

RESOLUTION NUMBER 96-149

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, STATE OF FLORIDA,
APPROVING A MAJOR MODIFICATION TO RESOLUTION NUMBER 84-82,
WHICH IS THE RESOLUTION APPROVING A FINAL DEVELOPMENT PLAN,
IDENTIFIED IN SAID RESOLUTION AS
GOLF CLUB/WELCOME CENTER AT JULINGTON CREEK;
TO BE KNOWN AS THE CHAMPIONS CLUB AT
JULINGTON CREEK
LOCATED WITHIN THE PARCEL OF LAND
ZONED PUD PURSUANT TO ORDINANCE 82-14
PROVIDING FINDINGS OF FACT; PROVIDING A SAVINGS CLAUSE;
AND PROVIDING AN EFFECTIVE DATE.

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

- Section 1. Pursuant to the request of Julington Creek Golf, Ltd. for Major Modification to Resolution 84-82, said FDP Resolution is hereby modified as hereinafter described.
- Section 2. The property included in the requested modification is described on attached Exhibit "A".
- Section 3. The Major Modification is hereby approved in accordance with the terms of the application submitted June 12, 1996, and as amended June 28, 1996, by Julington Creek Golf, Ltd., and all exhibits attached to application, which are incorporated herein by reference.
- Section 4. The Major Modification as approved amends Resolution 84-82 as follows:
1. All references within Resolution 84-82 of General Development Corporation shall be amended to read Julington Creek Golf, Ltd..
 2. All references within Resolution 84-82 of Golf Club/Welcome Center shall be amended to read The Champions Club at Julington Creek.
 2. Section 8-4-3 , Waiver of Yard Dwelling Unit . . . of Exhibit B to the Resolution is deleted and amended to read in its entirety as follows:

8-4-3 The relative location and size of The Champions Club addition is

depicted to scale on the Final Development Plan, attached as Exhibit B. The building addition will be one story and will contain approximately 2388 square feet for a total of 6804 square feet of building area. As shown, the building and building addition will be set back from Durbin Creek Boulevard right of way over 300 feet. The side yard set back will be maintained at 8 feet. The rear yard set back does not apply due to Julington Creek Golf, Ltd., owning the property.

3. Section 9-1-3, Entrance and Exits, of Exhibit B to the Resolution is deleted and is amended to read in its entirety as follows:

9-1-3 The parking lot driveways will be constructed off of existing driveways located on the property. There are no existing streets within the Property and curbing is not required for interior driveways.

4. Section 9-3-1, Off-Street Parking: Number Required, of Exhibit B to the Resolution is deleted and is amended to read in its entirety as follows:

9-3-1 The present use of the Property is 18 hole golf course and clubhouse. The intent of this modification is for the construction of an additional 2388 square feet of building and 51 parking spaces, as depicted on the Final Development Plan. The total square feet of building, 6804 square feet, requires 47 parkings spaces per St. Johns County Zoning Ordinance with a combined total of 139 parking spaces provided.

5. Section 9-4-1(d.), Off-Street Loading Requirements, of Exhibit B to the Resolution is deleted and is amended to read in its entirety as follows:

d. All existing utilities serving the Property have been constructed underground. The building addition will provide for water and sewer utilities as depicted on the Final Development Plan. All water and sewer utilities will be provided by a private utility company.

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

1. The Major Modification is consistent with the development trend of surrounding area and is compatible with the desired future development of the area;
2. The proposed FDP as modified does not affect adversely the orderly

development of St. Johns County as embodied in this Zoning Ordinance and the Comprehensive Plan;

3. The proposed FDP as modified will not affect adversely the health and safety of residents or workers in the area and will not be detrimental to the natural environment or to the use or development of adjacent properties or the general neighborhood;
4. The proposed FDP as modified will accomplish the Objectives and will meet the standards and criteria of the Zoning Ordinance.
5. The major modification to the FDP is not in conflict with the adopted PUD Ordinance.

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

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

Section 7. The following conditions must be met for approval to construct the improvements shown on the Final Development Plan attached as Exhibit C:

- a. Submission to the Engineering Department of satisfactory evidence that all required state and federal permits have been obtained, including, but not limited to United States Army Corps of Engineers Dredge and Fill Permit, St. Johns River Management Water District Wetlands Resource Permit, St. Johns River Water Management

District Management and Storage of Surface Waters Permit and Florida Department of Environmental Protection Water and Sewer Connection Permits;

- b. Issuance of a land clearing permit pursuant to St Johns County Ordinance No 90-11 or documentation that the project is exempt from 90-11;
- c. Review and approval of signed and sealed construction plans by the St. Johns County Engineering Department in compliance with Ordinance 86-4; and
- d. Compliance with all other applicable land use and development regulations of St. Johns County.

Section 8. The developer may not commence any construction activity (i.e., land clearing, earthwork, site preparation, or construction of improvements) until all applicable federal, state and county permits have been obtained and County Engineering has approved the start of construction. County Engineering may approve the construction activities in stages provided the required permits for each stage have been obtained. Specifically, land clearing, earthwork, and site preparation may be approved if the developer meets the following conditions: Obtains an ERP Permit; obtains a land clearing permit or documents exemption; obtains a right-of-way permit, if required; and receives County Engineering approval of plans for grading and erosion sediment control.

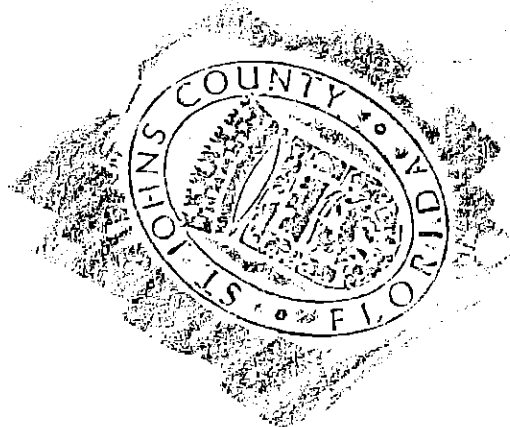
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 27th DAY OF August, 1996.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: Donald Jordan
Its Chairperson

ATTEST: Carl "Bud" Markel, Clerk

Denora J. Newcome
Deputy Clerk



PART OF TRACTS "D" AND "E"
 A PART OF TRACT "D" AND TRACT "E" OF JULINGTON CREEK UNIT FIVE, AS RECORDED IN MAP BOOK 17, PAGES 1 THROUGH 21 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTERLY CORNER OF SAID TRACT "E", SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF DUBBIN CREEK BOULEVARD (A 200 FOOT RIGHT-OF-WAY BY PLAT), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2300.00 FEET; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 320.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 06°56'12" EAST, AND A CHORD DISTANCE OF 320.35 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 75°31'22" EAST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 228.82 FEET; THENCE SOUTH 66°07'22" EAST, A DISTANCE OF 117.98 FEET; THENCE SOUTH 122.12 FEET; THENCE SOUTH 68°47'39" EAST, A DISTANCE OF 188.40 FEET; THENCE SOUTH 09°55'55" WEST, A DISTANCE OF 108.00 FEET; THENCE SOUTH 06°48'13" EAST, A DISTANCE OF 455.00 FEET; THENCE NORTH 66°41'47" EAST, A DISTANCE OF 330.00 FEET; THENCE SOUTH 64°18'13" EAST, ALONG A NORTH LINE OF SAID TRACT "D" AND ITS WESTERLY PROJECTION THEREOF, A DISTANCE OF 220.00 FEET, TO A POINT AT THE MOST SOUTHERLY CORNER OF BLOCK 42 OF SAID JULINGTON CREEK UNIT FIVE; THENCE NORTH 53°56'10" EAST, ALONG SAID BLOCK 42, A DISTANCE OF 147.92 FEET; THENCE NORTH 21°03'56" EAST, ALONG SAID BLOCK 42, A DISTANCE OF 30.00 FEET; THENCE SOUTH 68°56'04" EAST, ALONG THE SOUTHERLY LINES OF LOTS RECORDED IN OFFICIAL RECORDS, VOLUME 443, PAGE 431 AND OFFICIAL RECORDS VOLUME 328, PAGE 644 OF SAID PUBLIC RECORDS, A DISTANCE OF 798.70 FEET; THENCE SOUTH 21°03'56" WEST ALONG A LINE OF BLOCK 54, SAID JULINGTON CREEK UNIT FIVE, A DISTANCE OF 409.75 FEET; THENCE SOUTH 19°12'00" EAST ALONG A LINE OF SAID BLOCK 54, A DISTANCE OF 174.88 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 422.57 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID BLOCK 54 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 227.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 34°38'25" EAST AND A CHORD DISTANCE OF 225.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 30°04'50" EAST, CONTINUING ALONG SAID BLOCK 54, A DISTANCE OF 63.53 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 233.57 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID BLOCK 54 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 107.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 36°56'03" EAST, AND A CHORD DISTANCE OF 106.25 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE, NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID BLOCK 54 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 31.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°27'24" EAST, AND A CHORD DISTANCE OF 29.16 FEET TO A POINT OF CURVE LYING ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF TEABERRY TRACE AS SHOWN

ON SAID UNIT FIVE (A 60 FOOT RIGHT-OF-WAY BY PLAT), SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 378.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF TEABERRY TRACE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 106.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°47'56" WEST, AND A CHORD DISTANCE OF 106.38 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID JULINGTON CREEK UNIT FIVE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 43.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°26'16" EAST AND A CHORD DISTANCE OF 38.46 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 173.57 FEET; THENCE NORTHWESTERLY ALONG SAID BLOCK 53 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 55.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 40°57'53" WEST, AND A CHORD DISTANCE OF 55.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°04'50" WEST CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 63.53 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 482.57 FEET; THENCE NORTHWESTERLY ALONG SAID BLOCK 53 AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 260.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 34°38'25" WEST, AND A CHORD DISTANCE OF 236.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°12'00" WEST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 137.51 FEET; THENCE NORTH 67°45'00" WEST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 121.38 FEET; THENCE SOUTH 76°49'39" WEST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 144.81 FEET; THENCE SOUTH 28°15'30" WEST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 105.59 FEET; THENCE SOUTH 12°47'00" WEST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 122.02 FEET; THENCE SOUTH 54°14'57" EAST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 83.23 FEET; THENCE SOUTH 33°59'47" EAST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 207.46 FEET; THENCE SOUTH 40°45'36" EAST, CONTINUING ALONG SAID BLOCK 53, A DISTANCE OF 311.62 FEET TO A POINT IN THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF TEABERRY TRACE, SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 378.63 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 162.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°18'56" WEST, AND A CHORD DISTANCE OF 161.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 76.80 FEET, TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 40.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°53'06" WEST, AND A CHORD DISTANCE OF 36.50 FEET, TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2500.00 FEET; THENCE NORTHWESTERLY ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF AFOREMENTIONED DUBBIN CREEK BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 294.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°38'46" WEST, AND A CHORD DISTANCE OF

2392.26 FEET TO A POINT ON SAID CURVE; THENCE NORTH 59°39'50" EAST LEAVING SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD, A DISTANCE OF 20.53 FEET; THENCE NORTH 30°20'10" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 59°39'50" EAST, A DISTANCE OF 366.77 FEET; THENCE SOUTH 72°34'06" EAST, A DISTANCE OF 262.76 FEET TO THE SOUTHEASTERLY CORNER OF SAID TRACT "E"; THENCE NORTH 11°48'06" WEST LEAVING SAID CORNER OF TRACT "E"; A DISTANCE OF 566.21 FEET; THENCE NORTH 31°46'43" EAST, A DISTANCE OF 69.13'17" WEST ALONG SAID NORTHERLY LINE OF SAID TRACT "E"; THENCE NORTH OF 520.59 FEET; THENCE NORTH 76°17'17" WEST, CONTINUING ALONG A NORTHERLY LINE OF SAID TRACT "E", A DISTANCE OF 514.44 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 65.65 ACRES MORE OR LESS.

THE ABOVE DESCRIBED 65.65 ACRE TRACT OF LAND BEING SUBJECT TO A 2.96 ACRE EASEMENT TO JACKSONVILLE ELECTRIC AUTHORITY AS RECORDED IN OFFICIAL RECORDS VOLUME 705, PAGES 473 AND 474 OF THE PUBLIC RECORDS OF SAID COUNTY.

P. U. D. OFF. REC.
BOOK J PAGE 604

PARCEL ONE

A PART OF TRACT "H" AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 51 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF TRACT "H", SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT); THENCE SOUTH 69°40'53" WEST, ALONG A NORTHERLY LINE OF SAID TRACT "H", A DISTANCE OF 95.82 FEET; THENCE SOUTH 46°18'41" WEST, CONTINUING ALONG SAID TRACT "H", A DISTANCE OF 227.37 FEET; THENCE SOUTH 52°42'10" WEST, CONTINUING ALONG SAID TRACT "H", A DISTANCE OF 924.03 FEET; THENCE SOUTH 75°52'44" WEST LEAVING SAID HOME LN LINE OF TRACT "H", A DISTANCE OF 119.45 FEET; THENCE NORTH 87°24'49" WEST, A DISTANCE OF 95.71 FEET; THENCE NORTH 72°47'14" WEST, A DISTANCE OF 111.18 FEET; THENCE NORTH 16°44'46" WEST, A DISTANCE OF 99.94 FEET, TO A POINT AT A CORNER TO BLOCK 10 OF THE AFORESAID JULINGTON CREEK UNIT ONE; THENCE NORTH 52°08'35" EAST ALONG A SOUTHERLY LINE OF JULINGTON CREEK UNIT ONE, BLOCK 10, A DISTANCE OF 712.63 FEET; THENCE NORTH 58°40'10" EAST, CONTINUING ALONG SAID BLOCK 10, A DISTANCE OF 489.76 FEET; THENCE NORTH 45°30'17" EAST, CONTINUING ALONG SAID BLOCK 10, A DISTANCE OF 322.06 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 248.70 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID LOLLY LOOP AND ALONG BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°10'22" EAST AND A CHORD DISTANCE OF 117.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°27'04" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 178.89 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 9.30 ACRES MORE OR LESS.

ABOVE DESCRIBED 9.30 ACRE TRACT OF LAND BEING SUBJECT TO A 40 FOOT WIDE DRAINAGE EASEMENT, SAID EASEMENT LYING 40.00 FEET WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF TRACT "H", SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT); THENCE SOUTH 69°40'53" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 19°27'04" WEST, A DISTANCE OF 179.50 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 208.70 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 33°26'11" WEST AND A CHORD DISTANCE OF 100.64 FEET TO A POINT ON SAID CURVE; THENCE NORTH 45°30'17" EAST, A DISTANCE OF 40.04 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 248.70 FEET; THENCE SOUTHEASTERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 119.12 FEET, SAID ARC BEING

SUBTENDED BY A CHORD BEARING OF SOUTH 33°10'22" EAST, AND A CHORD DISTANCE OF 117.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°27'04" EAST CONTINUING ALONG THE SAID WESTERLY LINE OF LOLLY LOOP, A DISTANCE OF 176.89 FEET TO THE POINT OF BEGINNING. SAID EASEMENT CONTAINS 0.26 ACRES MORE OR LESS.

P. U. D. OFF. REC.
BOOK 5 PAGE 605

PARCEL TWO

A PART OF TRACT "H" AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 31 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF TRACT "H", SAID CORNER LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF TRACT LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT), SAID POINT LYING ON A CURVE SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 516.06 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°14'54" EAST, AND A CHORD DISTANCE OF 26°20'15" EAST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.69 FEET; TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°17'51" WEST, AND A CHORD DISTANCE OF 35.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; OF DAVIS FOND BOULEVARD AS SHOWN ON SAID MAP OF JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT), A DISTANCE OF 593.69 FEET, TO A POINT OF CURVE A OF A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2100.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 904.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 77°16'25" WEST, AND A CHORD DISTANCE OF 897.67 FEET TO A POINT ON SAID CURVE; THENCE NORTH 05°08'13" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 209.37 FEET, THENCE NORTH 85°08'13" WEST TO ITS INTERSECTION WITH THE WESTERLY LINE OF TRACT "E" AS SHOWN ON SAID JULINGTON CREEK UNIT ONE, A DISTANCE OF 295.00 FEET; THENCE NORTH 06°51'47" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 415.00 FEET; THENCE SOUTH 83°08'13" EAST, A DISTANCE OF 280.00 FEET; THENCE NORTH 47°51'47" EAST, A DISTANCE OF 140.00 FEET; THENCE SOUTH 53°42'39" EAST, A DISTANCE OF 132.18 FEET; THENCE SOUTH 33°51'47" WEST, A DISTANCE OF 539.61 FEET; THENCE SOUTH 70°45'18" EAST, ALONG A SOUTHERLY LINE OF SAID TRACT "H", A DISTANCE OF 393.53 FEET; THENCE NORTH 74°49'13" EAST, CONTINUING ALONG SAID TRACT "H", A DISTANCE OF 683.84 FEET; THENCE NORTH 43°32'30" EAST, A DISTANCE OF 246.09 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 16.76 ACRES MORE OR LESS.

THE ABOVE DESCRIBED 16.76 ACRE TRACT BEING SUBJECT TO A 60 FOOT WIDE DRAINAGE EASEMENT, SAID EASEMENT BEING 40.00 FEET WESTERLY OF THE WESTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT BEGINNING COMMENCE AT THE SOUTHEASTERLY CORNER OF TRACT "H", SAID CORNER LYING ON THE

WESTERLY RIGHT-OF-WAY LINE OF LULLY LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT) SAID POINT LYING ON 516.06 FEET; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.02 FEET, AND A CHORD DISTANCE OF 19.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 26°20'15" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 149.69 FEET TO THE POINT OF CURVE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 19°17'51" WEST AND A CHORD DISTANCE OF 35.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 64°35'57" WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AS SHOWN ON SAID MAP OF JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT) A DISTANCE OF 14.43 FEET; THENCE NORTH 26°20'15" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 178.59 FEET; THENCE NORTH 43°32'30" EAST, A DISTANCE OF 62.97 FEET TO THE POINT OF BEGINNING.

P. U. D. OFF. REC.
BOOK **J** PAGE **606**

SAID EASEMENT CONTAINS 0.33 ACRES MORE OR LESS.

PART OF TRACT "K"

A PART OF TRACT "K", AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE, AS RECORDED IN MAP BOOK 16, PAGES 31 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHWESTLY CORNER OF TRACT "P" OF SAID JULINGTON CREEK UNIT ONE, SAID POINT ALSO BEING THE SOUTHWESTLY CORNER OF TRACT "K", OF SAID JULINGTON CREEK UNIT ONE; THENCE NORTH 60°00'22" WEST ALONG THE NORTHEASTERLY LINE OF TRACT "G-4", A DISTANCE OF 160.79 FEET; THENCE NORTH 36°46'15" WEST, CONTINUING ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 85.72 FEET; THENCE NORTH 53°40'26" EAST, LEAVING THE NORTHEASTERLY LINE OF SAID TRACT "G-4", A DISTANCE OF 476.52 FEET; THENCE NORTH 86°50'06" EAST, A DISTANCE OF 393.12 FEET; THENCE SOUTH 75°29'00" EAST, A DISTANCE OF 150.16 FEET; THENCE NORTH 31°59'47" EAST, A DISTANCE OF 45.65 FEET TO A POINT ON THE SOUTHERLY LINE OF BLOCK 5. SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 75°58'33" EAST, ALONG THE SAID SOUTHERLY LINE OF BLOCK 5, SAID JULINGTON CREEK UNIT ONE, A DISTANCE OF 399.91 FEET; THENCE SOUTH 61°40'57" EAST, CONTINUING ALONG SAID SOUTHERLY LINE OF BLOCK 5, A DISTANCE OF 119.73 FEET; THENCE NORTH 35°00'15" EAST, ALONG AN EASTERLY LINE, OF BLOCK 5, TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF LARKSPUR LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT), A DISTANCE OF 130.00 FEET, TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 644.11 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LARKSPUR LOOP AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 131.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 63°09'49" EAST, AND A CHORD DISTANCE OF 130.90 FEET, TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 469.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 220.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 56°46'58" EAST, AND A CHORD DISTANCE OF 218.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 70°14'03" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.36 FEET; TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°11'40" EAST, AND A CHORD DISTANCE OF 32.83 FEET; TO A POINT OF REVERSE CURVE, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT), SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 2700.00 FEET; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 152.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°13'45" WEST, AND A CHORD DISTANCE OF 152.29 FEET TO A POINT ON SAID CURVE; THENCE NORTH 81°24'30" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD AND ALONG THE NORTHERLY LINE OF SAID TRACT "P", A DISTANCE OF 901.29 FEET; THENCE SOUTH 87°07'38" WEST, CONTINUING

ALONG SAID TRACT "P", A DISTANCE OF 358.70 FEET; THENCE SOUTH 51°41'33" WEST, CONTINUING ALONG SAID TRACT "P", A DISTANCE OF 201.69 FEET, TO THE POINT OF BEGINNING. CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 11.18 ACRES MORE OR LESS.

P. U. D. OFF. REC.
BOOK J PAGE 607

PART OF TRACT "J" A PART OF TRACT "J" AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 31 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF TRACT "N", JULINGTON CREEK UNIT ONE. SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT "J" OF SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 51°41'33" WEST, ALONG A NORTH LINE OF THE AFORESAID TRACT "N" OF JULINGTON CREEK UNIT ONE, A DISTANCE OF 208.56 FEET; THENCE SOUTH 60°16'09" WEST, CONTINUING ALONG A NORTH LINE OF SAID TRACT "N", A DISTANCE OF 510.15 FEET; THENCE SOUTH 69°40'53" WEST, CONTINUING ALONG A NORTH LINE OF SAID TRACT "N", A DISTANCE OF 171.31 FEET; THENCE NORTH 11°10'59" WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 142.22 FEET; THENCE NORTH 24°13'09" EAST, A DISTANCE OF 263.36 FEET, TO A POINT ON THE SOUTH LINE OF BLOCK 12 OF THE AFORESAID JULINGTON CREEK UNIT ONE; THENCE NORTH 68°52'59" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 466.31 FEET; THENCE NORTH 47°03'43" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 199.56 FEET TO THE WESTERLY LINE OF TRACT "G-6" OF SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 28°20'54" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "G-6", A DISTANCE OF 89.15 FEET; THENCE SOUTH 20°09'04" EAST, A DISTANCE OF 195.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 5.65 ACRES MORE OR LESS.

9.

10

A PART OF TRACT "J" AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 31 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF TRACT "N", JULINGTON CREEK UNIT ONE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT "J" OF SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 51°41'33" WEST, ALONG A NORTH LINE OF THE AFORESAID TRACT "N" OF JULINGTON CREEK UNIT ONE, A DISTANCE OF 208.56 FEET; THENCE SOUTH 60°16'09" WEST, CONTINUING ALONG A NORTH LINE OF SAID TRACT "N", A DISTANCE OF 510.15 FEET; THENCE SOUTH 69°40'53" WEST, CONTINUING ALONG A NORTH LINE OF SAID TRACT "N", A DISTANCE OF 171.31 FEET; THENCE NORTH 11°10'59" WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 162.22 FEET; THENCE NORTH 26°13'09" EAST, A DISTANCE OF 263.54 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 12 OF THE AFORESAID JULINGTON CREEK UNIT ONE; THENCE NORTH 68°52'59" EAST, ALONG THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 466.31 FEET; THENCE NORTH 47°03'43" EAST, CONTINUING ALONG THE SOUTH LINE OF SAID BLOCK 12, A DISTANCE OF 199.56 FEET TO THE WESTERLY LINE OF TRACT "G-4" OF SAID JULINGTON CREEK UNIT ONE; THENCE SOUTH 28°20'54" EAST, ALONG THE WESTERLY LINE OF SAID TRACT "G-4", A DISTANCE OF 89.15 FEET; THENCE SOUTH 20°09'04" EAST, A DISTANCE OF 195.15 FEET, TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 11, 1992, 5.65 ACRES MORE OR LESS.

P.U.D. OFF. REC. BOOK J PAGE 608

EXHIBIT "A" (continued)

BEING ALL OF TRACT "L" AS SHOWN ON THE MAP OF JULINGTON CREEK UNIT ONE AS RECORDED IN MAP BOOK 16, PAGES 31 THROUGH 51 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF TRACT "N" AS SHOWN ON SAID JULINGTON CREEK UNIT ONE, SAID CORNER LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF LOCLY LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT); THENCE NORTH 43°32'50" EAST ALONG A SOUTHERLY LINE OF TRACT "N", A DISTANCE OF 686.53 FEET; THENCE NORTH 57°21'52" EAST CONTINUING ALONG A SOUTHERLY LINE OF TRACT "N" A DISTANCE OF 693.07 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF TRACT "G-4" AS SHOWN ON SAID PLAT OF JULINGTON CREEK UNIT ONE; THENCE NORTH 67°27'59" EAST ALONG A SOUTHERLY LINE OF TRACT "G-4" A DISTANCE OF 160.08 FEET; THENCE SOUTH 77°16'06" EAST CONTINUING ALONG A SOUTH LINE OF TRACT "G-4" A DISTANCE OF 286.64 FEET; THENCE SOUTH 42°40'59" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 445.36 FEET; THENCE NORTH 71°43'59" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 404.65 FEET; THENCE NORTH 74°41'56" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 111.18 FEET; THENCE NORTH 37°02'33" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 143.43 FEET; THENCE SOUTH 47°00'30" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 82.01 FEET; THENCE NORTH 65°03'21" EAST CONTINUING ALONG SAID TRACT "G-4" A DISTANCE OF 90.36 FEET TO A POINT ON A LINE OF BLOCK 7, JULINGTON CREEK UNIT ONE; THENCE SOUTH 34°38'54" WEST CONTINUING ALONG LINES OF SAID BLOCK 7, A DISTANCE OF 37.55 FEET; THENCE SOUTH 21°56'08" EAST CONTINUING ALONG SAID BLOCK 7, A DISTANCE OF 160.26 FEET; THENCE NORTH 87°36'07" EAST CONTINUING ALONG SAID BLOCK 7, A DISTANCE OF 99.68 FEET; THENCE SOUTH 49°50'43" EAST CONTINUING ALONG SAID BLOCK 7, A DISTANCE OF 601.05 FEET; THENCE NORTH 54°01'10" EAST CONTINUING ALONG A SOUTHERLY LINE OF SAID BLOCK 7 TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT), A DISTANCE OF 93.50 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY HAVING A RADIUS OF 2700.00 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28°29'58" EAST AND A CHORD DISTANCE OF 223.34 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 18.12 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 12°49'00" WEST AND A CHORD DISTANCE OF 34.33 FEET TO THE POINT OF TANGENCY OF SAID POND BOULEVARD AS SHOWN ON THE SAID PLAT OF JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT); THENCE SOUTH 56°30'03" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 185.93 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1900.00 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY

RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 162.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°35'45" WEST AND A CHORD DISTANCE OF 161.97 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF BLOCK 8 AS SHOWN ON SAID JULINGTON CREEK UNIT ONE; THENCE NORTH 26°44'45" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND WITH LINES OF SAID BLOCK 8, A DISTANCE OF 141.79 FEET; THENCE NORTH 56°03'41" WEST CONTINUING ALONG LINES OF SAID CONTINUING ALONG LINES OF SAID BLOCK 8, A DISTANCE OF 806.10 FEET; THENCE NORTH 81°31'06" WEST CONTINUING ALONG SAID BLOCK 8, A DISTANCE OF 115.26 FEET; THENCE SOUTH 87°04'56" WEST CONTINUING ALONG SAID BLOCK 8, A DISTANCE OF 412.53 FEET; THENCE SOUTH OF 113.51 FEET; THENCE SOUTH 66°35'38" WEST CONTINUING ALONG SAID BLOCK 8, A DISTANCE OF 294.08 FEET; THENCE SOUTH 65°44'46" WEST CONTINUING ALONG LINES OF SAID BLOCK 8, A DISTANCE OF 398.63 FEET; THENCE SOUTH 54°30'58" WEST CONTINUING ALONG LINES OF SAID BLOCK 8, A DISTANCE OF 124.04 FEET; THENCE SOUTH 45°00'00" WEST CONTINUING ALONG SAID BLOCK 8, A DISTANCE OF 135.56 FEET; THENCE SOUTH OF 107.86 FEET; THENCE SOUTH 19°30'29" EAST CONTINUING ALONG LINES OF SAID BLOCK 8 TO ITS INTERSECTION WITH THE AFOREMENTIONED NORTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD, A DISTANCE OF 171.59 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 2300.01 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG THE NORTHERLY LINE OF SAID DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 219.74 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 67°43'18" WEST AND A CHORD DISTANCE OF 219.65 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS 25.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE NORTHERLY LINE OF DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70°39'35" WEST AND A CHORD DISTANCE OF 34.93 FEET TO THE POINT OF TANGENCY OF SAID TANGENCY OF SAID CURVE, SAID POINT LYING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP; THENCE NORTH 26°20'15" WEST CONTINUING ALONG THE EASTERLY LINE OF SAID LOLLY LOOP, A DISTANCE OF 352.13 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 456.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°43'23" WEST AND A CHORD DISTANCE OF 41.61 FEET TO THE POINT OF BEGINNING.

CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS DATED ON FEBRUARY 11, 1992, 28.36 ACRES MORE OR LESS.

THE ABOVE DESCRIBED 28.36 ACRE TRACT OF LAND BEING SUBJECT TO A 25 FOOT WIDE DRAINAGE EASEMENT, SAID EASEMENT LYING 25.00 FEET EAST OF THE EASTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWEST CORNER OF TRACT "N" AS SHOWN ON SAID JULINGTON CREEK UNIT ONE, SAID CORNER LYING ON THE EASTERLY RIGHT-

P. U. D. OFF. REC
BOOK J PAGE 609

OF-WAY LINE OF LOLLY LOOP AS SHOWN ON SAID JULINGTON CREEK UNIT ONE (A 60 FOOT RIGHT-OF-WAY BY PLAT); THENCE NORTH 43°32'30" EAST, A DISTANCE OF 27.85 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 431.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 51.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 22°55'49" EAST AND A CHORD DISTANCE OF 51.24 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 26°20'15" EAST, A DISTANCE OF 377.13 FEET TO A POINT ON A CURVE, SAID POINT BEING THE NORTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AS SHOWN ON SAID MAP OF JULINGTON CREEK UNIT ONE (A 200 FOOT RIGHT-OF-WAY BY PLAT), SAID CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS OF 2300.01 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF DAVIS POND BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 0.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 65°01'32" WEST AND A CHORD DISTANCE OF 0.59 FEET TO A POINT OF REVERSE CURVE; SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY CONTINUING ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 70°39'15" WEST AND A CHORD DISTANCE OF 34.93 FEET TO THE POINT OF TANGENCY OF SAID LINE OF LOLLY LOOP; THENCE NORTH 26°20'15" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP, A DISTANCE OF 352.13 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 456.06 FEET; THENCE NORTHWESTERLY CONTINUING ALONG A EASTERLY RIGHT-OF-WAY LINE OF LOLLY LOOP AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 41.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°43'23" WEST AND A CHORD DISTANCE OF 41.61 FEET TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 0.24 ACRES MORE OR LESS.

13.

14.

TRACTS "I" AND "J"

A PART OF SECTIONS 32 AND 31, TOWNSHIP 4 SOUTH, RANGE 27 EAST TOGETHER WITH A PART OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 920, PAGES 1288 THROUGH 1294 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID LANDS BEING A VACATION OF A PART OF JULINGTON CREEK UNIT NINE BEING RECORDED IN MAP BOOK 18, PAGES 77 THROUGH 121 INCLUSIVE OF SAID PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF TRACT "I", SAID CORNER LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD BY JULINGTON CREEK UNIT FIVE AS RECORDED IN MAP BOOK 17, PAGES 1 THROUGH 21 INCLUSIVE OF SAID PUBLIC RECORDS (A 200 FOOT RIGHT-OF-WAY BY PLAT), SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2700.00 FEET; THERECE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 146.77 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2700.00 FEET; THERECE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 146.79 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°54'39" EAST AND A CHORD DISTANCE OF 146.77 FEET TO THE POINT OF BEGINNING; SAID POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2700.00 FEET; THERECE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 72.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°14'03" EAST, AND A CHORD DISTANCE OF 72.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THERECE DUE EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 175.37 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2500.00 FEET; THERECE EASTERLY CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 77.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 89°06'38" EAST, AND A CHORD DISTANCE OF 77.60 FEET TO A POINT ON SAID CURVE; THERECE SOUTH 03°19'21" EAST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 154.21 FEET; THERECE SOUTH 22°43'50" EAST, A DISTANCE OF 108.07 FEET; THERECE SOUTH 37°58'07" EAST, A DISTANCE OF 108.12 FEET; THERECE SOUTH 52°20'00" EAST, A DISTANCE OF 409.56 FEET; THERECE SOUTH 30°21'54" EAST, A DISTANCE OF 78.12 FEET; THERECE SOUTH 45°21'21" EAST, A DISTANCE OF 87.68 FEET; THERECE SOUTH 40°02'16" EAST, A DISTANCE OF 87.68 FEET; THERECE SOUTH 35°00'55" EAST, A DISTANCE OF 77.94 FEET; THERECE SOUTH 10°26'36" EAST, A DISTANCE OF 78.48 FEET; THERECE SOUTH 29°10'00" EAST, A DISTANCE OF 589.12 FEET; THERECE SOUTH 43°12'50" EAST, A DISTANCE OF 107.26 FEET; THERECE SOUTH 58°20'50" EAST, A DISTANCE OF 107.02 FEET; THERECE SOUTH 74°19'36" EAST, A DISTANCE OF 107.02 FEET; THERECE SOUTH 73°18'53" EAST, A DISTANCE OF 116.08 FEET; THERECE SOUTH 10°48'08" EAST, A DISTANCE OF 27.01 FEET; THERECE SOUTH 40°53'43" EAST, A DISTANCE OF 64.75 FEET; THERECE SOUTH 67°29'27" EAST, A DISTANCE OF 48.07 FEET; THERECE SOUTH 81°59'58" EAST, A DISTANCE OF 35.53 FEET; THERECE NORTH 83°17'53" EAST, A DISTANCE OF 47.83 FEET; THERECE NORTH 83°12'51" EAST, A DISTANCE OF 65.95 FEET; THERECE NORTH 87°39'07" EAST, A DISTANCE OF 73.58 FEET; THERECE SOUTH 61°42'03" EAST, A

15.

P. U. D. OFF. REC. BOOK 5 PAGE 610

DISTANCE OF 13.16 FEET; THERECE SOUTH 29°21'27" EAST, A DISTANCE OF 35.31 FEET; THERECE SOUTH 77°32'01" EAST, A DISTANCE OF 33.72 FEET; THERECE SOUTH 88°50'42" EAST, A DISTANCE OF 66.14 FEET; THERECE SOUTH 56°02'57" EAST, A DISTANCE OF 66.43 FEET; THERECE SOUTH 38°02'09" EAST, A DISTANCE OF 37.38 FEET; THERECE SOUTH 26°39'29" EAST, A DISTANCE OF 118.28 FEET; THERECE SOUTH 31°24'54" EAST, A DISTANCE OF 119.81 FEET; THERECE SOUTH 63°16'05" EAST, A DISTANCE OF 98.16 FEET; THERECE SOUTH 63°21'53" EAST, A DISTANCE OF 81.79 FEET; THERECE SOUTH 71°17'18" EAST, A DISTANCE OF 63.57 FEET; THERECE SOUTH 78°42'54" EAST, A DISTANCE OF 62.41 FEET; THERECE SOUTH 80°52'01" EAST, A DISTANCE OF 31.78 FEET; THERECE SOUTH 89°16'23" EAST, A DISTANCE OF 37.22 FEET; THERECE SOUTH 75°29'58" EAST, A DISTANCE OF 25.50 FEET; THERECE SOUTH 47°27'13" EAST, A DISTANCE OF 39.88 FEET; THERECE SOUTH 06°48'57" EAST, A DISTANCE OF 28.72 FEET; THERECE SOUTH 35°51'43" EAST, A DISTANCE OF 26.04 FEET; THERECE SOUTH 35°51'43" EAST, A DISTANCE OF 34.35 FEET; THERECE SOUTH 46°15'53" EAST, A DISTANCE OF 138.98 FEET; THERECE SOUTH 67°56'48" EAST, A DISTANCE OF 25.85 FEET; THERECE SOUTH 71°03'28" EAST, A DISTANCE OF 77.55 FEET; THERECE SOUTH 04°40'00" WEST, A DISTANCE OF 372.82 FEET; THERECE SOUTH 53°40'00" WEST, A DISTANCE OF 250.00 FEET; THERECE NORTH 82°28'37" WEST, A DISTANCE OF 55.93 FEET; THERECE NORTH 66°29'35" WEST, A DISTANCE OF 116.93 FEET; THERECE SOUTH 89°23'35" WEST, A DISTANCE OF 93.43 FEET; THERECE SOUTH 58°26'05" WEST, A DISTANCE OF 36.52 FEET; THERECE NORTH 64°14'22" WEST, A DISTANCE OF 83.66 FEET; THERECE NORTH 85°15'00" WEST, A DISTANCE OF 156.82 FEET; THERECE SOUTH 37°32'59" WEST, A DISTANCE OF 84.86 FEET; THERECE SOUTH 13°39'13" EAST, A DISTANCE OF 236.16 FEET; THERECE SOUTH 35°51'47" WEST, A DISTANCE OF 232.51 FEET; THERECE SOUTH 35°21'53" EAST, A DISTANCE OF 71.76 FEET; THERECE SOUTH 59°30'03" WEST, A DISTANCE OF 141.24 FEET; THERECE SOUTH 57°29'37" WEST, A DISTANCE OF 43.81 FEET; THERECE SOUTH 55°35'23" WEST, A DISTANCE OF 75.41 FEET; THERECE SOUTH 48°40'19" WEST, A DISTANCE OF 30.38 FEET; THERECE SOUTH 45°30'45" WEST, A DISTANCE OF 37.76 FEET; THERECE SOUTH 48°29'09" WEST, A DISTANCE OF 50.65 FEET; THERECE SOUTH 36°54'17" WEST, A DISTANCE OF 52.39 FEET; THERECE SOUTH 20°26'35" WEST, A DISTANCE OF 51.59 FEET; THERECE SOUTH 14°02'46" WEST, A DISTANCE OF 39.27 FEET; THERECE SOUTH 08°29'48" WEST, A DISTANCE OF 40.28 FEET; THERECE SOUTH 05°10'05" EAST, A DISTANCE OF 49.36 FEET; THERECE SOUTH 00°30'10" WEST, A DISTANCE OF 46.81 FEET; THERECE SOUTH 08°23'20" WEST, A DISTANCE OF 30.68 FEET; THERECE SOUTH 18°09'52" WEST, A DISTANCE OF 59.70 FEET; THERECE SOUTH 26°39'49" WEST, A DISTANCE OF 52.00 FEET; THERECE SOUTH 19°02'53" WEST, A DISTANCE OF 56.43 FEET; THERECE SOUTH 01°10'32" WEST, A DISTANCE OF 29.25 FEET; THERECE SOUTH 23°35'15" EAST, A DISTANCE OF 40.73 FEET; THERECE SOUTH 42°15'11" EAST, A DISTANCE OF 59.87 FEET; THERECE SOUTH 79°42'56" EAST, A DISTANCE OF 17.10 FEET; THERECE SOUTH 14°54'16" EAST, A DISTANCE OF 66.06 FEET; THERECE SOUTH 03°51'00" WEST, A DISTANCE OF 99.61 FEET; THERECE SOUTH 02°30'00" EAST, ALONG A LINE TO ITS INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF FLORA BRANCH BOULEVARD BY JULINGTON CREEK UNIT EIGHT AS RECORDED IN MAP BOOK 18, PAGES 33 THROUGH 51 INCLUSIVE OF SAID

TRACTS "I" & "J" PAGE 2

16

PUBLIC RECORDS (A 200 FOOT RIGHT-OF-WAY BY PLAT), A DISTANCE OF 624.09 FEET TO A POINT LYING ON A CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 2099.86 FEET; THENCE NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 1263.43 FEET, SAID ARC BEING SUBTENDED BY 1244.45 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 64.43 59" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 328.10 FEET; THENCE NORTH 30°06'53" WEST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 102.28 FEET; THENCE NORTH 35°10'13" WEST, A DISTANCE OF 189.39 FEET; THENCE NORTH 25°54'29" WEST, A DISTANCE OF 207.18 FEET; THENCE NORTH EAST (AT 121.39 FEET PASSING THROUGH REFERENCE POINT "A"); A DISTANCE OF 296.86 FEET; THENCE SOUTH 30°10'45" EAST, A DISTANCE OF 225.41 FEET; THENCE SOUTH 38°32'32" EAST, A DISTANCE OF 74.72 FEET; THENCE SOUTH 52°51'05" EAST, A DISTANCE OF 200.91 FEET; THENCE SOUTH 52°49'42" EAST, A DISTANCE OF 194.96 FEET; THENCE SOUTH EAST, A DISTANCE OF 335.00 FEET; THENCE NORTH 72°15'14" EAST, A DISTANCE OF 186.42 FEET; THENCE NORTH 18°32'18" EAST, A DISTANCE OF 234.31 FEET; THENCE NORTH 12°30'19" WEST, A DISTANCE OF 72.98 FEET; THENCE NORTH 08°16'27" EAST, A DISTANCE OF 89.43 FEET; THENCE NORTH 41°12'05" WEST, A DISTANCE OF 97.98 FEET; THENCE NORTH EAST, A DISTANCE OF 107.81 FEET; THENCE NORTH 06°43'45" WEST, A DISTANCE OF 59.72 FEET; THENCE NORTH 26°05'52" EAST, A DISTANCE OF 80.75 FEET; THENCE NORTH 29°05'32" EAST, A DISTANCE OF 57.94 FEET; THENCE NORTH 53°12'33" EAST, A DISTANCE OF 80.13 FEET; THENCE NORTH 27°02'10" EAST, A DISTANCE OF 64.39 FEET; THENCE NORTH 27°01'55" EAST, A DISTANCE OF 65.56 FEET; THENCE NORTH 48°01'06" EAST, A DISTANCE OF 86.12 FEET; THENCE NORTH 26°40'24" EAST, A DISTANCE OF 72.36 FEET; THENCE NORTH 31°51'37" EAST, A DISTANCE OF 50.64 FEET; THENCE NORTH 26°28'10" EAST, A DISTANCE OF 90.06 FEET; THENCE NORTH 33°27'35" EAST, A DISTANCE OF 35.03 FEET; THENCE NORTH 26°47'15" EAST, A DISTANCE OF 42.18 FEET; THENCE NORTH 86°32'06" EAST, A DISTANCE OF 51.52 FEET; THENCE NORTH 84°06'30" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 88°51'32" EAST, A DISTANCE OF 26.47'15" THENCE NORTH 22°20'52" EAST, A DISTANCE OF 219.46 FEET; THENCE NORTH 23°33'26" WEST, A DISTANCE OF 252.97 FEET; THENCE NORTH 47°37'39" WEST, A DISTANCE OF 70.86 FEET; THENCE NORTH WEST, A DISTANCE OF 102.70 FEET; THENCE NORTH 07°32'08" WEST, A DISTANCE OF 46.75 FEET; THENCE NORTH 05°53'40" WEST, A DISTANCE OF 54.71 FEET; THENCE SOUTH 84°44'18" EAST, A DISTANCE OF 51.17 FEET; THENCE NORTH 00°57'33" EAST, A DISTANCE OF 43.19 FEET; THENCE NORTH 31°44'34" EAST, A DISTANCE OF 54.69 FEET; THENCE SOUTH 72°08'11" EAST, A DISTANCE OF 39.75 FEET; THENCE SOUTH EAST, A DISTANCE OF 67.98 FEET; THENCE SOUTH 55°29'04" EAST, A DISTANCE OF 62.10 FEET; THENCE SOUTH 68°41'41" EAST, A DISTANCE OF 66.43 FEET; THENCE SOUTH 70°16'52" EAST, A DISTANCE OF 71.46 FEET; THENCE SOUTH 68°14'50" EAST, A DISTANCE OF 67.00 FEET; THENCE NORTH 89°32'48" EAST, A DISTANCE OF 35.26 FEET; THENCE NORTH 38°54'22" EAST, A DISTANCE OF 36.35 FEET; THENCE SOUTH 57°48'23" EAST, A

17.

P. U. D. OFF. REC.
 BOOK 5 PAGE 611

DISTANCE OF 54.59 FEET; THENCE NORTH 76°21'15" EAST, A DISTANCE OF 85.57 FEET; THENCE SOUTH 85°05'03" EAST, A DISTANCE OF 77.67 FEET; THENCE SOUTH 86°05'08" EAST, A DISTANCE OF 42.98 FEET; THENCE SOUTH 31°37'39" EAST, A DISTANCE OF 77.02 FEET; THENCE NORTH 87°15'57" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 82°48'30" EAST, A DISTANCE OF 24.05 FEET; THENCE SOUTH 07°11'30" WEST, A DISTANCE OF 41.12 FEET; THENCE SOUTH 36°53'17" EAST, A DISTANCE OF 10.10 FEET; THENCE SOUTH 84°40'24" EAST, A DISTANCE OF 43.97 FEET; THENCE NORTH 25°39'30" EAST, A DISTANCE OF 42.32 FEET; THENCE NORTH 25°39'30" EAST, A DISTANCE OF 84.23 FEET; THENCE NORTH 32°49'26" WEST, A DISTANCE OF 183.95 FEET; THENCE NORTH 57°52'07" WEST, A DISTANCE OF 98.45 FEET; THENCE NORTH 79°38'33" WEST, A DISTANCE OF 55.42 FEET; THENCE NORTH 78°25'26" WEST, A DISTANCE OF 51.12 FEET; THENCE NORTH 72°50'39" WEST, A DISTANCE OF 57.43 FEET; THENCE NORTH 34°06'22" WEST, A DISTANCE OF 65.91 FEET; THENCE NORTH 38°07'50" WEST, A DISTANCE OF 66.47 FEET; THENCE NORTH 56°59'20" WEST, A DISTANCE OF 89.68 FEET; THENCE NORTH 33°28'07" WEST, A DISTANCE OF 66.57 FEET; THENCE NORTH 81°37'12" WEST, A DISTANCE OF 47.48 FEET; THENCE NORTH 59°48'36" WEST, A DISTANCE OF 84.50 FEET; THENCE NORTH 68°27'04" WEST, A DISTANCE OF 53.70 FEET; THENCE SOUTH 76°51'07" WEST, A DISTANCE OF 60.44 FEET; THENCE NORTH 67°18'34" WEST, A DISTANCE OF 51.11 FEET; THENCE NORTH 70°53'54" WEST, A DISTANCE OF 65.37 FEET; THENCE NORTH 58°16'00" WEST, A DISTANCE OF 97.55 FEET; THENCE NORTH 60°32'18" WEST, A DISTANCE OF 71.10 FEET; THENCE NORTH 05°45'36" EAST, A DISTANCE OF 45.35 FEET; THENCE NORTH 46°52'52" WEST, A DISTANCE OF 57.24 FEET; THENCE NORTH 88°26'07" WEST, A DISTANCE OF 19.72 FEET; THENCE NORTH 68°12'06" WEST, A DISTANCE OF 88.42 FEET; THENCE NORTH 86°44'46" WEST, A DISTANCE OF 62.54 FEET; THENCE NORTH 69°33'51" WEST, A DISTANCE OF 67.81 FEET; THENCE NORTH 38°27'48" WEST, A DISTANCE OF 59.08 FEET; THENCE NORTH 37°11'13" WEST, A DISTANCE OF 18.98 FEET; THENCE NORTH 41°24'39" WEST, A DISTANCE OF 67.57 FEET; THENCE NORTH 45°06'05" WEST, A DISTANCE OF 67.62 FEET; THENCE NORTH 05°44'01" EAST, A DISTANCE OF 78.26 FEET; THENCE NORTH 84°46'26" EAST, A DISTANCE OF 11.29 FEET; THENCE NORTH 46°52'52" WEST, A DISTANCE OF 275.60 FEET; THENCE SOUTH 83°04'10" WEST, A DISTANCE OF 69.77 FEET; THENCE NORTH 81°43'51" WEST, A DISTANCE OF 76.31 FEET; THENCE NORTH 72°47'43" WEST, A DISTANCE OF 76.49 FEET; THENCE NORTH 25°57'04" WEST, A DISTANCE OF 69.73 FEET; THENCE NORTH 50°32'59" WEST, A DISTANCE OF 25.76 FEET; THENCE NORTH 42°12'54" WEST, A DISTANCE OF 68.89 FEET; THENCE NORTH 10°07'00" WEST, A DISTANCE OF 38.39 FEET; THENCE NORTH 44°49'52" WEST, A DISTANCE OF 69.01 FEET; THENCE NORTH 29°43'52" WEST, A DISTANCE OF 94.63 FEET; THENCE NORTH 03°34'15" WEST, A DISTANCE OF 75.73 FEET; THENCE NORTH 41°04'49" WEST, A DISTANCE OF 270.29 FEET; THENCE NORTH 51°50'36" WEST, A DISTANCE OF 60.72 FEET; THENCE NORTH 52°59'14" WEST, A DISTANCE OF 96.63 FEET; THENCE NORTH 42°44'05" WEST, A DISTANCE OF 91.38 FEET; THENCE NORTH 21°36'32" WEST, A DISTANCE OF 65.90 FEET; THENCE NORTH 10°59'57" WEST, A DISTANCE OF 75.80 FEET; THENCE NORTH 35°07'40" WEST, A DISTANCE OF 74.48 FEET; THENCE NORTH 29°04'47" WEST, A

18.

DISTANCE OF 58.34 FEET; THENCE NORTH 51°39'43" WEST, A DISTANCE OF 58.26 FEET; THENCE NORTH 42°19'57" WEST, A DISTANCE OF 66.80 FEET; THENCE NORTH 15°46'35" WEST, A DISTANCE OF 33.89 FEET; THENCE SOUTH 14°55'21" WEST, A DISTANCE OF 210.69 FEET TO REFERENCE POINT "B"; THENCE NORTH 48°17'21" WEST, A DISTANCE OF 100.70 FEET; THENCE NORTH 32°55'31" EAST, A DISTANCE OF 162.32 FEET; THENCE NORTH 87°19'27" WEST, A DISTANCE OF 44.20 FEET; THENCE NORTH 27°17'47" WEST, A DISTANCE OF 47.48 FEET; THENCE NORTH 12°00'27" WEST, A DISTANCE OF 50.67 FEET; THENCE NORTH 19°21'16" WEST, A DISTANCE OF 59.23 FEET; THENCE NORTH 00°56'59" WEST, A DISTANCE OF 152.95 FEET, TO THE POINT OF BEGINNING, CONTAINING 49.37 ACRES MORE OR LESS, SURVEY MADE ON FEBRUARY 27, 1992.

TOGETHER WITH TRACT "J" FOR A POINT OF REFERENCE, RETURN TO AFORESAID REFERENCE POINT "B" IN THE ABOVE DESCRIBED 49.37 ACRE TRACT "I". THENCE SOUTH 34°55'31" WEST, A DISTANCE OF 264.69 FEET; THENCE NORTH 55°04'29" WEST, A DISTANCE OF 260.00 FEET TO POINT OF BEGINNING; THENCE SOUTH 21°45'00" WEST, A DISTANCE OF 776.05 FEET; THENCE SOUTH 09°57'15" EAST, A DISTANCE OF 237.60 FEET; THENCE NORTH 81°05'25" WEST, A DISTANCE OF 6.61 FEET; THENCE SOUTH 37°20'16" WEST, A DISTANCE OF 21.63 FEET; THENCE SOUTH 00°28'51" EAST, A DISTANCE OF 665.65 FEET; THENCE SOUTH 86°21'54" EAST, A DISTANCE OF 40.37 FEET; THENCE SOUTH 52°00'04" EAST, A DISTANCE OF 50.84 FEET; THENCE SOUTH 70°26'20" EAST, A DISTANCE OF 58.44 FEET; THENCE SOUTH 36°24'18" EAST, A DISTANCE OF 63.90 FEET; THENCE SOUTH 42°28'34" EAST, A DISTANCE OF 96.86 FEET; THENCE SOUTH 44°56'16" EAST, A DISTANCE OF 610.19 FEET; THENCE SOUTH 02°20'58" EAST, A DISTANCE OF 934.73 FEET; THENCE SOUTH 87°26'06" WEST, A DISTANCE OF 147.62 FEET; THENCE SOUTH 04°12'34" EAST, A DISTANCE OF 204.35 FEET TO A POINT AT THE NORTHEAST CORNER OF EASEMENT "A"; THENCE SOUTH 69°50'00" WEST ALONG THE NORTH LINE OF SAID EASEMENT "A", A DISTANCE OF 52.38 FEET; THENCE NORTH 16°43'08" WEST LEAVING SAID EASEMENT "A", A DISTANCE OF 80.65 FEET; THENCE NORTH 05°39'38" WEST, A DISTANCE OF 77.52 FEET; THENCE NORTH 04°30'00" WEST, A DISTANCE OF 160.00 FEET; THENCE NORTH 40°37'19" EAST, A DISTANCE OF 74.24 FEET; THENCE NORTH 00°51'10" WEST, A DISTANCE OF 80.73 FEET; THENCE NORTH 11°48'50" WEST, A DISTANCE OF 519.08 FEET; THENCE NORTH 41°11'41" WEST, A DISTANCE OF 83.59 FEET; THENCE NORTH 61°20'46" WEST, A DISTANCE OF 261.37 FEET; THENCE NORTH 35°22'25" WEST, A DISTANCE OF 109.59 FEET; THENCE NORTH 15°32'37" WEST, A DISTANCE OF 124.58 FEET; THENCE NORTH 56°04'33" WEST, A DISTANCE OF 350.47 FEET; THENCE NORTH 00°28'51" WEST, ALONG A WEST LINE OF SAID JULINGTON CREEK UNIT NINE, A DISTANCE OF 715.69 FEET TO THE NORTHEAST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 27 EAST; THENCE NORTH 13°31'04" EAST, A DISTANCE OF 157.95 FEET; THENCE NORTH 14°05'27" EAST, A DISTANCE OF 239.62 FEET; THENCE NORTH 54°28'22" WEST, A DISTANCE OF 75.12 FEET; THENCE NORTH 47°25'19" EAST, A DISTANCE OF 15.30 FEET; THENCE NORTH 25°02'33" EAST, A DISTANCE OF 26.30 FEET; THENCE NORTH 01°42'57" EAST, A DISTANCE OF 26.51 FEET; THENCE NORTH 09°23'34" WEST, A DISTANCE OF 60.01 FEET; THENCE NORTH 31°31'50" EAST, A DISTANCE OF 34.13 FEET; THENCE

P. U. D. OFF. REC. BOOK 5 PAGE 612

NORTH 82°16'13" EAST, A DISTANCE OF 24.80 FEET; THENCE NORTH 87°10'05" EAST, A DISTANCE OF 45.93 FEET; THENCE NORTH 63°26'47" EAST, A DISTANCE OF 26.08 FEET; THENCE NORTH 16°55'19" EAST, A DISTANCE OF 50.12 FEET; THENCE NORTH 27°44'45" EAST, A DISTANCE OF 40.19 FEET; THENCE NORTH 42°52'47" EAST, A DISTANCE OF 17.50 FEET; THENCE NORTH 58°16'34" EAST, A DISTANCE OF 39.98 FEET; THENCE NORTH 44°49'52" EAST, A DISTANCE OF 34.55 FEET; THENCE NORTH 25°16'00" EAST, A DISTANCE OF 19.33 FEET; THENCE NORTH 00°57'41" EAST, A DISTANCE OF 116.72 FEET; THENCE NORTH 14°26'53" WEST, A DISTANCE OF 27.37 FEET; THENCE NORTH 21°02'04" WEST, A DISTANCE OF 46.32 FEET; THENCE NORTH 08°15'02" WEST, A DISTANCE OF 19.31 FEET; THENCE NORTH 12°23'28" EAST, A DISTANCE OF 27.98 FEET; THENCE NORTH 27°27'47" EAST, A DISTANCE OF 33.05 FEET; THENCE NORTH 22°57'40" WEST, A DISTANCE OF 19.59 FEET; THENCE NORTH 16°58'33" WEST, A DISTANCE OF 6.13 FEET; THENCE NORTH 06°46'14" EAST, A DISTANCE OF 15.81 FEET; THENCE NORTH 23°31'11" WEST, A DISTANCE OF 19.50 FEET; THENCE NORTH 12°58'55" EAST, A DISTANCE OF 15.10 FEET; THENCE NORTH 38°36'36" EAST, A DISTANCE OF 37.27 FEET; THENCE NORTH 17°49'49" EAST, A DISTANCE OF 20.18 FEET; THENCE NORTH 30°53'20" EAST, A DISTANCE OF 23.24 FEET; THENCE NORTH 35°51'38" EAST, A DISTANCE OF 34.26 FEET; THENCE NORTH 05°22'18" WEST, A DISTANCE OF 35.45 FEET; THENCE NORTH 24°08'12" WEST, A DISTANCE OF 87.16 FEET; THENCE SOUTH 55°04'29" EAST, A DISTANCE OF 294.63 FEET, TO THE POINT OF BEGINNING, CONTAINING BY SURVEY PERFORMED BY NORTHEAST FLORIDA SURVEYORS ON FEBRUARY 27, 1992, 20.16 ACRES MORE OR LESS.

TOGETHER WITH RIGHTS OF INGRESS AND EGRESS ACROSS EASEMENT "A", EASEMENT "B" AND EASEMENT "C", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, RETURN TO AFORESAID REFERENCE POINT "A" IN THE ABOVE DESCRIBED 49.37 ACRE TRACT "I". THENCE NORTH 16°43'08" WEST, A DISTANCE OF 60.11 FEET TO THE SOUTHWEST CORNER OF THE AFORESAID TRACT "J"; THENCE NORTH 69°50'00" EAST ALONG THE MOST SOUTHERLY LINE OF SAID TRACT "J", A DISTANCE OF 52.38 FEET; THENCE SOUTH 04°12'34" EAST, A DISTANCE OF 62.40 FEET; THENCE SOUTH 69°50'00" WEST ALONG A NORTH LINE OF TRACT "I", A DISTANCE OF 38.04 FEET TO THE POINT OF BEGINNING, TOGETHER WITH EASEMENT "B", FOR A POINT OF BEGINNING, RETURN TO THE AFORESAID REFERENCE POINT "B" IN THE ABOVE DESCRIBED 49.37 ACRE TRACT "I"; THENCE SOUTH 34°55'31" WEST, A DISTANCE OF 264.69 FEET; THENCE NORTH 55°04'29" WEST, A DISTANCE OF 360.00 FEET TO A POINT AT THE MOST SOUTHEASTLY CORNER OF EASEMENT "C"; THENCE NORTH 34°55'30" EAST, A DISTANCE OF 116.79 FEET; THENCE SOUTH 46°41'57" EAST, A DISTANCE OF 63.66 FEET; THENCE SOUTH 61°31'27" EAST, A DISTANCE OF 79.84 FEET; THENCE SOUTH 47°26'42" EAST, A DISTANCE OF 118.74 FEET; THENCE NORTH 34°55'31" EAST, A DISTANCE OF 176.38 FEET TO A SOUTHWESTERLY CORNER OF THE AFORESAID TRACT "I"; THENCE SOUTH 48°17'21" EAST CONTINUING ALONG SAID TRACT "I", A DISTANCE OF 100.70 FEET TO THE POINT OF BEGINNING, TOGETHER WITH EASEMENT "C", FOR A POINT OF REFERENCE RETURN TO THE AFORESAID REFERENCE POINT "B" IN THE ABOVE DESCRIBED 49.37 ACRE TRACT "I"; THENCE SOUTH 34°55'31" WEST, A DISTANCE OF 264.69 FEET; THENCE NORTH 55°04'29"

19.

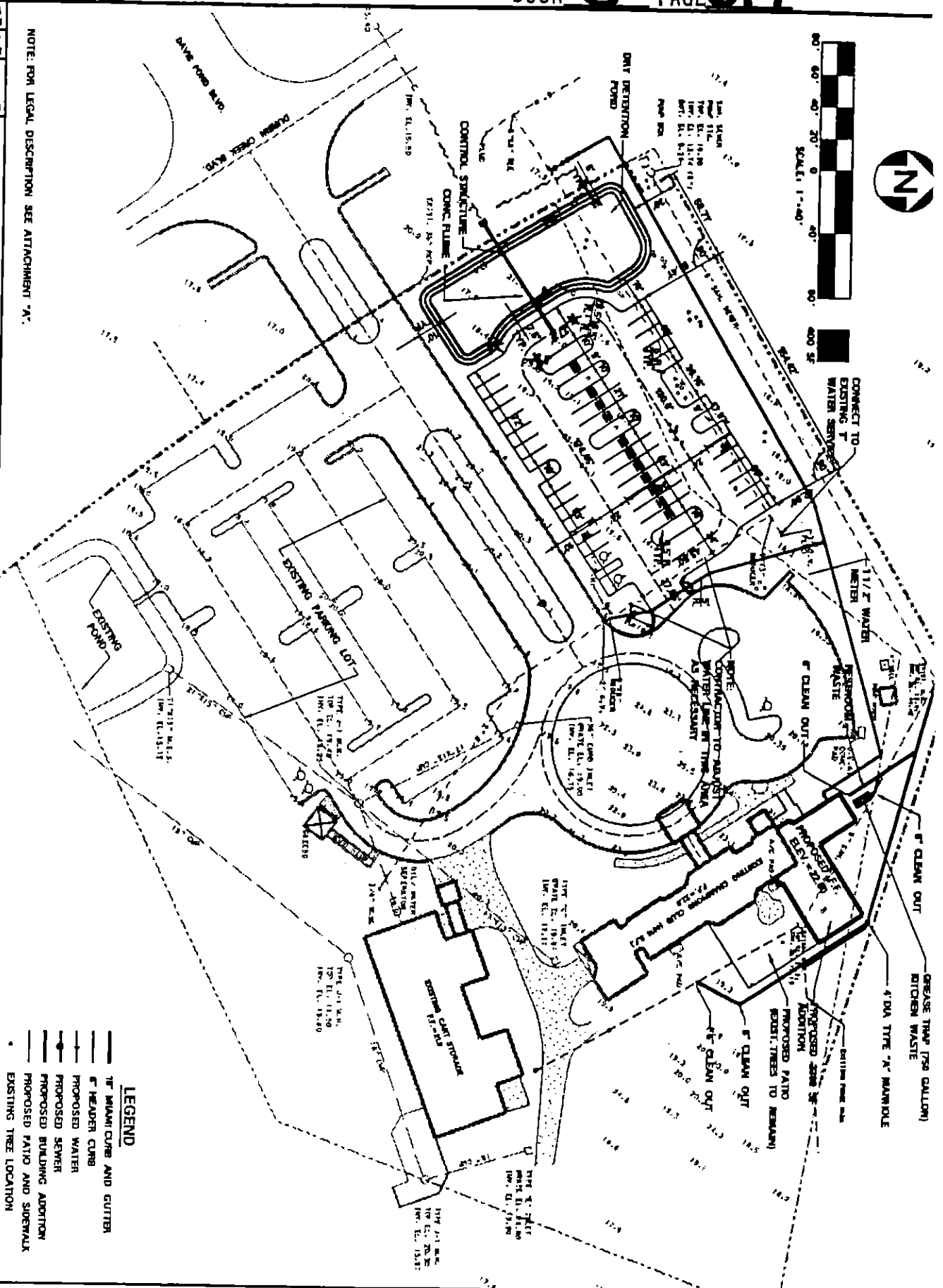
20.

EXHIBIT "A" (Continued)

O. R. 929 PG 0832

WEST: A DISTANCE OF 360.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 55°04'29" WEST ALONG THE NORTHERLY LINE OF SAID TRACT "J" AND ITS WESTERLY PROLONGATION, A DISTANCE OF 217.72 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 280.31 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 169.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°26'45" WEST AND A CHORD DISTANCE OF 167.39 FEET TO A POINT OF REVERSE CURVE, SAID CURVE BEING CONCAVE NORTHWARDLY HAVING A RADIUS OF 422.23 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 101.12 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°49'11" WEST AND A CHORD DISTANCE OF 102.86 FEET TO A POINT OF ANOTHER REVERSE CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 37.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 60°40'17" WEST AND A CHORD DISTANCE OF 36.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 72°50'00" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 17°10'00" EAST, A DISTANCE OF 469.65 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 27°15'18" WEST AND A CHORD DISTANCE OF 35.00 FEET TO A POINT ON A CURVE, SAID CURVE BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF DURBIN CREEK BOULEVARD BY JULINGTON CREEK UNIT FIVE AS RECORDED IN MAP BOOK 17, PAGES 1 THROUGH 21 INCLUSIVE OF SAID PUBLIC RECORDS (A 200 FOOT RIGHT-OF-WAY BY PLAT), SAID CURVE BEING CONCAVE NORTHWARDLY HAVING A RADIUS OF 2700.00 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID DURBIN CREEK BOULEVARD AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 109.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°50'00" EAST AND A CHORD DISTANCE OF 108.99 FEET TO A POINT OF CUSP OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°35'18" WEST AND A CHORD DISTANCE OF 35.00 FEET TO THE POINT OF TANGENCY OF CURVE; THENCE SOUTH 17°10'00" WEST, A DISTANCE OF 271.87 FEET; THENCE SOUTH 26°17'59" EAST, A DISTANCE OF 50.75 FEET; THENCE SOUTH 81°53'09" EAST, A DISTANCE OF 130.22 FEET; THENCE SOUTH 67°02'05" EAST, A DISTANCE OF 103.42 FEET; THENCE SOUTH 63°34'44" EAST, A DISTANCE OF 160.63 FEET; THENCE SOUTH 56°58'21" EAST, A DISTANCE OF 103.44 FEET; THENCE SOUTH 46°41'57" EAST, A DISTANCE OF 103.44 FEET; THENCE SOUTH 34°55'30" WEST, A DISTANCE OF 33.81 FEET; THENCE SOUTH 116°29' FEET TO THE POINT OF BEGINNING.

EASEMENTS "A", "B" AND "C" CONTAIN 3.37 ACRES MORE OR LESS.



NOTE: FOR LEGAL DESCRIPTION SEE ATTACHMENT 'A'.



Taylor & White, Inc.
CONSULTING AND DESIGN ENGINEERS

1115 BRIDGE AVE. SUITE 200
ANN ARBOR, MI 48106
(313) 963-1234

**CHAMPIONS CLUB
EXPANSION
AT JULINGTON CREEK
FOR
JULINGTON CREEK GOLF, LTD.**

**FINAL DEVELOPMENT
PLAN
EXHIBIT 'E' TO THE RESOLUTION**

DO NOT SCALE THIS DRAWING - DIMENSIONS AND NOTES TAKE PRECEDENCE

SCALE:		REVISIONS		DATE	DESCRIPTION	BY
NO.	DATE	NO.	DATE			
1	DESIGNED BY: R. WHITE					
2	DRAWN BY: C. JOHNSON					
3	CHECKED BY:					

- LEGEND**
- 12" MIAMI CURB AND GUTTER
 - 6" HEADER CURB
 - PROPOSED WATER
 - PROPOSED SEWER
 - PROPOSED PATIO AND SIDEWALK
 - EXISTING TREE LOCATION

STATE OF FLORIDA

COUNTY OF ST. JOHNS

P. U. D. OFF. REC.
BOOK J PAGE 615

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following

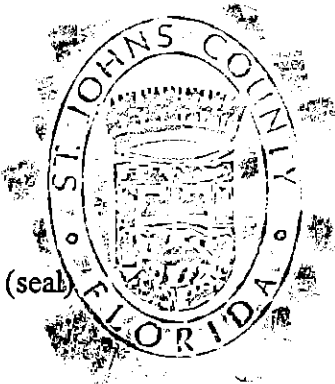
RESOLUTION NO. 96-149

Adopted by the Board of County Commissioners of St. Johns County, Florida, at a regular meeting of said Board on August 27, 1996.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA
96 OCT 24 PM 4:26
Carl "Bud" Markel
CLERK OF CIRCUIT COURT

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 24th day of October, 1996.



CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Lenora Jo Newsome
Lenora Jo Newsome, Deputy Clerk