUN THENCE, NORTH 76°56'03" EAST, A DISTANCE OF 33.90 FEET, TO A POINT;

COURSE No. 38: RUN THENCE, NORTH 43°16'44" EAST, A DISTANCE OF 73.70 FEET, TO A POINT;
COURSE No. 39: RUN THENCE, NORTH 33°13'20" EAST, A DISTANCE OF 45.96 FEET, TO A POINT;
COURSE No. 40: RUN THENCE, NORTH 09°10'52" WEST, A DISTANCE OF 27.44 FEET, TO A POINT;
COURSE No. 41: RUN THENCE, NORTH 13°52'10" EAST, A DISTANCE OF 32.27 FEET, TO A POINT;
COURSE No. 42: RUN THENCE, NORTH 28°06'23" EAST, A DISTANCE OF 38.84 FEET, TO A POINT;
COURSE No. 43: RUN THENCE, NORTH 06°26'16" EAST, A DISTANCE OF 34.66 FEET, TO A POINT;
COURSE No. 44: RUN THENCE, NORTH 23°05'12" EAST, A DISTANCE OF 46.68 FEET, TO A POINT;
COURSE No. 45: RUN THENCE, NORTH 44°54'57" EAST, A DISTANCE OF 161.59 FEET, TO A POINT;
COURSE No. 46: RUN THENCE, SOUTH 31°13'10" EAST, A DISTANCE OF 45.05 FEET, TO A POINT;
COURSE No. 47: RUN THENCE, SOUTH 63°46'53" EAST, A DISTANCE OF 41.58 FEET, TO A POINT;
COURSE No. 48: RUN THENCE, SOUTH 76°05'00" EAST, A DISTANCE OF 37.58 FEET, TO A POINT;
COURSE No. 49: RUN THENCE, SOUTH 30°25'19" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;
COURSE No. 50: RUN THENCE, SOUTH 60°52'37" EAST, A DISTANCE OF 82.87 FEET, TO A POINT;
COURSE No. 51: RUN THENCE, NORTH 51°55'52" EAST, A DISTANCE OF 111.96 FEET, TO A POINT;
COURSE No. 52: RUN THENCE, SOUTH 72°33'12" EAST, A DISTANCE OF 107.32 FEET, TO A POINT;
COURSE No. 53: RUN THENCE, SOUTH 28°52'59" EAST, A DISTANCE OF 149.90 FEET, TO A POINT;
COURSE No. 54: RUN THENCE, SOUTH 19°24'37" EAST, A DISTANCE OF 173.91 FEET, TO A POINT;
COURSE No. 55: RUN THENCE, SOUTH 28°51'01" EAST, A DISTANCE OF 100.97 FEET, TO A POINT;
COURSE No. 56: RUN THENCE, SOUTH 32°19'52" EAST, A DISTANCE OF 150.60 FEET, TO A POINT;
COURSE No. 57: RUN THENCE, SOUTH 20°21'52" EAST, A DISTANCE OF 166.03 FEET, TO A POINT;
COURSE No. 58: RUN THENCE, SOUTH 15°32'45" EAST, A DISTANCE OF 145.54 FEET, TO A POINT;
COURSE No. 59: RUN THENCE, SOUTH 17°44'20" EAST, A DISTANCE OF 98.47 FEET, TO A POINT;
COURSE No. 60: RUN THENCE, SOUTH 27°54'46" EAST, A DISTANCE OF 77.14 FEET, TO A POINT;
COURSE No. 61: RUN THENCE, SOUTH 11°36'23" EAST, A DISTANCE OF 138.39 FEET, TO A POINT;
COURSE No. 62: RUN THENCE, SOUTH 46°44'39" EAST, A DISTANCE OF 53.04 FEET, TO A POINT;
COURSE No. 63: RUN THENCE, SOUTH 56°38'07" EAST, A DISTANCE OF 53.24 FEET, TO A POINT;
COURSE No. 64: RUN THENCE, SOUTH 38°42'50" EAST, A DISTANCE OF 43.98 FEET, TO A POINT;
COURSE No. 65: RUN THENCE, SOUTH 19°58'54" EAST, A DISTANCE OF 44.05 FEET, TO A POINT;
COURSE No. 66: RUN THENCE, SOUTH 26°16'54" WEST, A DISTANCE OF 33.79 FEET, TO A POINT;

COURSE No. 67: RUN THENCE, SOUTH 58°26'10" WEST, A DISTANCE OF 27.51 FEET, TO A POINT;
COURSE No. 68: RUN THENCE, SOUTH 28°48'15" WEST, A DISTANCE OF 102.27 FEET, TO A POINT;
COURSE No. 69: RUN THENCE, SOUTH 89°40'05" WEST, A DISTANCE OF 48.82 FEET, TO A POINT;
COURSE No. 70: RUN THENCE, SOUTH 87°47'22" WEST, A DISTANCE OF 56.56 FEET, TO A POINT;
COURSE No. 71: RUN THENCE, SOUTH 12°28'39" EAST, A DISTANCE OF 50.06 FEET, TO A POINT;
COURSE No. 72: RUN THENCE, SOUTH 15°29'39" EAST, A DISTANCE OF 64.57 FEET, TO A POINT;
COURSE No. 73: RUN THENCE, SOUTH 09°46'19" EAST, A DISTANCE OF 62.47 FEET, TO A POINT;
COURSE No. 74: RUN THENCE, SOUTH 40°19'34" EAST, A DISTANCE OF 51.21 FEET, TO A POINT;
COURSE No. 75: RUN THENCE, SOUTH 00°05'29" EAST, A DISTANCE OF 41.38 FEET, TO A POINT;
COURSE No. 76: RUN THENCE, SOUTH 14°13'26" EAST, A DISTANCE OF 40.67 FEET, TO A POINT;
COURSE No. 77: RUN THENCE, SOUTH 40°25'55" EAST, A DISTANCE OF 35.02 FEET, TO A POINT;
COURSE No. 78: RUN THENCE, SOUTH 53°31'12" EAST, A DISTANCE OF 46.90 FEET, TO A POINT;
COURSE No. 79: RUN THENCE, SOUTH 29°21'13" WEST A DISTANCE OF 62.18 FEET, TO A POINT;
COURSE No. 80: RUN THENCE, SOUTH 23°39'36" WEST, A DISTANCE OF 48.34 FEET, TO A POINT;
COURSE No. 81: RUN THENCE, SOUTH 16°17'57" EAST, A DISTANCE OF 48.67 FEET, TO A POINT;
COURSE No. 82: RUN THENCE, SOUTH 23°10'35" EAST, A DISTANCE OF 44.45 FEET, TO A POINT;
COURSE No. 83: RUN THENCE, SOUTH 06°23'28" WEST, A DISTANCE OF 39.80 FEET, TO A POINT;
COURSE No. 84: RUN THENCE, SOUTH 03°32'38" WEST, A DISTANCE OF 72.01 FEET, TO A POINT;
COURSE No. 85: RUN THENCE, SOUTH 03°49'04" EAST, A DISTANCE OF 52.54 FEET, TO A POINT;
COURSE No. 86: RUN THENCE, SOUTH 13°54'54" EAST, A DISTANCE OF 46.37 FEET, TO A POINT;
COURSE No. 87: RUN THENCE, SOUTH 02°52'40" EAST, A DISTANCE OF 68.04 FEET, TO A POINT;
COURSE No. 88: RUN THENCE, SOUTH 37°17'04" WEST, A DISTANCE OF 127.23 FEET, TO A POINT;
COURSE No. 89: RUN THENCE, SOUTH 20°48'21" WEST, A DISTANCE OF 72.71 FEET, TO A POINT;
COURSE No. 90: RUN THENCE, SOUTH 14°09'15" WEST, A DISTANCE OF 129.89 FEET, TO A POINT;
COURSE No. 91: RUN THENCE, SOUTH 45°57'45" WEST, A DISTANCE OF 73.56 FEET, TO A POINT;
COURSE No. 92: RUN THENCE, SOUTH 47°50'14" WEST, A DISTANCE OF 60.84 FEET, TO A POINT;
COURSE No. 93: RUN THENCE, SOUTH 24°04'05" WEST, A DISTANCE OF 69.19 FEET, TO A POINT;
COURSE No. 94: RUN THENCE, SOUTH 08°47'36" EAST, A DISTANCE OF 53.72 FEET, TO A POINT;
COURSE No. 95: RUN THENCE, SOUTH 64°36'15" WEST, A DISTANCE OF 54.61 FEET, TO A POINT;

COURSE No. 96: RUN THENCE, SOUTH 19°44'36" EAST, A DISTANCE OF 52.36 FEET, TO A POINT;
COURSE No. 97: RUN THENCE, SOUTH 10°32'03" EAST, A DISTANCE OF 63.94 FEET, TO A POINT;
COURSE No. 98: RUN THENCE, SOUTH 25°01'18" EAST, A DISTANCE OF 50.22 FEET, TO A POINT;
COURSE No. 99: RUN THENCE, SOUTH 44°58'44" EAST, A DISTANCE OF 42.11 FEET, TO A POINT;
COURSE No. 100: RUN THENCE, SOUTH 86°43'28" EAST, A DISTANCE OF 30.59 FEET, TO A POINT;
COURSE No. 101: RUN THENCE, SOUTH 46°13'59" EAST, A DISTANCE OF 42.60 FEET, TO A POINT;
COURSE No. 102: RUN THENCE, SOUTH 02°35'49" WEST, A DISTANCE OF 27.08 FEET, TO A POINT;
COURSE No. 103: RUN THENCE, SOUTH 41°31'08" EAST, A DISTANCE OF 39.20 FEET, TO A POINT;
COURSE No. 104: RUN THENCE, SOUTH 54°35'58" EAST, A DISTANCE OF 56.80 FEET, TO A POINT;
COURSE No. 105: RUN THENCE, SOUTH 45°45'42" EAST, A DISTANCE OF 22.68 FEET, TO A POINT;
COURSE No. 106: RUN THENCE, SOUTH 64°22'58" EAST, A DISTANCE OF 44.93 FEET, TO A POINT;
COURSE No. 107: RUN THENCE, SOUTH 39°21'42" EAST, A DISTANCE OF 60.55 FEET, TO A POINT;
COURSE No. 108: RUN THENCE, SOUTH 31°27'41" EAST, A DISTANCE OF 85.60 FEET, TO A POINT;
COURSE No. 109: RUN THENCE, SOUTH 22°05'49" EAST, A DISTANCE OF 89.13 FEET, TO A POINT;
COURSE No. 110: RUN THENCE, SOUTH 37°15'44" EAST, A DISTANCE OF 112.70 FEET, TO A POINT;
COURSE No. 111: RUN THENCE, SOUTH 35°32'59" EAST, A DISTANCE OF 110.19 FEET, TO A POINT;
COURSE No. 112: RUN THENCE, SOUTH 16°36'11" EAST, A DISTANCE OF 117.11 FEET, TO A POINT;
COURSE No. 113: RUN THENCE, SOUTH 26°39'35" EAST, A DISTANCE OF 98.24 FEET, TO A POINT;
COURSE No. 114: RUN THENCE, SOUTH 28°00'09" EAST, A DISTANCE OF 97.98 FEET, TO A POINT;
COURSE No. 115: RUN THENCE, SOUTH 26°13'33" EAST, A DISTANCE OF 113.47 FEET, TO A POINT;
COURSE No. 116: RUN THENCE, SOUTH 25°53'44" EAST, A DISTANCE OF 115.00 FEET, TO A POINT;
COURSE No. 117: RUN THENCE, SOUTH 12°55'14" EAST, A DISTANCE OF 91.08 FEET, TO A POINT;
COURSE No. 118: RUN THENCE, SOUTH 24°36'33" EAST, A DISTANCE OF 90.29 FEET, TO A POINT;
COURSE No. 119: RUN THENCE, SOUTH 28°58'39" EAST, A DISTANCE OF 100.64 FEET, TO A POINT;
COURSE No. 120: RUN THENCE, SOUTH 33°03'14" EAST, A DISTANCE OF 101.96 FEET, TO A POINT;
COURSE No. 121: RUN THENCE, SOUTH 27°05'37" EAST, A DISTANCE OF 94.10 FEET, TO A POINT;
COURSE No. 122: RUN THENCE, SOUTH 26°42'01" EAST, A DISTANCE OF 76.21 FEET, TO A POINT;
COURSE No. 123: RUN THENCE, SOUTH 64°30'12" WEST, A DISTANCE OF 49.30 FEET, TO A POINT;
COURSE No. 124: RUN THENCE, SOUTH 08°54'36" WEST A DISTANCE OF 73.03 FEET, TO A POINT;

COURSE No. 125: RUN THENCE, SOUTH 16°08'48" WEST, A DISTANCE OF 48.40 FEET, TO A POINT;
COURSE No. 126: RUN THENCE, SOUTH 16°20'33" EAST, A DISTANCE OF 47.81 FEET, TO A POINT;
COURSE No. 127: RUN THENCE, SOUTH 28°13'13" EAST, A DISTANCE OF 84.23 FEET, TO A POINT;
COURSE No. 128: RUN THENCE, SOUTH 26°37'35" EAST, A DISTANCE OF 65.88 FEET, TO A POINT;
COURSE No. 129: RUN THENCE, SOUTH 40°32'52" EAST, A DISTANCE OF 49.14 FEET, TO A POINT;
COURSE No. 130: RUN THENCE, SOUTH 39°48'07" EAST, A DISTANCE OF 56.93 FEET, TO A POINT;
COURSE No. 131: RUN THENCE, SOUTH 15°47'52" EAST, A DISTANCE OF 34.96 FEET, TO A POINT;
COURSE No. 132: RUN THENCE, SOUTH 22°47'43" EAST, A DISTANCE OF 40.44 FEET, TO A POINT;
COURSE No. 133: RUN THENCE, SOUTH 08°05'49" EAST, A DISTANCE OF 45.23 FEET, TO A POINT;
COURSE No. 134: RUN THENCE, SOUTH 44°13'12" EAST, A DISTANCE OF 65.49 FEET, TO A POINT;
COURSE No. 135: RUN THENCE, SOUTH 29°45'24" EAST, A DISTANCE OF 52.62 FEET, TO A POINT;
COURSE No. 136: RUN THENCE, SOUTH 24°43'48" EAST, A DISTANCE OF 59.70 FEET, TO A POINT;
COURSE No. 137: RUN THENCE, SOUTH 30°51'23" EAST, A DISTANCE OF 86.58 FEET, TO A POINT;
COURSE No. 138: RUN THENCE, SOUTH 12°35'50" WEST, A DISTANCE OF 312.20 FEET, TO A POINT;
COURSE No. 139: RUN THENCE, SOUTH 65°45'55" WEST, A DISTANCE OF 29.81 FEET, TO A POINT;
COURSE No. 140: RUN THENCE, SOUTH 44°24'29" WEST, A DISTANCE OF 44.70 FEET, TO A POINT;
COURSE No. 141: RUN THENCE, SOUTH 22°33'45" EAST, A DISTANCE OF 61.87 FEET, TO A POINT;
COURSE No. 142: RUN THENCE, SOUTH 37°27'18" EAST, A DISTANCE OF 54.96 FEET, TO A POINT;
COURSE No. 143: RUN THENCE, SOUTH 10°33'58" EAST, A DISTANCE OF 53.47 FEET, TO A POINT;
COURSE No. 144: RUN THENCE, SOUTH 13°47'11" EAST, A DISTANCE OF 67.40 FEET, TO A POINT;
COURSE No. 145: RUN THENCE, SOUTH 21°00'46" EAST, A DISTANCE OF 51.48 FEET, TO A POINT;
COURSE No. 146: RUN THENCE, SOUTH 00°14'47" EAST, A DISTANCE OF 53.40 FEET, TO A POINT;
COURSE No. 147: RUN THENCE, SOUTH 08°30'14" EAST, A DISTANCE OF 61.51 FEET, TO A POINT;
COURSE No. 148: RUN THENCE, SOUTH 05°49'38" EAST, A DISTANCE OF 58.08 FEET, TO A POINT;
COURSE No. 149: RUN THENCE, SOUTH 26°35'58" EAST, A DISTANCE OF 97.54 FEET, TO A POINT;
COURSE No. 150: RUN THENCE, SOUTH 08°20'03" WEST, A DISTANCE OF 36.42 FEET, TO A POINT;
COURSE No. 151: RUN THENCE, SOUTH 33°19'51" WEST A DISTANCE OF 60.79 FEET, TO A POINT;
COURSE No. 152: RUN THENCE, SOUTH 41°59'29" EAST, A DISTANCE OF 43.81 FEET, TO A POINT;
COURSE No. 153: RUN THENCE, SOUTH 05°29'12" EAST, A DISTANCE OF 72.19 FEET, TO A POINT;

COURSE No. 154: RUN THENCE, SOUTH 26°58'26" EAST, A DISTANCE OF 54.77 FEET, TO A POINT;
COURSE No. 155: RUN THENCE, NORTH 62°29'15" EAST, A DISTANCE OF 30.30 FEET, TO A POINT;
COURSE No. 156: RUN THENCE, SOUTH 84°56'50" EAST, A DISTANCE OF 94.36 FEET, TO A POINT;
COURSE No. 157: RUN THENCE, SOUTH 16°10'11" EAST, A DISTANCE OF 146.52 FEET, TO A POINT;
COURSE No. 158: RUN THENCE, SOUTH 39°19'32" EAST, A DISTANCE OF 124.14 FEET, TO A POINT;
COURSE No. 159: RUN THENCE, SOUTH 32°07'01" EAST, A DISTANCE OF 80.26 FEET, TO A POINT;
COURSE No. 160: RUN THENCE, SOUTH 41°19'27" EAST, A DISTANCE OF 101.78 FEET, TO A POINT;
COURSE No. 161: RUN THENCE, SOUTH 18°57'06" EAST, A DISTANCE OF 52.37 FEET, TO A POINT;
COURSE No. 162: RUN THENCE, SOUTH 50°27'51" EAST, A DISTANCE OF 71.29 FEET, TO A POINT;
COURSE No. 163: RUN THENCE, SOUTH 33°08'38" EAST, A DISTANCE OF 60.76 FEET, TO A POINT;

COURSE No. 164: RUN THENCE, SOUTH 54°19'54" EAST, A DISTANCE OF 109.56 FEET, TO THE PROPOSED WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223 ~ VETERANS PARKWAY", A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY, AS CURRENTLY PLANNED AND DESIGNED; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223 ~ VETERANS PARKWAY", THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 32°25'17" EAST, A DISTANCE OF 1,042.49 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 2: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 855.00 FEET, THROUGH A CENTRAL ANGLE OF 41°24'07" TO THE LEFT, AN ARC DISTANCE OF 617.82 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°43'13" EAST, 604.47 FEET;

COURSE No. 3: RUN THENCE, NORTH 08°58'50" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 6,445.56 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY;

COURSE No. 4: RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 05°57'15" TO THE LEFT, AN ARC DISTANCE OF 102.36 FEET, TO POINT ON THE SOUTH LINE OF THAT 130 FOOT JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°57'27" WEST, 102.31 FEET; RUN THENCE, NORTH 87°48'09" WEST, ALONG LAST SAID LINE, A DISTANCE OF 5,400.90 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 15,796,175 SQUARE FEET, OR 362.63 ACRES, MORE OR LESS, IN AREA.

Legal Description

RES C Villages of Town Center

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 10, 11, 14, 16, 21, 22, 23, THE FRANCIS P. FATIO GRANT, SECTION 39, AND ALL OF SECTION 15, ALL IN TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, (AND ALSO KNOWN AS OR FORMERLY KNOWN AS COUNTY ROAD No. 11 AND/OR BOMBING RANGE ROAD), AND AS PER THAT SPECIAL WARRANTY DEED TO ST. JOHNS COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 1404, PAGE 199 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, WITH THE WESTERLY LINE OF SAID SECTION 21, (AND ALSO BEING THE EASTERLY LINE OF THE FRANCIS P. FATIO GRANT, SECTION 39), AND RUN THENCE NORTH 41°04'15" WEST, ALONG THE AFORESAID WESTERLY LINE OF SAID SECTION 21, (AND ALSO BEING THE AFORESAID EASTERLY LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 39, AND ALSO BEING THE EASTERLY LINE OF THAT DEED OF DEDICATION TO ST. JOHNS COUNTY, AS PER OFFICIAL RECORDS BOOK 4920, PAGE 73 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THEN ALONG THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4833, PAGE 1660 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THE NINE (9) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 64°40'30" EAST, A DISTANCE OF 444.94 FEET, TO A POINT;

COURSE No. 2: RUN THENCE NORTH 00°46'58" WEST, A DISTANCE OF 324.92 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 41°48'14" WEST, A DISTANCE OF 137.17 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 83°40'53" WEST, A DISTANCE OF 443.08 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 65°40'31" WEST, A DISTANCE OF 108.55 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 41°05'25" WEST, A DISTANCE OF 81.30 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH 04°53'24" WEST, A DISTANCE OF 71.80 FEET, TO A POINT;

COURSE No. 8: RUN THENCE, NORTH 15°31'00" EAST, A DISTANCE OF 471.99 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 20°09'38" EAST, A DISTANCE OF 918.63 FEET, TO A POINT; RUN THENCE NORTH 63°50'17" WEST, A DISTANCE OF 1,976.68 FEET, TO A POINT ON THE EASTERLY BOUNDARY OF "OXFORD ESTATES-PHASE FIVE & SIX-B", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 99, PAGES 63 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY BOUNDARY OF SAID "OXFORD ESTATES-PHASE FIVE & SIX-B",

AND THEN ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF "OXFORD ESTATES- UNIT SIX-A", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 103, PAGES 90 THROUGH 93, THEN AGAIN ALONG THE EASTERLY BOUNDARY OF OXFORD ESTATES-PHASE FIVE & SIX-B". AND THEN FINALLY ALONG THE EASTERLY LINE OF "OXFORD ESTATE-PHASE FOUR", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 90, PAGES 71 THROUGH 77 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA. THE FOLLOWING NINE (9) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 03°07'38" WEST, A DISTANCE OF 400.93 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 17°32'06" WEST, A DISTANCE OF 59.51 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 56°36'32" WEST, A DISTANCE OF 158.96 FEET, TO A POINT, BEING THE COMMON CORNER BETWEEN SAID "OXFORD ESTATES-PHASE SIX-A", AND "OXFORD ESTATES-PHASE FIVE-C & SIX-B";

COURSE No. 4: RUN THENCE, NORTH 59°47'38" WEST, A DISTANCE OF 860.76 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 43°21'40" WEST A DISTANCE OF 107.93 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, NORTH 36°38'28" WEST, A DISTANCE OF 174.42 FEET, TO A POINT;

COURSE No. 7: RUN THENCE, NORTH 32°41'40" WEST, A DISTANCE OF 227.41 FEET, TO A POINT;

COURSE No. 8: RUN THENCE, NORTH 22°06'50" WEST, A DISTANCE OF 127.04 FEET, TO A POINT;

COURSE No. 9: RUN THENCE, NORTH 31°33'40" WEST, A DISTANCE OF 74.21 FEET, TO A POINT, BEING THE MOST SOUTHWESTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORRECTIVE SPECIAL WARRANTY DEED BETWEEN HELOW PROPERTIES, LTD. TO OXFORD ESTATES, LLC. AS RECORDED IN OFFICIAL RECORDS BOOK 5157, PAGE 19 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE SOUTHERLY AND THEN EASTERLY BOUNDARY OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 5157, PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 75°12'31" EAST, A DISTANCE OF 156.61 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 32°16'30" WEST, A DISTANCE OF 84.41 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, NORTH 21°06'58" EAST, A DISTANCE OF 546.30 FEET, TO A POINT;

COURSE No. 4: RUN THENCE, NORTH 55°07'12" WEST, A DISTANCE OF 1,400.00 FEET, TO A POINT;

COURSE No. 5: RUN THENCE, NORTH 89°27'47" EAST, A DISTANCE OF 564.84 FEET, TO A POINT; RUN THENCE NORTH 00°31'17" WEST, A DISTANCE OF 1,422.31 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST; RUN THENCE NORTH 89°28'43" EAST, ALONG THE NORTH LINE OF SAID SECTION 16, (AND ALSO BEING THE SOUTH LINE OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND ALSO BEING THE SOUTHERLY LINE OF THE PLAT OF "ABERDEEN (D.R. HORTON) PHASE "1, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 60, PAGES 58 THROUGH 78 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THEN ALONG THE SOUTH LINE OF "ABERDEEN (D.R. HORTON PHASE 2A)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 78, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THEN FINALLY ON THE SOUTH LINE OF "ABERDEEN (D.R. HORTON-PHASE TWO-A)", AS SHOWN ON THE

PLAT THEREOF, RECORDED IN MAP BOOK 88, AGES 79 THROUGH 86 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), A DISTANCE OF 4,101.85 FEET, TO THE NORTHEAST CORNER OF SAID SECTION 16, (AND ALSO BEING THE COMMON CORNER OF SECTIONS 9, 10, 15 AND 16, TOWNSHIP 5 SOUTH, RANGE 27 EAST), SAID POINT ALSO BEING THE MOST SOUTHEAST CORNER OF "ABERDEEN (D.R. HORTON PHASE 2A)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 78, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 02°41'05" WEST, ALONG THE EAST LINE OF SAID SECTION 9, (AND ALSO BEING THE WEST LINE OF SECTION 10) AND ALSO BEING THE EAST LINE OF "ABERDEEN (D.R. HORTON PHASE 2A)", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 78, PAGES 1 THROUGH 9 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 726.14 FEET, TO A POINT ON THE SOUTH LINE OF THAT 130 FOOT JEA (JACKSONVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE SOUTH 87°48'09" EAST, ALONG THE AFORESAID SOUTH LINE OF AFORESAID 130 FOOT JEA EASEMENT, A DISTANCE OF 1,496.44 FEET, TO A POINT, ON A NORTHERLY PROLONGATION OF THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED FROM UNITED WATER FLORIDA, LLC TO JEA (FORMERLY KNOWN AS JACKSONVILLE ELECTRIC AUTHORITY) AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 11°00'23" WEST ALONG THE AFORESAID NORTHERLY PROLONGATION, AND THEN ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 365.50 FEET, TO A POINT ON THE AFORESAID WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT QUIT CLAIM DEED FROM UNITED WATER FLORIDA, LLC TO JEA (FORMERLY KNOWN AS JACKSONVILLE ELECTRIC AUTHORITY) AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG SAID WESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1720, PAGE 876 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING ONE-HUNDRED AND ONE (101) COURSES AND DISTANCES:

- COURSE No. 1: RUN THENCE SOUTH 07°20'37" WEST, A DISTANCE OF 46.17 FEET, TO A POINT;
- COURSE No. 2: RUN THENCE SOUTH 28°20'02" EAST, A DISTANCE OF 224.30 FEET, TO A POINT;
- COURSE No. 3: RUN THENCE SOUTH 29°09'50" EAST, A DISTANCE OF 147.89 FEET, TO A POINT;
- COURSE No. 4: RUN THENCE SOUTH 82°18'24" EAST, A DISTANCE OF 165.50 FEET, TO A POINT;
- COURSE No. 5: RUN THENCE SOUTH 30°04'45" EAST, A DISTANCE OF 214.69 FEET, TO A POINT;
- COURSE No. 6: RUN THENCE SOUTH 12°44'42" EAST, A DISTANCE OF 39.78 FEET, TO A POINT;
- COURSE No. 7: RUN THENCE SOUTH 64°14'54" EAST, A DISTANCE OF 109.44 FEET, TO A POINT;
- COURSE No. 8: RUN THENCE SOUTH 66°03'41" EAST, A DISTANCE OF 182.24 FEET, TO A POINT;
- COURSE No. 9: RUN THENCE SOUTH 39°42'21" EAST, A DISTANCE OF 120.67 FEET, TO A POINT;
- COURSE No. 10: RUN THENCE SOUTH 33°34'18" EAST, A DISTANCE OF 226.32 FEET, TO A POINT;
- COURSE No. 11: RUN THENCE SOUTH 27°25'30" EAST, A DISTANCE OF 132.38 FEET, TO A POINT;
- COURSE No. 12: RUN THENCE SOUTH 08°33'24" EAST, A DISTANCE OF 98.37 FEET, TO A POINT;

COURSE No. 13: RUN THENCE SOUTH 44°41'47" EAST, A DISTANCE OF 174.78 FEET, TO A POINT;
COURSE No. 14: RUN THENCE SOUTH 21°27'50" EAST, A DISTANCE OF 233.47 FEET, TO A POINT;
COURSE No. 15: RUN THENCE SOUTH 14°38'52" EAST, A DISTANCE OF 121.21 FEET, TO A POINT;
COURSE No. 16: RUN THENCE SOUTH 42°09'06" EAST, A DISTANCE OF 113.10 FEET, TO A POINT;
COURSE No. 17: RUN THENCE SOUTH 27°01'20" EAST, A DISTANCE OF 182.08 FEET, TO A POINT;
COURSE No. 18: RUN THENCE SOUTH 10°25'12" EAST, A DISTANCE OF 146.24 FEET, TO A POINT;
COURSE No. 19: RUN THENCE SOUTH 33°01'01" EAST, A DISTANCE OF 107.35 FEET, TO A POINT;
COURSE No. 20: RUN THENCE SOUTH 11°43'23" EAST, A DISTANCE OF 77.88 FEET, TO A POINT;
COURSE No. 21: RUN THENCE SOUTH 64°46'50" WEST, A DISTANCE OF 77.00 FEET, TO A POINT;
COURSE No. 22: RUN THENCE SOUTH 07°42'37" EAST, A DISTANCE OF 62.62 FEET, TO A POINT;
COURSE No. 23: RUN THENCE SOUTH 16°01'39" EAST, A DISTANCE OF 58.31 FEET, TO A POINT;
COURSE No. 24: RUN THENCE SOUTH 86°35'47" EAST, A DISTANCE OF 57.03 FEET, TO A POINT;
COURSE No. 25: RUN THENCE SOUTH 55°14'43" EAST, A DISTANCE OF 43.81 FEET, TO A POINT;
COURSE No. 26: RUN THENCE SOUTH 35°07'06" EAST, A DISTANCE OF 51.42 FEET, TO A POINT;
COURSE No. 27: RUN THENCE SOUTH 42°27'13" EAST, A DISTANCE OF 49.23 FEET, TO A POINT;
COURSE No. 28: RUN THENCE SOUTH 46°32'27" EAST, A DISTANCE OF 48.92 FEET, TO A POINT;
COURSE No. 29: RUN THENCE SOUTH 44°55'17" EAST, A DISTANCE OF 65.28 FEET, TO A POINT;
COURSE No. 30: RUN THENCE SOUTH 80°00'59" EAST, A DISTANCE OF 50.86 FEET, TO A POINT;
COURSE No. 31: RUN THENCE SOUTH 89°10'35" EAST, A DISTANCE OF 63.09 FEET, TO A POINT;
COURSE No. 32: RUN THENCE SOUTH 15°12'01" EAST, A DISTANCE OF 52.52 FEET, TO A POINT;
COURSE No. 33: RUN THENCE SOUTH 18°27'04" WEST, A DISTANCE OF 74.43 FEET, TO A POINT;
COURSE No. 34: RUN THENCE SOUTH 44°33'50" EAST, A DISTANCE OF 47.33 FEET, TO A POINT;
COURSE No. 35: RUN THENCE SOUTH 08°28'17" EAST, A DISTANCE OF 36.56 FEET, TO A POINT;
COURSE No. 36: RUN THENCE SOUTH 39°21'19" WEST, A DISTANCE OF 36.19 FEET, TO A POINT;
COURSE No. 37: RUN THENCE SOUTH 21°07'08" EAST, A DISTANCE OF 51.96 FEET, TO A POINT;
COURSE No. 38: RUN THENCE SOUTH 60°42'19" EAST, A DISTANCE OF 54.34 FEET, TO A POINT;
COURSE No. 39: RUN THENCE NORTH 65°00'29" EAST, A DISTANCE OF 68.12 FEET, TO A POINT;
COURSE No. 40: RUN THENCE SOUTH 84°58'35" EAST, A DISTANCE OF 47.31 FEET, TO A POINT;
COURSE No. 41: RUN THENCE SOUTH 29°10'50" EAST, A DISTANCE OF 43.47 FEET, TO A POINT;

COURSE No. 42: RUN THENCE SOUTH 38°58'47" WEST, A DISTANCE OF 60.42 FEET, TO A POINT;
COURSE No. 43: RUN THENCE SOUTH 13°50'25" WEST, A DISTANCE OF 42.85 FEET, TO A POINT;
COURSE No. 44: RUN THENCE SOUTH 39°29'10" EAST, A DISTANCE OF 58.15 FEET, TO A POINT;
COURSE No. 45: RUN THENCE SOUTH 65°20'21" EAST, A DISTANCE OF 57.12 FEET, TO A POINT;
COURSE No. 46: RUN THENCE SOUTH 81°56'19" EAST, A DISTANCE OF 53.75 FEET, TO A POINT;
COURSE No. 47: RUN THENCE SOUTH 50°32'58" EAST, A DISTANCE OF 61.40 FEET, TO A POINT;
COURSE No. 48: RUN THENCE SOUTH 06°28'47" EAST, A DISTANCE OF 52.80 FEET, TO A POINT;
COURSE No. 49: RUN THENCE SOUTH 58°16'49" WEST, A DISTANCE OF 39.69 FEET, TO A POINT;
COURSE No. 50: RUN THENCE SOUTH 31°31'33" EAST, A DISTANCE OF 55.87 FEET, TO A POINT;
COURSE No. 51: RUN THENCE SOUTH 53°45'12" WEST, A DISTANCE OF 52.95 FEET, TO A POINT;
COURSE No. 52: RUN THENCE SOUTH 01°46'53" EAST, A DISTANCE OF 123.80 FEET, TO A POINT;
COURSE No. 53: RUN THENCE SOUTH 06°04'25" EAST, A DISTANCE OF 72.90 FEET, TO A POINT;
COURSE No. 54: RUN THENCE SOUTH 31°16'18" EAST, A DISTANCE OF 271.06 FEET, TO A POINT;
COURSE No. 55: RUN THENCE SOUTH 23°47'46" EAST, A DISTANCE OF 61.04 FEET, TO A POINT;
COURSE No. 56: RUN THENCE SOUTH 28°04'38" WEST, A DISTANCE OF 96.04 FEET, TO A POINT;
COURSE No. 57: RUN THENCE SOUTH 11°24'23" WEST, A DISTANCE OF 98.50 FEET, TO A POINT;
COURSE No. 58: RUN THENCE SOUTH 24°22'54" WEST, A DISTANCE OF 119.42 FEET, TO A POINT;
COURSE No. 59: RUN THENCE SOUTH 43°03'00" WEST, A DISTANCE OF 84.42 FEET, TO A POINT;
COURSE No. 60: RUN THENCE SOUTH 10°51'25" EAST, A DISTANCE OF 217.94 FEET, TO A POINT;
COURSE No. 61: RUN THENCE SOUTH 72°23'36" EAST, A DISTANCE OF 147.07 FEET, TO A POINT;
COURSE No. 62: RUN THENCE SOUTH 65°23'17" EAST, A DISTANCE OF 70.35 FEET, TO A POINT;
COURSE No. 63: RUN THENCE SOUTH 22°18'50" EAST, A DISTANCE OF 112.70 FEET, TO A POINT;
COURSE No. 64: RUN THENCE SOUTH 40°54'29" EAST, A DISTANCE OF 241.53 FEET, TO A POINT;
COURSE No. 65: RUN THENCE SOUTH 15°51'48" EAST, A DISTANCE OF 152.32 FEET, TO A POINT;
COURSE No. 66: RUN THENCE SOUTH 11°52'57" WEST, A DISTANCE OF 93.37 FEET, TO A POINT;
COURSE No. 67: RUN THENCE SOUTH 41°21'03" EAST, A DISTANCE OF 296.62 FEET, TO A POINT;
COURSE No. 68: RUN THENCE SOUTH 87°11'55" EAST, A DISTANCE OF 77.82 FEET, TO A POINT;
COURSE No. 69: RUN THENCE SOUTH 46°52'16" EAST, A DISTANCE OF 61.04 FEET, TO A POINT;
COURSE No. 70: RUN THENCE SOUTH 57°55'20" WEST, A DISTANCE OF 34.40 FEET, TO A POINT;

COURSE No. 71: RUN THENCE SOUTH 48°36'29" WEST, A DISTANCE OF 37.67 FEET, TO A POINT;
COURSE No. 72: RUN THENCE SOUTH 19°12'01" WEST, A DISTANCE OF 54.56 FEET, TO A POINT;
COURSE No. 73: RUN THENCE SOUTH 07°26'35" WEST, A DISTANCE OF 31.27 FEET, TO A POINT;
COURSE No. 74: RUN THENCE SOUTH 64°45'06" EAST, A DISTANCE OF 86.44 FEET, TO A POINT;
COURSE No. 75: RUN THENCE SOUTH 06°40'34" WEST, A DISTANCE OF 157.21 FEET, TO A POINT;
COURSE No. 76: RUN THENCE NORTH 65°36'31" EAST, A DISTANCE OF 31.60 FEET, TO A POINT;
COURSE No. 77: RUN THENCE SOUTH 72°21'16" EAST, A DISTANCE OF 78.88 FEET, TO A POINT;
COURSE No. 78: RUN THENCE NORTH 68°43'36" EAST, A DISTANCE OF 85.34 FEET, TO A POINT;
COURSE No. 79: RUN THENCE NORTH 70°15'54" EAST, A DISTANCE OF 69.71 FEET, TO A POINT;
COURSE No. 80: RUN THENCE NORTH 80°51'42" EAST, A DISTANCE OF 103.53 FEET, TO A POINT;
COURSE No. 81: RUN THENCE SOUTH 68°04'08" EAST, A DISTANCE OF 85.72 FEET, TO A POINT;
COURSE No. 82: RUN THENCE SOUTH 11°50'31" WEST, A DISTANCE OF 50.88 FEET, TO A POINT;
COURSE No. 83: RUN THENCE SOUTH 39°05'40" WEST, A DISTANCE OF 56.96 FEET, TO A POINT;
COURSE No. 84: RUN THENCE SOUTH 08°20'15" WEST, A DISTANCE OF 52.12 FEET, TO A POINT;
COURSE No. 85: RUN THENCE SOUTH 21°57'27" EAST, A DISTANCE OF 60.60 FEET, TO A POINT;
COURSE No. 86: RUN THENCE SOUTH 28°56'13" EAST, A DISTANCE OF 60.17 FEET, TO A POINT;
COURSE No. 87: RUN THENCE NORTH 74°16'54" EAST, A DISTANCE OF 77.08 FEET, TO A POINT;
COURSE No. 88: RUN THENCE NORTH 30°06'09" EAST, A DISTANCE OF 133.79 FEET, TO A POINT;
COURSE No. 89: RUN THENCE SOUTH 76°17'10" EAST, A DISTANCE OF 78.08 FEET, TO A POINT;
COURSE No. 90: RUN THENCE SOUTH 27°21'36" EAST, A DISTANCE OF 64.43 FEET, TO A POINT;
COURSE No. 91: RUN THENCE SOUTH 51°09'04" EAST, A DISTANCE OF 80.47 FEET, TO A POINT;
COURSE No. 92: RUN THENCE SOUTH 65°04'55" EAST, A DISTANCE OF 77.67 FEET, TO A POINT;
COURSE No. 93: RUN THENCE SOUTH 69°55'43" EAST, A DISTANCE OF 80.58 FEET, TO A POINT;
COURSE No. 94: RUN THENCE SOUTH 48°12'30" EAST, A DISTANCE OF 69.24 FEET, TO A POINT;
COURSE No. 95: RUN THENCE SOUTH 57°06'39" EAST, A DISTANCE OF 101.06 FEET, TO A POINT;
COURSE No. 96: RUN THENCE SOUTH 51°32'08" EAST, A DISTANCE OF 121.75 FEET, TO A POINT;
COURSE No. 97: RUN THENCE SOUTH 31°35'22" EAST, A DISTANCE OF 96.89 FEET, TO A POINT;
COURSE No. 98: RUN THENCE NORTH 79°48'02" EAST, A DISTANCE OF 305.76 FEET, TO A POINT;
COURSE No. 99: RUN THENCE NORTH 60°32'51" EAST, A DISTANCE OF 55.14 FEET, TO A POINT;

COURSE No. 100: RUN THENCE NORTH 45°59'07" EAST, A DISTANCE OF 69.75 FEET, TO A POINT;

COURSE No. 101: RUN THENCE NORTH 63°44'38" EAST, A DISTANCE OF 75.05 FEET, TO A POINT; RUN THENCE, SOUTH 11°18'06" WEST, A DISTANCE OF 1,073.56 FEET, TO THE MOST NORTHEASTERLY CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE NORTHERLY, AND THEN WESTERLY BOUNDARY OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 452, PAGE 194 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 89°16'00" WEST, A DISTANCE OF 1,902.36 FEET, TO A POINT;

COURSE No. 2: RUN THENCE SOUTH 01°28'44" EAST, A DISTANCE OF 1,316.48 FEET, TO THE SOUTHWEST CORNER OF LAST SAID LANDS; RUN THENCE SOUTH 89°16'00" WEST, A DISTANCE OF 100.00 FEET, TO A POINT; RUN THENCE SOUTH 34°01'07" WEST, A DISTANCE OF 1,414.90 FEET, TO A POINT; RUN THENCE ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT-OF-WAY MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, (AND ALSO KNOWN AS OR FORMERLY KNOWN AS COUNTY ROAD No. 11 AND/OR BOMBING RANGE ROAD), AND AS PER THAT SPECIAL WARRANTY DEED TO ST. JOHNS COUNTY, RECORDED IN OFFICIAL RECORDS BOOK 1404, PAGE 199 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 12°48'24" WEST, A DISTANCE OF 27.70 FEET, TO A POINT;

COURSE No. 2: RUN THENCE NORTH 77°11'36" WEST, A DISTANCE OF 141.67 FEET, TO A POINT;

COURSE No. 3: RUN THENCE NORTH 32°11'36" WEST, A DISTANCE OF 28.22 FEET, TO A POINT;

COURSE No. 4: RUN THENCE NORTH 12°48'33" EAST, A DISTANCE OF 30.00 FEET, TO A POINT;

COURSE No. 5: RUN THENCE NORTH 77°11'36" WEST, A DISTANCE OF 80.00 FEET, TO A POINT;

COURSE No. 6: RUN THENCE SOUTH 12°48'33" WEST, A DISTANCE OF 30.00 FEET, TO A POINT;

COURSE No. 7: RUN THENCE SOUTH 57°48'26" WEST, A DISTANCE OF 28.22 FEET, TO A POINT;

COURSE No. 8: RUN THENCE NORTH 77°11'36" WEST, A DISTANCE OF 1,322.87 FEET; RUN THENCE, NORTH 00°46'59" WEST, DEPARTING THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,449.51 FEET, TO A POINT; RUN THENCE, SOUTH 89°13'01" WEST, A DISTANCE OF 1,106.00 FEET, TO A POINT; RUN THENCE, SOUTH 00°46'59" EAST, A DISTANCE OF 1,130.76 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF SAID GREENBRIAR ROAD; RUN THENCE, ALONG LAST SAID LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 12°48'21" WEST, A DISTANCE OF 30.00 FEET, TO A POINT;

COURSE No. 2: RUN THENCE SOUTH 57°48'24" WEST, A DISTANCE OF 28.22 FEET, TO A POINT;

COURSE No. 3: RUN THENCE NORTH 77°11'36" WEST, A DISTANCE OF 250.32 FEET, TO THE AFORESAID WEST LINE OF SECTION 21, TOWNSHIP 5 SOUTH, RANGE 27 EAST, (AND ALSO BEING THE EAST LINE OF THE FRANCIS P. FATIO GRANT, SECTION 39), AND THE POINT OF BEGINNING.

LESS AND EXCEPT THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED FROM NORRISTOWN PROPERTIES, INC. TO ST. JOHNS COUNTY, PARCEL 8A (Revised), AS RECORDED IN OFFICIAL RECORDS BOOK 1404, PAGE 199 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

THE LANDS THUS DESCRIBED CONTAINS 51,714,038 SQUARE FEET, OR 1,187.19 ACRES, MORE OR LESS, IN AREA.

EXHIBIT C

Greenbriar Helow Comprehensive Plan Text Amendment

Policy A.1.11.1(m)(8)(ee) - Development of the Property shall be limited to a maximum of 2,500,000 square feet of commercial and office space and a maximum of 3,500 residential units. Land uses permitted within the Mixed Use District (Md) Future Land Use designation shall be limited to Residential, Regional Commercial, High Intensity Commercial, Neighborhood Business and Commercial Uses, General Business and Commercial Uses, and Office and Professional Services, as those terms are defined in Section 2.02.01 of the St. Johns County Land Development Code, as may be amended. Floor area and impervious surface ratios within Md shall be as permitted in Comprehensive Plan Land Use Element Policy A.1.9.4. The scenic edge along Longleaf Pine Parkway, Greenbriar Road and Veterans Parkway shall be an average of seventy five (75) feet, minimum 30 feet wide except where non-residential development is allowed a 30 foot scenic edge with enhanced landscaping as provided under Comprehensive Plan Land Use Element Policy A.2.1.4. The onsite Regional Preserve Network will encompass a minimum of five hundred (500) acres, as determined based on wetland delineations approved by the St. Johns River Water Management District "SJRWMD" and Florida Department of Environmental Protection "FDEP".

LOCALiQ FLORIDA

PO Box 631244 Cincinnati, OH 45263-1244

PROOF OF PUBLICATION

Lindsay Haga
14775 Old Saint Augustine RD
Jacksonville FL 32258-2463

STATE OF FLORIDA, COUNTY OF ST JOHNS

The St Augustine Record, a daily newspaper published in St Johns County, Florida; and of general circulation in St Johns County; and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issues dated or by publication on the newspaper's website, if authorized, on:

10/19/2022

and that the fees charged are legal.
Sworn to and subscribed before on 10/19/2022

Melissa Vesper
Legal Clerk

Sarah Bertelsen
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Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF A PROPOSED COMPREHENSIVE PLAN AMENDMENT TO THE FUTURE LAND USE MAP OF THE ST. JOHNS COUNTY 2025 COMPREHENSIVE PLAN

NOTICE IS HEREBY GIVEN that the St. Johns County Board of County Commissioners will hold a public hearing on Tuesday, 11/1/2022 at 8:00 a.m., to consider whether or not to adopt the proposed comprehensive plan amendment to the St. Johns County Future Land Use Map of the 2025 Comprehensive Plan, with the following styled ordinance:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE 2025 COMPREHENSIVE PLAN, ORDINANCE NO. 2010-38, AS AMENDED, TO CHANGE THE FUTURE LAND USE MAP DESIGNATION FROM RURAL SILVICULTURE (R/S) TO RESIDENTIAL-B, RESIDENTIAL-C, RESIDENTIAL-D, AND MIXED USE DISTRICT, WITH A TEXT POLICY AMENDMENT TO ACCOMMODATE DEVELOPMENT OF A MAXIMUM 3,500 RESIDENTIAL UNITS AND A MAXIMUM 2.5 MILLION SQUARE FEET OF NON-RESIDENTIAL USES FOR APPROXIMATELY 2,198 ACRES OF LAND, LOCATED NORTH AND SOUTH OF GREENBRIAR ROAD, EAST AND WEST OF LONGLEAF PINE PARKWAY, AND WEST OF VETERANS PARKWAY; PROVIDING FOR FINDINGS OF FACT; FINDINGS OF CONSISTENCY; SEVERABILITY; AND AN EFFECTIVE DATE.

Said hearings will be held in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida. All interested parties may appear at the public hearings to be heard regarding any or all of the proposed amendment. Board of County Commissioner items not heard by 6 pm shall automatically be continued until 9 am the following day, unless otherwise directed by the Board.

The subject property includes 2,198 acres and is located on North and South of Greenbriar Road, East and West of Longleaf Pine Parkway, west of Veterans Parkway, within St. Johns County, Florida. See attached map generally depicting the location (Exhibit A). A complete description is available in the St. Johns County Planning and Zoning Office.

The proposed change is known as File Number COMPAMD-2021000002, and is available for review in the Planning and Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida and may be examined by interested parties prior to said public hearings.

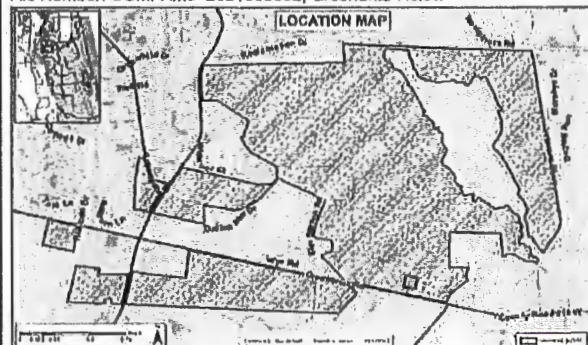
Interested parties may appear at the public hearings to be heard regarding the proposed amendment.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she 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. Any evidence, testimony, and argument which is offered utilizing CMT shall be afforded equal consideration as if were offered in person and shall be subject to the same objections.

NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1-800-955-8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
HENRY DEAN, CHAIR

File Number: COMPAMD-2021000002, Greenbriar Helow





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

November 8, 2022

FILED **NOV 08 2022**
St. Johns County
Clerk of Court

Honorable Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

By: *Crystal Smith*
Deputy Clerk

Attention: Crystal Smith

Dear Honorable Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns Ordinance No. 2022-76, which was filed in this office on November 7, 2022.

Sincerely,

Anya Owens
Program Administrator

ACO/rra