

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOGETHER WITH A PORTION OF GOVERNMENT LOT 5, SECTION 10, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF GOVERNMENT LOT 6, IN SAID SECTION 10 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A AND/OR STATE ROAD 203 (ALSO KNOWN AS PONTE VEDRA BYPASS ROAD); THENCE SOUTH $88^{\circ}41'02''$ WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 6, SECTION 10, A DISTANCE OF 1221.49 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5 AND THE POINT OF BEGINNING; THENCE SOUTH $01^{\circ}23'10''$ EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1326.19 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH $88^{\circ}44'33''$ WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1313.40 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH $88^{\circ}40'33''$ WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 876.65 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD AND/OR STATE ROAD NO. 210 (AS ESTABLISHED BY THE PRESENT ALIGNMENT AND PREVIOUS SURVEYS OF ADJACENT LANDS DUE TO THE NON-EXISTENCE OF ANY RIGHT OF WAY MAPS WITH THE RECORDS OF THE STATE ROAD DEPARTMENT OF ST. JOHNS COUNTY); THENCE NORTH $28^{\circ}26'37''$ WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 51.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 478.11 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 320 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS ESTABLISHED BY BOUNDARY AGREEMENT (BOUNDARY AGREEMENT UNRECORDED AS OF JUNE 22, 1989), MAKING A CENTRAL ANGLE OF $23^{\circ}43'02''$ AND HAVING A CHORD BEARING OF NORTH $16^{\circ}35'06''$ WEST, AND A CHORD DISTANCE OF 474.70 FEET; THENCE NORTH $89^{\circ}41'17''$ EAST, ALONG SAID SOUTH LINE AS ESTABLISHED BY A BOUNDARY AGREEMENT, A DISTANCE OF 539.03 FEET; THENCE NORTH $13^{\circ}32'27''$ EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 543.22 FEET; THENCE NORTH $89^{\circ}41'17''$ EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 610.50 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK PAGE 408 PAGE 323; THENCE NORTH $00^{\circ}21'32''$ WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 317.53 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT

5; THENCE NORTH $88^{\circ}45'57''$ EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 5, A DISTANCE OF 1043.14 FEET TO THE POINT OF BEGINNING. CONTAINING 54.120 ACRES, MORE OR LESS.

SCHEDULE OF DEVELOPMENT

The Planned Unit Development shall be developed in three (3) phases over a seven (7) year period.

The following development schedule is based on receiving approval of the major modification in July, 1991.

	<u>Beginning</u>	<u>Ending</u>	<u># of Units</u>
Phase I	1991	1994	36
Phase II	1993	1995	25
Phase III	1995	1998	20
Total			81

The applicant intends to develop the proposed PUD in several phases as graphically illustrated on the site development plan entitled "Master Plan". Each stage will be self-sustaining, and at no time will any completed parts of the PUD be without adequate drainage, sewerage and access via approved streets. The first phase of construction will include certain general improvements to the site, including the following:

1. The Entrance and C.R. 210 Improvements
2. The Amenity Center
3. The Surface Water Management System
4. Construction and Sales Trailers

Construction activities will be in compliance with St. Johns County's Land Clearing Ordinance #90-11.

DEFINITIONS:

Beginning means submittal of the final development order

Ending means satisfactory completion of road, utility, and surface water management system construction.

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 90-8, an ordinance rezoning lands to Planned Unit Development will be heard by the Planning and Zoning Agency and the Board of County Commissioners of St. Johns County, Florida, to consider the following major modification: change in schedule of development, allowing development in three phases and extension of time for development on the following described lands located in St. Johns County, Florida:

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 2, SECTION 9, TOGETHER WITH A PORTION OF GOVERNMENT LOT 5, SECTION 10, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF GOVERNMENT LOT 6, IN SAID SECTION 10 WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A AND/OR STATE ROAD 203 (ALSO KNOWN AS PONTEVEDRA BYPASS ROAD); THENCE SOUTH 88°41'02" WEST, ALONG THE NORTHERLY LINE OF SAID GOVERNMENT LOT 6, SECTION 10, A DISTANCE OF 1221.49 FEET TO THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 5 AND THE POINT OF BEGINNING; THENCE SOUTH 01°23'10" EAST, ALONG THE EASTERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1326.19 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88°44'33" WEST, ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 5, A DISTANCE OF 1313.40 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 5; THENCE SOUTH 88°40'33" WEST, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 876.63 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD PALM VALLEY ROAD AND/OR STATE ROAD NO. 210 (AS ESTABLISHED BY THE

PRESENT ALIGNMENT AND PREVIOUS SURVEYS OF ADJACENT LANDS DUE TO THE NON-EXISTENCE OF ANY RIGHT OF WAY MAPS WITH THE RECORDS OF THE STATE ROAD DEPARTMENT OF ST. JOHNS COUNTY); THENCE NORTH 28°26'37" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 51.81 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST, HAVING A RADIUS OF 1155.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 478.11 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 408, PAGE 320 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AS ESTABLISHED BY BOUNDARY AGREEMENT (BOUNDARY AGREEMENT UNRECORDED AS OF JUNE 22, 1989), MAKING A CENTRAL ANGLE OF 23°43'02" AND HAVING A CHORD BEARING OF NORTH 16°35'06" WEST, AND A CHORD DISTANCE OF 474.70 FEET; THENCE NORTH 89°41'17" EAST, ALONG SAID SOUTH LINE AS ESTABLISHED BY A BOUNDARY AGREEMENT, A DISTANCE OF 339.03 FEET; THENCE NORTH 13°32'27" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 543.22 FEET; THENCE NORTH 89°41'17"

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 _____

SHERRY L. RAUCH

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 _____

East Side of State Road 210, West of Plantation

_____ in the _____ Court,

was published in said newspaper in the issues of _____

June 26, 1991

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that 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.

Sherry L. Rauch

Sworn to and subscribed before me _____ Zoe Ann Johns

this 27th day of June

A.D. 19 91

Zoe Ann Johns
(SEAL) _____ Notary Public
8/22/93

EAST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 610.50 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK PAGE 408 PAGE 323; THENCE NORTH 00°21'32" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 317.53 FEET TO A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 88°45'57" EAST, ALONG SAID NORTH LINE OF GOVERNMENT LOT 5, A DISTANCE OF 1043.14 FEET TO THE POINT OF BEGINNING. CONTAINING 54.120 ACRES, MORE OR LESS.

Said lands located: East side of State Road 210, west of Plantation.

THE PLANNING AND ZONING AGENCY WILL HEAR THE REQUEST ON THE 18 DAY OF JULY 1991, AT 1:30 p.m. Said hearing to be held in the County Auditorium, County Administration Building, Lewis Speedway (County Road 16-A) and U.S. #1 North, St. Augustine, Florida.

THE APPLICATION for modification, FILE NUMBER R-PUD-89-052, is maintained in the office of Planning and Zoning, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida, and may be examined by parties in interest prior to said public hearings, and all parties in interest shall be granted an opportunity to be heard at said public hearing.

PLANNING AND ZONING AGENCY, ST. JOHNS COUNTY, FLORIDA

By s/ Mei Kutzer

NOTICE IS FURTHER GIVEN THAT THE MAJOR MODIFICATION TO ORDINANCE NUMBER 90-8, an ordinance rezoning lands to Planned Unit Development, will be heard by the BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA on the 23 day of JULY 1991, at 1:30 p.m. in the County Auditorium, County Administration Building, #4020 Lewis Speedway (County Road 16-A) and U.S.#1 North, St. Augustine, Florida.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
/s/ CARL "BUD" MARKEL,
CLERK

If a person decides to appeal any decision made by the Planning and Zoning Agency or 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.

L273 June 26, 1991