

ST. JOHNS COUNTY  
RESOLUTION NUMBER 2009- 87

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE NOCATEE DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY RESOLUTION 2001-30, DATED FEBRUARY 23, 2001, AND PREVIOUSLY MODIFIED BY RESOLUTION 2006-95, DATED MARCH 21, 2006, RESOLUTION 2007-127, DATED MAY 1, 2007, AND RESOLUTION 2007-305, DATED OCTOBER 16, 2007, TO INCLUDE ADDITIONAL LANDS WITHIN THE NOCATEE DRI; MODIFY THE NOCATEE DRI DEVELOPMENT ORDER REQUIREMENTS RELATING TO WETLANDS, THE GREENWAY, THE NOCATEE PRESERVE, RECREATION AND OPEN SPACE, WATER SUPPLY, LAND USE TOTALS, LAND USE CONVERSION, POLICE AND FIRE PROTECTION AND ALLOW EVENT PARKING WITHIN CERTAIN AREAS OF THE NOCATEE DRI; MODIFY THE MASTER PLAN AND THE MASTER CIRCULATION PLAN; MODIFY THE CONVERSION TABLE; INCLUDE ADDITIONAL DRI MAP EXHIBITS; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, SONOC Company, L.L.C., has submitted a Notice of Proposed Change to the Nocatee Development of Regional Impact (DRI) dated December 26, 2007, as amended, requesting modification of portions of the Development Order described in the Notice of Proposed Change text dated February 23, 2009 (the "NOPC"); and

WHEREAS, the Developer submits that the changes proposed in the NOPC do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes and the Developer has provided evidence that such changes do not constitute a substantial deviation under any provision of Section 380.06(19) of the Florida Statutes; and

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held April 7, 2009, after required notice; and

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

1. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the number of development rights or increase in impacts from those approved in the original Nocatee DRI Development Order, Resolution 2001-30, as amended, prior to this change.
2. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
3. The changes requested in the NOPC are consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.
4. The Nocatee DRI Development Order, Resolution 2001-30, as amended, is hereby modified by approval of the following specific changes:

- a. Addition of land to the Nocatee DRI Development Order as shown on the revised Nocatee DRI Development Order legal description attached hereto at Exhibit 1.
  - b. Modification of text to Special Conditions 2, 4, 16(a), 16(b), 17, 21(b), 29, 31 and addition of new Special Condition 33A to the Nocatee DRI Development Order as shown on Exhibit 2 attached hereto.
  - c. Modification of Nocatee DRI Development Order Master Plan (Map H-1) and Master Circulation Plan (Map H-2) as shown on Exhibit 3 attached hereto.
  - d. Modification of Nocatee Conversion Table (Exhibit 4) as shown on Exhibit 4 attached hereto.
  - e. Addition of new map exhibits (HyDry Parcel Map and Intracoastal Frontage Map) to the Nocatee DRI Development Order as shown on Exhibit 5 attached hereto.
5. Except as modified by this Resolution, the existing Nocatee DRI Development Order shall remain in full force and effect.
  6. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs, and the Northeast Florida Regional Council.
  7. This Resolution shall take effect upon its adoption.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 7<sup>th</sup> DAY OF April, 2009.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 4/9/09

## **EXHIBIT 1**

Revised Nocatee DRI Development Order Legal Description

February 8, 2001  
Revised Boundary

Work Order No. S98-354

Legal Description

NOCATEE

DUVAL COUNTY, FLORIDA

TRACT "A"

All of Sections 36, 46, and 53 and portions of Sections 25, 34, 35, 47, 48, 49, and 55, Township 4 South, Range 28 East, Duval County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the point of intersection of the Southerly boundary of Section 34, Township 4 South, Range 28 East, with the Northeasterly right of way line of U.S. Highway 1, State Road No. 5, and run North  $41^{\circ}50'26''$  West along said right of way line, a distance of 925.00 feet to a point; run thence North  $76^{\circ}59'37''$  East, a distance of 4,715.0 feet to a point; run thence North  $00^{\circ}37'22''$  West, a distance of 3625.0 feet to a point; run thence North  $89^{\circ}34'10''$  East, a distance of 1,965.0 feet; run thence North  $34^{\circ}06'08''$  East, a distance of 3,495.66 feet to a point on the Northerly boundary of Section 49; run thence North  $75^{\circ}13'42''$  East along the Northerly boundary of Section 49 and 53, the same being Southerly boundary of Section 45 and along the Southerly boundary of Section 52, Township and Range aforementioned, and its Northeasterly projection, a distance of 6,620.70 feet to a point on the East line of Section 25, said Township and Range, run thence South  $00^{\circ}54'07''$  East along last said Section line and along the East line of Section 36, a distance of 9,798.05 feet to its point of intersection with the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 146.60 feet to a point on the South line of said Section 36; run thence South  $89^{\circ}37'49''$  West along the South line of Sections 34, 35 and 36, a distance of 14,298.23 feet to the Point of Beginning.

Exhibit 1

August 6, 1999

Work Order No. S98-354

Legal Description

NOCATEE

ST. JOHNS COUNTY, FLORIDA

TRACT "B"

Portions of Section 19, 20, 28, 29, 30, 31, 32, 49, 50, 51, 55, 65, 66, and 67 Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Northwest corner of Section 30, said Township and Range and run North  $88^{\circ}39'56''$  East along the North line of said Section, a distance of 1650.0 feet; run thence North  $62^{\circ}02'54''$  East, a distance of 7,000.0 feet; run thence South  $66^{\circ}36'10''$  East, a distance of 3133.65 feet; run thence South  $17^{\circ}06'55''$  East, a distance of 5068.75 feet to the Northeasterly corner of that certain parcel of land described in Official Records Volume 97, Page 151, Public Records of said County; run thence South  $76^{\circ}09'47''$  West, along the Northerly boundary of said parcel, a distance of 477.26 feet to the Northeasterly corner of that certain tract of land described in Official Records Book 673, Page 636 and 637, public records of said county; run thence South  $88^{\circ}13'50''$  West along the Northerly boundary of said tract a distance of 622.02 feet to the Northwest corner thereof; run thence South  $07^{\circ}59'59''$  East along the Westerly line of said tract and along the Westerly line of that parcel described in Official Records Book 368, page 550, a distance of 532.17 feet to a point on the line dividing Sections 28 and 55, Township and Range aforementioned; run thence South  $86^{\circ}48'25''$  West along said Section line, a distance of 1,728.48 feet to the Northeast corner of that parcel identified as Parcel Six and described in documentation recorded in Official Records Volume 1084, Page 676, said public records, run thence South  $11^{\circ}08'51''$  East along the Easterly line of said Parcel Six, a distance of 600.76 feet to the Northwesterly right of way line of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ}21'50''$  West along said right of way line, a distance of 11,438.24 feet to it's point of intersection with the Westerly line of Section 31, Township and Range aforementioned; run thence North  $00^{\circ}54'07''$  West along said Westerly section line and along the Westerly line of Section 30, a distance of 10,614.31 feet to the Point of Beginning; less and except from the above described lands, the Northeast 1/4 of the Southeast 1/4 of Section 30, said Township and Range.

November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "C"

All of Sections 58 and 64 and portions of Sections 29, 31, 32, 55, 57, 59, 60, 61 and 63, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For Point of Beginning, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Southerly line of said Township, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way line of Palm Valley Road, County Road No. 210; run thence Northeasterly, along said right of way line, as follows: first course, North  $55^{\circ} 21' 50''$  East, a distance of 11,609.31 feet to a point of curvature; second course, along the arc of a curve concave Southeasterly with a radius of 943.73 feet, an arc distance of 392.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing North  $67^{\circ} 15' 54''$  East and distance of 389.23 feet; third course, North  $79^{\circ} 09' 57''$  East, a distance of 1439.56 feet to the extreme Westerly corner of that certain tract described in deed recorded in Official Records 664, Page 1159, Public Records of said County; run thence South  $18^{\circ} 09' 43''$  East, departing said right of way line, a distance of 2633.45 feet; run thence South  $82^{\circ} 53' 46''$  East, a distance of 711.15 feet; run thence South  $08^{\circ} 41' 05''$  East, a distance of 4351.59 feet to a point on aforesaid Southerly line of Township 4 South, Range 29 East; run thence South  $89^{\circ} 27' 34''$  West, along said Township line, a distance of 8263.12 feet to the Point of Beginning.

LESS AND EXCEPT: Those lands described in instrument recorded in Official Records Book 1097, Page 1072 and Official Records Book 1443, Page 1680, Public Records of said County.

May 6, 1999

Work Order No. S98-354

Legal Description

TRACT "D"

Portions of Sections 57 and unsurveyed Section 34, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

For Point of Reference, commence at the Southwest corner of Section 32, Township 4 South, Range 29 East, and run North 89° 27' 34" East, along the Southerly line of said Township, a distance of 14,134.03 feet to its point of intersection with the Westerly right of way line of Florida East Coast Canal (Intracoastal Waterway) as recorded in Map Book 4, Pages 68 through 7E, Public Records of St. Johns County, Florida and the Point of Beginning.

From the Point of Beginning thus described, run North 25° 46' 44" West along said Westerly right of way line, a distance of 2,500.00 feet; run thence South 49° 50' 45" West, departing said line, a distance of 3,546.61 feet to a point on aforesaid Southerly Township line; run thence North 89° 27' 34" East, along said Township line, a distance of 3,798.13 feet to the Point of Beginning.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

November 16, 1999

Work Order No. S98-354

Legal Description

TRACT "B"

Parcel 1

A part of Sections 1, 2, 3 and 11, all in Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 1 in Deed recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.

Less and Except those certain parcels identified as PARCEL "D" and PARCEL "E" and described in document recorded at Official Records Book 1453, Page 651, said Public Records.

Exhibit 1

Page 5 of 25



November 11, 1999

Work Order No. S98-354

Legal Description

TRACT "B"

Parcel 2

A part of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being all of those lands described as Parcel 2 in Deeds recorded in Official Records Book 979, Page 1807 and Official Records Book 979, Page 1810, Public Records of said County.

Exhibit 1

Page 6 of 25

January 13, 2000

Work Order No. S98-354

Legal Description

TRACT "F"

A tract of land comprised of the East 1/2 of Section 12 and the Northeast 1/4 of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, less and except that portions lying within the boundary of Subdivision of Hilden recorded in Map Book 3, Page 59, of the Public Records of said County.

Less and except the following described parcel:

A part of Section 13, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For the Point of Beginning, commence at the intersection of the Southerly right of way line of North East Second Street, a 40 foot right of way as shown on plat of Subdivision of Hilden, recorded in Map Book 3, Page 59 of the public records of said county, with the Northeasterly right of way line of Fifth Avenue, a 40 foot right of way as shown on said plat of Subdivision of Hilden; thence South 52° 48' 30" West, along the Southerly right of way line, 588 feet to the Easterly line of those lands as described and recorded in Official Records Book 1230, Page 1153, of said public records; thence South 00° 43' 58" East, along said Easterly line, 222 feet to the Northerly line of those lands described and recorded in Official Records Book 703, Page 781, of said public records; thence North 88° 24' 40" East, along the Northerly lines of the lands described and recorded in said Official Records Book 703, Page 781, Official Records Book 704, Page 1135, Official Records Book 807, Page 1537, and Official Records Book 1185, Page 526, all being recorded in said public records, 944 feet to an intersection with the Southeasterly prolongation of said Northeasterly right of way line of Fifth Avenue; thence North 40° 54' 24" West, along said Southerly prolongation, 730 feet to the Point of Beginning.

September 10, 1999

Work Order No. S98-354

**TRACT "C"**

That portion of Section 37, Township 5 South, Range 28 East, St. Johns County, Florida described in deed recorded at Official Records Book 675, Page 350, public records of said county.

Exhibit 1

Page 8 of 25

September 10, 1999

Work Order No. S98-354

TRACT "H"  
Parcel 1

A tract of land comprised of all or portions of surveyed and unsurveyed Sections 3, 10 and 15; all of Sections 4, 5, 7, 8, 9, 16, 17, 18, 20, 21, 39, 62, 63, 64, 65, 66, and portions of Sections 6, 19 and 61, Township 5 South, Range 29 East, St. Johns County, Florida, said tract being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Section 6, Township 5 South, Range 29 East, and run South  $89^{\circ} 27' 34''$  West, along the Northerly line of said Section, a distance of 5245.88 feet to its point of intersection with the Southeasterly right of way of Palm Valley Road, County Road No. 210; run thence South  $55^{\circ} 21' 50''$  West, along said right of way line, a distance of 68.75 feet to a point on the Westerly boundary of said Section; run thence South  $00^{\circ} 56' 57''$  West, along said Section line, a distance of 5407.34 feet to the Southwest corner of said Section; run thence South  $02^{\circ} 32' 48''$  East, along the Westerly boundary of Section 7, said Township and Range, a distance of 5331.05 feet to the Southwest corner thereof; run thence South  $01^{\circ} 38' 27''$  East, along the Westerly line of Section 18, said Township and Range, a distance of 4909.80 feet to the Northwesterly corner of Section 40; run thence along the boundary of said Section 40 as follows: first course, South  $55^{\circ} 40' 59''$  East, a distance of 1887.09 feet; second course, South  $79^{\circ} 34' 02''$  East, a distance of 639.79 feet; third course, South  $07^{\circ} 57' 59''$  East, a distance of 1679.42 feet; fourth course, North  $59^{\circ} 54' 33''$  West, a distance of 2797.08 feet to the Southwesterly corner of said Section; run thence South  $01^{\circ} 29' 54''$  East, along the Westerly line of Section 19, aforesaid Township and Range, a distance of 395.62 feet to the Northeast right of way line U.S. Highway 1, State Road No. 5; run thence South  $37^{\circ} 55' 34''$  East, along said right of way line, a distance of 3131.90 feet to its point of intersection with the Northerly line of Section 41, said Township and Range and the Northerly boundary of Woodland Heights according to the plat recorded in Map Book 3, Page 78, Public Records of St. Johns County, Florida; run thence South  $74^{\circ} 56' 37''$  East, along said Section line and subdivision line, a distance of 1096.67 feet; run thence North  $13^{\circ} 29' 52''$  West, along said subdivision line, a distance of 183.21 feet; run thence North  $02^{\circ} 39' 45''$  East, along said subdivision line, a distance of 265.41 feet; run thence South  $89^{\circ} 01' 13''$  East, along said subdivision line and its Easterly projection, a distance of 574.74 feet to the Easterly right of way line of Old Dixie Highway lying on the Westerly line of Official Records Book 1353, Page 1476, Public Records of said County; run thence South  $15^{\circ} 19' 35''$  East, along said line, a distance of 1354.50 feet to a point on the Southerly boundary of aforementioned Section 19; run thence North  $88^{\circ} 50' 30''$  East, along said Southerly boundary, a distance of 1401.68 feet to the Southeast corner of said Section; run thence North  $89^{\circ} 10' 44''$  East along the Southerly line of Sections 20 and 21, and its Easterly projection, a distance of 8762.95 feet, more or less to the center of the run of an unnamed creek (Sweetwater Creek); run thence Northeasterly along the center of said run following the meanderings of same, to its point of intersection with the line dividing unsurveyed Sections 15 and 22, said point of intersection bearing North  $28^{\circ} 40' 40''$  East and distance 5998.15 feet from last said point; run thence North  $89^{\circ} 17' 02''$  East, along said Section line, a distance of 2378.54 feet to a point on the Westerly right of way line of the Intracoastal Waterway, per Deed Book 193, Page 387, Public Records of said County; run thence in a Northerly direction along the West edge of the waters of the Tolomato River to a point on the North boundary of said Township 5 South, Range 29 East, said waters edge being traversed as follows: first course, North  $07^{\circ} 25' 34''$  West, along said Westerly right of way

September 10, 1999

Work Order No. S98-354

TRACT "H"  
Parcel 1

line of the Intracoastal Waterway, a distance of 1870.17 feet; second course, North 36° 44' 53" East continuing along said right of way line, a distance of 202.90 feet; third course, North 14° 22' 06" East, a distance of 8564.35 feet to a point on said Westerly right of way line of the Intracoastal Waterway; fourth course, North 07° 59' 12" West along said right of way line, a distance of 740.00 feet; fifth course, North 21° 43' 09" West along said right of way line, a distance of 3362.70 feet; sixth course, North 25° 49' 03" West, along said right of way line, a distance of 1899.59 feet to the point of termination of said traverse on the Northerly boundary of said Township; run thence South 89° 27' 34" West, along said Township line, a distance of 14134.03 feet to the Point of Beginning.

LESS AND EXCEPT all of that portion of Government Lot 10, Section 19, Township 5 South, Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

LESS AND EXCEPT any portion of the above described lands lying below the mean high water line of the Tolomato River.

Exhibit 1

September 10, 1999

Work Order No. 98-354

TRACT "B"  
Parcel 2

All of that portion of Government Lot 10, Section 19, Township 5 South Range 29 East, St. Johns County, Florida, lying East of the Easterly right of way line of Old Dixie Highway as described in deed recorded in Official Records Book 1353, Page 1476, public records of said County.

Exhibit 1



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
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Revised May 28, 2008  
September 20, 2007  
Nocatee

Work Order No. 07-222.00  
File No. 119E-23

#### Hydry Parcel

A portion of Section 20, together with those portions of the Francis X. Sanchez Grant, Section 41, the Heirs of Thomas Fitch Grant, Section 48, the Pedro R DeCala Grant, Section 49, the Ben Chaires Grant, Section 51, the Sabate or Chaires Grant, Section 65, the Paul Sabate Grant, Section 66, the Sabate or DeCala Grant, Section 67, the Sabate or F.X. Sanchez Grant, Section 68 and the Sabate or Fitch Grant, Section 69, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 30, said Township and Range, said point also being the Northwesterly corner of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county; thence Easterly, along the Northerly line of said lands, the following two courses: Course 1 ~ thence North  $88^{\circ}46'16''$  East, along the North line of said Section 30, a distance of 1650.00 feet; Course 2 ~ thence North  $62^{\circ}04'32''$  East, 7000.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $62^{\circ}04'32''$  East, departing said Northerly line of Official Records Book 1462, page 711, a distance of 2824.47 feet; thence North  $23^{\circ}32'02''$  East, 427.46 feet; thence North  $42^{\circ}46'52''$  East, 521.04 feet; thence North  $81^{\circ}27'40''$  East, 1033.05 feet to a point lying on the Westerly line of the Intracoastal Waterway, as recorded in Map Book 4, page 73 of the public records of said county; thence South  $26^{\circ}21'19''$  East, along said Westerly line, 5827.11 feet to the Northeasterly corner of Palm Valley Harbour, as recorded in Map Book 24, page 19, said public records; thence South  $52^{\circ}34'17''$  West, along the Northerly line of said plat, 273.57 feet to the Northwesterly corner thereof; thence South  $05^{\circ}18'59''$  East, along the Westerly line of said plat and its Southerly prolongation thereof, 1581.08 feet to a point on the Northerly line of those lands described and recorded in Official Records Book 2338, page 1135, said public records; thence Southwesterly along said Northerly line the following ten courses: Course 1 ~ thence South  $54^{\circ}59'39''$  West, 149.54 feet; Course 2 ~ thence South  $53^{\circ}54'16''$  West, 25.61 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4077.25 feet; Course 3 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $5^{\circ}27'00''$ , an arc length of 387.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $51^{\circ}10'46''$  West, 387.68 feet; Course 4 ~ thence North  $41^{\circ}32'37''$  West, 13.75 feet to a point on a curve concave Southeasterly, having a radius of 4091.00 feet; Course 5 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $2^{\circ}17'59''$ , an

Exhibit 1

arc length of 164.21 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $47^{\circ}18'18''$  West, 164.20 feet; Course 6 ~ thence South  $46^{\circ}09'19''$  West, 186.97 feet to a point of curvature of a curve concave Southeasterly, having a radius of 4045.00 feet; Course 7 ~ thence Southwesterly, along the arc of said curve, through a central angle of  $1^{\circ}48'00''$ , an arc length of 127.08 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $45^{\circ}15'18''$  West, 127.07 feet; Course 8 ~ thence Southwesterly, along the arc of a curve concave Southeasterly, having a radius of 2025.00 feet, through a central angle of  $7^{\circ}14'59''$ , an arc length of 256.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $50^{\circ}22'13''$  West, 256.06 feet; Course 9 ~ thence South  $46^{\circ}44'44''$  West, 439.71 feet; Course 10 ~ thence South  $05^{\circ}46'14''$  East, 13.72 feet to a point lying on the Northerly right of way line of Palm Valley Road, County Road No. 210, a variable width right of way; thence South  $52^{\circ}47'44''$  West, along said Northerly right of way line, 1141.94 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 97, page 151, said public records; thence North  $05^{\circ}44'50''$  West, departing said Northerly right of way line and along the Easterly line of said lands, 555.42 feet to the Easterly most Southeasterly corner of said lands of Official Records Book 1462, page 711; thence Northwesterly along the Easterly line of said lands of Official Records Book 1462, page 711 the following 2 courses: Course 1 ~ thence North  $16^{\circ}26'54''$  West, 4948.37 feet; Course 2 ~ thence North  $66^{\circ}34'32''$  West, 3133.65 feet to the Point of Beginning.

Containing 544.46 acres, more or less.





Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
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February 19, 2009  
Nocatee  
Page 1 of 2

Work Order No. 09-021.00  
File No. 120E-24

**Tolomato CDD U.S. Highway No. 1  
Annexation Parcel**

Being a portion of Tracts 9 and 10 of Durbin Farms, an Unrecorded Subdivision, lying in a portion of Sections 2 and 3, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 2, thence South  $01^{\circ}10'10''$  East, along the Easterly line of said Section 2, a distance of 2691.44 feet to the Southeast corner of the North 1/2 of said Section 2; thence South  $89^{\circ}16'07''$  West, along the Southerly line of said North 1/2 of Section 2, a distance of 5082.24 feet to a point lying on the Southwesterly right of way line of Old Dixie Highway, a 50 foot right of way as presently established, and the Point of Beginning.

From said Point of Beginning, thence South  $23^{\circ}06'23''$  East, along said Southwesterly right of way line of Old Dixie Highway, 327.06 feet to the Northeast corner of those lands described and recorded in Official Records Book 2790, page 134 of the public records of said county; thence South  $89^{\circ}18'24''$  West, departing said Southwesterly right of way line, and along the Northerly line of said Official Records Book 2790, page 134, a distance of 599.57 feet to the Northwest corner thereof; thence South  $23^{\circ}52'38''$  East, along the Westerly line of said lands, 99.93 feet to the Northeast corner of those lands described and recorded in Official Records Book 1497, page 1467 of said public records; thence Westerly, along the Northerly line of said Official Records Book 1497, page 1467, the following five (5) courses: Course one, thence South  $89^{\circ}18'59''$  West, departing said Westerly line, 380.52 feet; Course two, thence North  $41^{\circ}01'01''$  West, 88.31 feet; Course three, thence South  $48^{\circ}58'59''$  West, 99.92 feet; Course four, thence South  $40^{\circ}57'50''$  East, 49.92 feet; Course five, thence South  $49^{\circ}28'42''$  West, 125.00 feet to the Northerly most corner of those lands described and recorded in Official Records Book 2945, page 1207 of said public records; thence South  $41^{\circ}00'51''$  East, departing said Northerly line, and along the Northeasterly line of said Official Records Book 2945, page 1207, a distance of 208.78 feet to the Southeast corner thereof, said corner also lying on the Southerly line of said Official Records Book 1497, page 1467; thence North  $89^{\circ}23'18''$  East, along said Southerly line, 314.45 feet to the Easterly most corner of those lands described and recorded in Official Records Book 2744, page 1655 of said public records; thence South  $68^{\circ}56'58''$  West, departing said Southerly line of Official Records Book 1497, page 1467, along the Southerly line of said Official Records Book 2744, page 1655, and along the Southerly line of those lands described and recorded in Official

Exhibit 1

February 19, 2009  
Nocatee  
Page 2 of 2

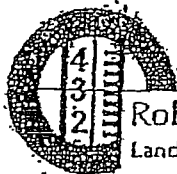
Work Order No. 09-021.00  
File No. 120E-24

**Tolomato CDD U.S. Highway No. 1  
Annexation Parcel (cont.)**

Records Book 2918, page 1119 of said public records, a distance of 307.96 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established; thence along said Northeasterly right of way line the following three (3) courses: Course one, thence North 41°00'51" West, departing said Southerly line, 1016.99 feet; Course two, thence North 89°15'51" East, 33.00 feet; Course three, thence North 41°01'13" West, 78.66 feet to the Southwest corner of Tract 8, said Durbin Farms; thence North 89°16'07" East, departing said Northeasterly right of way line, and along the South line of said Tract 8, a distance of 1503.51 feet to the Southeast corner of said Tract 8, said corner also lying on said Southwesterly right of line of Old Dixie Highway; thence South 23°06'23" East, along said Southwesterly right of way line, 64.89 feet to the Point of Beginning.

Containing 14.73 acres, more or less.

Exhibit 1



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

14775 Old St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 1

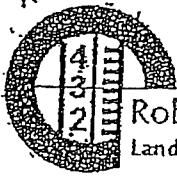
A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of said Section 2, thence South  $89^{\circ}05'52''$  West, along the Southerly line of said Section 2, a distance of 1763.12 feet; thence North  $00^{\circ}54'08''$  West, departing said Southerly line, 661.84 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence South  $71^{\circ}43'27''$  West, along said Southeasterly right of way line of County Road No. 210, a distance of 580.12 feet to a point lying on the Easterly right of way line of Coastal Ridge Boulevard, a variable width right of way as presently established, said point being a point on a curve concave Northwesterly, having a radius of 2575.00 feet; thence Northeasterly, departing said Southeasterly right of way line, along said Easterly right of way line, and along the arc of said curve, through a central angle of  $04^{\circ}09'50''$ , an arc length of 187.13 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $39^{\circ}24'52''$  East, 187.09 feet; thence North  $71^{\circ}43'27''$  East, departing said Easterly right of way line and along said Northwesterly right of way line, 125.35 feet to a point on a curve concave Northerly, having a radius of 490.00 feet, said point lying on the Southerly right of way line of Palm Valley Road, a 100-foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $37^{\circ}15'28''$ , an arc length of 318.63 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $89^{\circ}38'49''$  East, 313.05 feet.

Containing 0.68 acres, more or less.

Exhibit 1



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June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 2

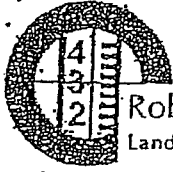
A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeasterly right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeasterly right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeasterly right of way line, 758.17 feet to a point lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence North  $58^{\circ}25'07''$  West, departing said Southeasterly right of way line of County Road No. 210 and along said Northerly right of way line of Preservation Trail, 24.96 feet to the point of curvature of a curve concave Southwesterly, having a radius of 956.00 feet, thence Northwesterly; continuing along said Northerly right of way line and along the arc of said curve, through a central angle of  $05^{\circ}09'39''$ , an arc length of 86.11 feet to a point on said curve, said point lying on the Northwesterly right of way line of said County Road No. 210, said arc being subtended by a chord bearing and distance of North  $60^{\circ}59'56''$  West, 86.08 feet; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 4378.81 feet to a point lying on the Southerly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence South  $87^{\circ}28'14''$  East, departing said Northwesterly right of way line and along said Southerly right of way line, 165.38 feet to a point lying on said Southeasterly right of way line of County Road No. 210; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeasterly right of way line, 4462.31 feet to the Point of Beginning.

Containing 10.15 acres, more or less.

Exhibit 1



Robert M. Angas Associates, Inc.  
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Jacksonville, FL 32258  
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Fax: (904) 642-4165

June 11, 2007

Work Order No. 07-141  
Nocatee

County Road No. 210  
Abandonment Parcel 3

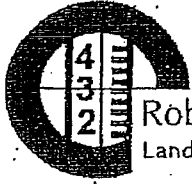
A portion of Sections 31 and 32, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 31, thence South  $01^{\circ}10'10''$  East, along the Westerly line of Section 6, Township 5 South, Range 29 East, said St. Johns County, a distance of 38.64 feet to a point lying on the Southeastery right of way line of County Road No. 210 (Palm Valley Road), a 100 foot right of way as presently established; thence North  $55^{\circ}22'18''$  East, departing said Westerly line and along said Southeastery right of way line, 30.12 feet; thence North  $55^{\circ}19'25''$  East, continuing along said Southeastery right of way line, 6510.54 feet to a point lying on the Northerly right of way line of Nocatee Parkway, a variable width right of way as presently established, said point also being the Point of Beginning.

From said Point of Beginning, thence Westerly, departing said Southeastery right of way line of County Road No. 210, along said Northerly right of way line of Nocatee Parkway, and along the arc of a curve concave Northerly, having a radius of 4890.01 feet, through a central angle of  $00^{\circ}08'41''$ , an arc length of 12.34 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}43'27''$  West, 12.34 feet; thence South  $81^{\circ}28'32''$  West, continuing along said Northerly right of way line and along a non-tangent bearing, 213.56 feet to a point lying on the Northwesterly right of way line of said County Road No. 210; thence North  $55^{\circ}19'25''$  East, departing said Northerly right of way line and along said Northwesterly right of way line, 631.33 feet to a point on a curve concave Northerly, having a radius of 345.25 feet, said point lying on the Southerly right of way line of Palm Valley Road, an 80 foot right of way as presently established; thence Easterly, departing said Northwesterly right of way line, along said Southerly right of way line, and along the arc of said curve, through a central angle of  $43^{\circ}47'58''$ , an arc length of 263.92 feet to a point on said curve, said point lying on said Southeastery right of way line of County Road No. 210; said arc being subtended by a chord bearing and distance of North  $78^{\circ}10'16''$  East, 257.55 feet; thence South  $55^{\circ}19'25''$  West, departing said Southerly right of way line and along said Southeastery right of way line, 666.11 feet to the Point of Beginning.

Containing 1.39 acres, more or less.

Exhibit 1



Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
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Fax: (904) 642-4165

Revised January 17, 2008  
December 7, 2007

Work Order No. 07-285.00  
File No. 119F-19(Parcel A)

Page 1 of 3

**Nocatee Business Park  
C.R. 210 Parcel A**

A portion of Sections 2 and 11, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 979, page 1810 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the centerline of Old Dixie Highway, and its intersection with the former centerline of County Road No. 210 (Palm Valley Road), thence South  $39^{\circ}51'39''$  East, along said centerline of Old Dixie Highway, 145.16 feet; thence North  $46^{\circ}59'43''$  East, departing said centerline, 33.05 feet to the Point of Beginning, said point lying on the Southerly right of way line of Coastal Ridge Boulevard, County Road No. 210, a variable width right of way as shown on the plat of Coastal Ridge Boulevard – Western Segment, as recorded in Map Book 58, pages 18 through 25 of said public records.

From said Point of Beginning, thence Northeasterly, along said Southerly right of way line, the following seven courses: Course one, thence North  $00^{\circ}46'04''$  East, 53.01 feet; Course two, thence North  $41^{\circ}35'40''$  East, 158.73 feet; Course three, thence North  $55^{\circ}29'30''$  East, 49.96 feet; Course four, thence North  $41^{\circ}35'40''$  East, 406.91 feet; Course five, thence North  $48^{\circ}24'20''$  West, 12.00 feet; Course six, thence North  $41^{\circ}35'40''$  East, 575.75 feet to the point of curvature of a curve concave Northwesterly, having a radius of 2575.00 feet; Course seven, thence Northeasterly, along the arc of said curve, through a central angle of  $00^{\circ}05'53''$ , an arc length of 4.41 feet to a point on said curve, and its intersection with the former Southerly right of way line of Palm Valley Road, said arc being subtended by a chord bearing and distance of North  $41^{\circ}32'43''$  East, 4.41 feet; thence Northeasterly, departing said Southerly right of way line of Coastal Ridge Boulevard and along said former and present Southerly right of way line of Palm Valley Road, a 100 foot right of way, the following three courses: Course one, thence North  $71^{\circ}43'27''$  East, 707.53 feet to the point of curvature of a curve concave Northwesterly, having a radius of 909.92 feet; Course two, thence Northeasterly, along the arc of said curve, through a central angle of  $16^{\circ}21'09''$ , an arc length of 259.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $63^{\circ}32'53''$  East, 258.81 feet; Course three, thence North  $55^{\circ}22'18''$  East, 349.95 feet to a point lying on the Westerly right of way line of Walden Chase Lane, a variable width right of way as presently established, said point also being the

Exhibit 1

point of curvature of a curve concave Southwesterly, having a radius of 50.00 feet; thence Southeasterly, departing said Southerly right of way line and along said Westerly right of way line the following two courses: Course one, thence Southeasterly, along the arc of said curve, through a central angle of  $90^{\circ}43'03''$ , an arc length of 79.17 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $79^{\circ}16'10''$  East, 71.15 feet; Course two, thence South  $33^{\circ}54'39''$  East, 407.26 feet to a point on the Southerly boundary of Conservation Easement 1 as described and recorded in Official Records Book 2940, page 1944, said public records; thence Southwesterly, departing said Westerly right of way line of Walden Chase Lane and along said Southerly boundary the following four courses: Course one, thence South  $56^{\circ}05'21''$  West, 39.29 feet; Course two, thence South  $02^{\circ}32'49''$  East, 28.15 feet; Course three, thence South  $19^{\circ}19'41''$  West, 89.33 feet; Course four, thence South  $44^{\circ}28'24''$  West, 73.90 feet; thence South  $06^{\circ}38'51''$  West, departing said Southerly boundary, 134.48 feet to a point lying on the Northerly boundary of those lands described and recorded in Official Records Book 2958, page 65, said public records; thence the following five courses along said Northerly boundary: Course one, thence South  $06^{\circ}38'33''$  West, 11.16 feet; Course two, thence South  $70^{\circ}01'06''$  West, 15.74 feet; Course three, thence North  $63^{\circ}13'55''$  West, 39.11 feet; Course four, thence North  $81^{\circ}11'26''$  West, 59.91 feet; Course five, thence North  $37^{\circ}16'22''$  West, 31.67 feet to the Northerly line of those lands described and recorded in Official Records Book 2958, page 68, said public records; thence the following six courses along the Northerly and Westerly boundary of said lands: Course one, thence North  $03^{\circ}26'56''$  West, departing said Northerly boundary of Official Records Book 2958, page 65, a distance of 28.79 feet; Course two, thence North  $28^{\circ}49'11''$  East, 29.65 feet; Course three, thence North  $67^{\circ}22'38''$  West, 104.66 feet; Course four, thence South  $39^{\circ}20'38''$  West, 256.14 feet; Course five, thence North  $63^{\circ}51'34''$  West, 90.10 feet; Course six, thence South  $38^{\circ}37'35''$  East, 375.22 feet to a point lying on the boundary of that certain ingress and egress easement as described and recorded in Official Records Book 2958, page 83 and Official Records Book 2958, page 88, said public records, said point lying on a curve concave Northeasterly and having a radius of 60.00 feet; thence the following three courses along the Westerly and Southerly boundary of said easement: Course one, thence Southeasterly, departing said Westerly boundary of Official Records Book 2958, page 68 and along the arc of said curve, through a central angle of  $209^{\circ}32'41''$ , an arc length of 219.43 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $53^{\circ}23'56''$  East, 116.03 feet; Course two, thence Northeasterly, along the arc of a curve concave Southeasterly and having a radius of 30.00 feet, through a central angle of  $48^{\circ}11'23''$ , an arc length of 25.23 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $45^{\circ}55'25''$  East, 24.49 feet; Course three, thence North  $70^{\circ}01'06''$  East, 392.18 feet to a point lying on said Westerly right of way line of Walden Chase Lane; thence the following six courses along said Westerly right of way line: Course one, thence South  $19^{\circ}58'54''$  East, departing said Southerly easement line, 9.95 feet to a point on a curve concave Southerly and having a radius of 50.00 feet; Course two, thence Southeasterly, along the arc of said curve, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $80^{\circ}57'51''$  East, 48.51 feet; Course three, thence Southeasterly, along the arc of a curve

concave Northeasterly and having a radius of 120.00 feet, through a central angle of  $26^{\circ}04'07''$ , an arc length of 54.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $64^{\circ}58'53''$  East, 54.13 feet; Course four, thence Southeasterly, along the arc of a curve concave Southwesterly and having a radius of 50.00 feet, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $48^{\circ}59'55''$  East, 48.51 feet; Course five, thence South  $19^{\circ}58'54''$  East, 353.77 feet to the point of curvature of a curve concave Westerly and having a radius of 285.00 feet; Course six, thence Southeasterly, along the arc of said curve, through a central angle of  $30^{\circ}12'35''$ , an arc length of 150.27 feet to a point on said curve, said point lying on the Northerly boundary of Walden Chase Phase I ~ Unit Three, as recorded in Map Book 47, Pages 6 through 14, said public records, said arc being subtended by a chord bearing and distance of South  $04^{\circ}52'36''$  East, 148.53 feet; thence South  $69^{\circ}58'56''$  West, departing said Westerly right of way line of Walden Chase Lane and along said Northerly plat boundary, 1186.17 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 1068, page 166, said public records; thence the following two courses along the Northeasterly and Northwesterly boundary lines of said lands: Course one, thence North  $41^{\circ}02'29''$  West, 760.00 feet; Course two, thence South  $48^{\circ}57'32''$  West, 947.13 feet to a point lying on the Northeasterly right of way line of said Old Dixie Highway; thence the following three courses along said Northeasterly right of way line: Course one, thence North  $39^{\circ}51'39''$  West, departing said boundary of Official Records Book 1068, page 166, a distance of 84.23 feet; Course two, thence North  $50^{\circ}08'21''$  East, 8.00 feet; Course three, thence North  $39^{\circ}51'39''$  West, 476.68 feet to the Point of Beginning.

Containing 59.32 acres, more or less.





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Since 1924

14775 St. Augustine Road  
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December 7, 2007

Work Order No. 07-285.00  
File No. 119F-19(Parcel B)

Nocatee Business Park  
C.R. 210 Parcel B

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 979, page 1810 of the public records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly right of way line of Palm Valley Road (formerly County Road No. 210), a 100 foot right of way as presently established, and its intersection with the East line of said Section 2; thence South  $00^{\circ}39'22''$  East, along said East line of Section 2, a distance of 1350.00 feet to the Northerly right of way line of Endersleigh Lane, an 80 foot right of way as recorded in plat of Walden Chase Phase One, Map Book 38, pages 87 through 104 of the public records of said county; thence South  $70^{\circ}01'06''$  West, departing said East section line and along said Northerly right of way line, 484.45 feet to a point of curvature of a curve concave Northerly and having a radius of 50.00 feet, said point lying on the Easterly right of way line of Walden Chase Lane, a variable width right of way as recorded in said plat of Walden Chase Phase One; thence the following seven courses along said Easterly right of way line: Course one, Westerly, along the arc of said curve, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $80^{\circ}57'51''$  West, 48.51 feet; Course two, thence Northwesterly, along the arc of a curve concave Southwesterly and having a radius of 120.00 feet, through a central angle of  $26^{\circ}04'07''$ , an arc length of 54.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $64^{\circ}58'53''$  West, 54.13 feet; Course three, thence Northwesterly, along the arc of a curve concave Northeasterly and having a radius of 50.00 feet, through a central angle of  $58^{\circ}02'03''$ , an arc length of 50.64 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $48^{\circ}59'55''$  West, 48.51 feet; Course four, thence North  $19^{\circ}58'54''$  West, 203.40 feet to a point of curvature of a curve concave Southwesterly and having a radius of 540.00 feet; Course five, thence Northwesterly along the arc of said curve, through a central angle of  $13^{\circ}55'45''$ , an arc length of 131.28 feet to a point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}56'46''$  West, 130.96 feet; Course six, thence North  $33^{\circ}54'39''$  West, 493.97 feet to a point of curvature of a curve concave Southeasterly and having a radius of 50.00 feet; Course seven, thence Northeasterly, along the arc of said curve, through a central angle of  $89^{\circ}16'57''$ , an arc length of 77.91 feet to a point of tangency, said point lying on said Southeasterly right of way line of Palm Valley Road, said arc being subtended by a chord bearing and distance of North  $10^{\circ}43'50''$  East, 70.27 feet;

thence North 55°22'18" East, departing said Easterly right of way line of Walden Chase Lane and along said Southeasterly right of way line of Palm Valley Road, 1172.43 feet to the Point of Beginning.

Containing 21.50 acres, more or less.

February 8, 2001

Work Order No. S98-354

TRACTS "A", "B", "C", "D", "E" (Parcel 1 and Parcel 2), "F", "G", "H" (Parcel 1 and Parcel 2) described above are less and except the following described Nocatee Preserve Parcel:

A parcel of land lying in a portion of unsurveyed Section 34 and a portion of Section 57, the William Travers Grant all lying within Township 4 South, Range 29 East, St. Johns County, Florida, together with all of fractional Sections 3 and 10, and all of Section 66, the William Travers or Smith Grant, together with a portion of fractional Sections 4, 9, 15, and 16, unsurveyed Sections 3, 10 and 15, a portion of Section 39, the Hannah Smith Grant, a portion of Section 62, the William Travers Grant, a portion of Section 65, the William Travers Grant, all lying within Township 5 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South, Range 29 East; thence North  $89^{\circ}09'44''$  East, along the dividing line of said Sections 20 and 29, a distance of 200.00 feet to a point; thence North  $00^{\circ}53'59''$  West, departing said dividing line, a distance of 21,013.50 feet; thence North  $89^{\circ}28'18''$  East, 7845.55 feet to the Point of Beginning.

From the Point of Beginning, continue thence North  $89^{\circ}28'18''$  East, 2002.82 feet to a point; thence North  $49^{\circ}45'40''$  East, 2486.26 feet more or less to a point lying on the Westerly Mean High Water Line of the Tolomato River; thence Northeasterly along the meanderings of said Westerly Mean High Water Line, 1,536 feet, more or less to a point which bears North  $49^{\circ}45'40''$  East and lies 891.44 feet distant from last said point; thence continue North  $49^{\circ}45'40''$  East, 558.42 feet more or less to a point lying on the Westerly line of the Florida East Coast Canal (Intracoastal Waterway) as depicted on plat thereof, recorded in Map Book 4, Pages 68 through 78 of the Public Records of said County; thence South  $25^{\circ}27'19''$  East, along said Westerly line, 658.77 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence, departing said Westerly canal line, Southwesterly, Southerly and Northeasterly, along meanderings of said Westerly Mean High Water Line, 4890 feet, more or less to an intersection with said Westerly line of said canal which bears South  $25^{\circ}27'19''$  East and lies 882.67 feet distant from last said point; thence South  $25^{\circ}27'19''$  East, along said Westerly canal line, 475.74 feet more or less to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Southerly along the meanderings of said Westerly Mean High Water Line, 33,500 feet more or less, to its convergence with the Northerly Mean High Water Line of the Northerly prong of Smith Creek which bears South  $12^{\circ}08'19''$  West and lies 6736.68 feet distant from last said point; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line of Smith Creek, 6340 feet more or less to its convergence with the Southerly Mean High Water Line of said Northerly prong of Smith Creek which bears North  $50^{\circ}08'35''$  West and lies 2947.90 feet distant from last said point; thence Southeasterly, along the meanderings of said Southerly Mean High Water Line, 4590 feet more or less to its convergence with the Northerly Mean High Water Line of the Southerly prong of said Smith Creek which bears South  $44^{\circ}01'31''$  East and lies 2750.85 feet distant from last said point; thence Southwesterly, along said Northerly Mean High Water Line, 3210 feet more or less to its convergence with the Southerly Mean High Water Line of said Southerly prong of Smith Creek which bears South  $59^{\circ}59'47''$  West and lies 1535.26 feet distant from last said point; thence Northeasterly, along the meanderings of said Southerly Mean High Water Line, 4,950 feet more or less to its convergence with said Westerly Mean High Water Line of said Tolomato River which bears North  $78^{\circ}09'08''$  East and lies 2092.17 feet distant from last said point; thence Southerly along the meanderings of said Westerly mean high water line, 50,020 feet, more or less, to its intersection with the Northeasterly line of that portion of the Intracoastal Waterway described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B) of the Public Records of St. Johns County, Florida which bears South  $11^{\circ}08'21''$  East and lies 7496.56 feet distant from last said point; thence North  $53^{\circ}26'01''$  West, along said Northeasterly line, 128.75 feet, more or less, to an intersection with said Westerly mean high water line; thence Northerly, Northwesterly and Southwesterly departing said Northwesterly line of Parcel RWN 231-B, and along said Westerly Mean High Water Line of the Tolomato River, 190 feet, more or less, to an intersection with the Northwesterly line of said parcel which bears South  $56^{\circ}09'33''$  West and lies 132.37 feet distant from last said point; thence South  $36^{\circ}33'59''$  West, along said Northwesterly line of Parcel RWN 231-B, 78.19 feet, more or less, to the

Exhibit 1

Northwesterly corner thereof; thence South 07° 36' 28" East, along the West line of said parcel, 72.81 feet, more or less, to an intersection with said Westerly Mean High Water Line of the Tolomato River; thence Northwesterly, Southwesterly, Southerly and Easterly along the meanderings of said Westerly mean high water line, 2025 feet, more or less, to an intersection with said West line of Parcel RWN 231-B which bears South 07° 36' 28" East and lies 228.65 feet distant from last said point; thence continue South 07° 36' 28" East, departing said Westerly Mean High Water Line of the Tolomato River, along said West line of Parcel RWN 231-B, a distance of 1558.54 feet, more or less, to the Southwest corner of said parcel, said point also lying on the Easterly prolongation of the line dividing said Section 15 and Section 22 of said Township 5 South, Range 29 East; thence South 88° 59' 50" West, along said Easterly prolongation and along said line dividing Sections 15 and 22, a distance of 2392.50 feet more or less to its intersection with the Northerly Mean High Water Line of Deep Creek; thence Northwesterly, along the meanderings of said Northerly Mean High Water Line, 969 feet, more or less to a point which bears North 40° 12' 46" West and lies 661.31 feet distant from last said point; thence North 03° 47' 40" East, departing said Northerly Mean High Water Line of Deep Creek, 163.23 feet more or less; thence sequentially, along the following ninety-five (95) line courses to the Point of Beginning:

LINE TABLE		
LINE	BEARING	LENGTH
L1	N07°12'26"E	176.12
L2	N41°22'20"W	351.93
L3	N09°17'15"E	336.89
L4	N44°47'01"W	262.77
L5	N20°04'36"E	91.20
L6	N46°35'36"W	65.27
L7	N73°56'12"W	460.71
L8	S88°23'32"W	186.09
L9	N12°41'19"E	583.25
L10	N36°40'26"W	425.76
L11	N13°13'44"E	168.00
L12	N08°17'36"W	207.63
L13	S84°21'30"W	42.63
L14	N39°38'46"W	88.90
L15	N09°32'28"W	504.23
L16	N17°50'38"W	277.95
L17	N01°52'17"E	208.02
L18	N10°56'17"E	65.52
L19	N86°40'52"W	86.35
L20	N01°33'03"E	72.16
L21	N05°07'43"W	227.92
L22	N61°54'04"W	126.63
L23	N06°38'37"W	531.32
L24	N14°56'55"E	221.67
L25	N34°26'51"W	268.06
L26	N01°39'42"E	176.28
L27	N57°28'54"W	267.72
L28	N00°24'46"E	417.49
L29	N22°27'02"E	88.49
L30	N13°55'58"W	980.21
L31	N09°37'32"W	50.36
L32	N05°01'33"E	64.80
L33	N05°23'42"W	141.39
L34	N05°19'40"W	675.85
L35	N05°16'15"W	120.59
L36	N53°01'04"E	94.74
L37	N77°35'22"W	126.62
L38	N02°45'26"W	113.80
L39	N18°54'00"W	192.26
L40	S74°43'35"W	245.26
L41	N29°58'13"W	170.14
L42	S57°29'13"W	226.08
L43	S82°26'12"W	98.07
L44	S45°53'19"W	71.56
L45	N77°33'54"W	309.23
L46	N07°42'42"W	255.98
L47	N07°36'57"W	155.90
L48	N41°36'31"E	142.09
L49	N55°17'37"W	356.27

LINE TABLE		
LINE	BEARING	LENGTH
L51	N34°20'54"W	72.29
L52	N28°31'37"E	163.26
L53	S89°25'49"E	385.09
L54	N68°14'47"E	318.46
L55	N02°45'56"E	90.65
L56	N28°23'33"E	135.91
L57	N68°15'05"W	215.89
L58	N42°58'00"W	108.96
L59	N14°38'02"W	161.52
L60	N37°32'55"E	207.83
L61	N67°04'16"W	88.99
L62	N32°21'17"W	371.08
L63	S82°46'13"W	115.25
L64	S62°37'42"W	157.42
L65	N42°39'50"W	169.04
L66	S79°45'15"W	259.82
L67	N68°14'59"W	288.16
L68	N66°30'26"W	763.54
L69	N27°49'18"E	318.64
L70	S81°18'54"E	474.32
L71	N15°25'44"E	556.14
L72	N74°34'16"E	264.64
L73	S69°31'33"E	447.34
L74	N52°37'35"E	373.46
L75	N71°25'20"E	235.13
L76	N28°13'07"E	163.33
L77	N52°37'35"E	81.68
L78	N04°04'59"W	351.09
L79	N37°44'34"W	82.83
L80	N37°33'05"W	326.82
L81	N29°30'52"W	88.59
L82	N89°04'46"W	286.36
L83	S65°32'56"W	356.10
L84	N01°27'15"W	704.94
L85	N31°11'22"E	68.55
L86	N67°19'49"E	265.21
L87	N04°51'52"W	233.03
L88	N04°42'49"W	155.02
L89	N20°38'16"E	228.79
L90	N23°40'22"W	643.89
L91	N09°46'35"W	88.65
L92	N41°22'00"E	129.60
L93	N26°51'41"W	139.08
L94	N18°40'47"W	87.35
L95	N06°45'41"W	278.90
L96	N45°06'38"E	227.49

Less and except any portions thereof lying within the lands described and recorded in Deed Book 193, Page 387 (Parcel RWN 231-B), and the lands depicted in Map Book 4, Pages 68 through 78 of the Public Records of said county.

## **EXHIBIT 2**

Modifications to Nocatee DRI Development Order Text

13. **Precise Language Proposed to be Added to the Development Order (changes shown in underline and strikeout unless indicated otherwise):**

A. Modify section 31 of the St. Johns County Development Order as follows:

**Recreation and Open Space**

(a) By the end of each Phase, the Developer shall have constructed and opened for use within St. Johns County neighborhood and community parks in the following amounts: (1) during Phase I, 82.5 acres; (2) during Phase II, 33.3 acres; (3) during Phase III, 42.6 acres; (4) during Phase IV, 44.4 acres; and (5) during Phase V, 47.2 acres, for a total of 250 acres. Of these acreages, at least 150 acres shall be community parks, with the remainder in neighborhood parks. Park improvements may include recreation facilities such as tennis and swim centers, YMCA facilities, sports academies, and training centers, athletic complexes, playgrounds, community centers, trails, public parks, and squares, and passive parks and do not include the Nocatee Greenway and Preserve. Neighborhood and community parks will be constructed simultaneously with residential development within each Phase. The Developer shall seed and grade each park, and provide for sufficient parking for the community parks. The Developer shall be responsible for providing any park improvements such as ballfields, playgrounds, etc., as determined necessary by the Director of the St. Johns County Department of Parks, Recreation and Entertainment.

(b) The St. Johns County portion of the Town Center Village shall contain a minimum 75 acre community park with athletic facilities, including soccer fields. This park will be constructed by the Developer during Phase I. South Village shall contain a minimum 25 acre community park, and Old Bluff Village shall contain a minimum 10 acre community park.

(c) ~~Each village will have a central community park in or adjacent to a village center which will contain a minimum of ten (10) acres. These eCommunity parks will be will~~

contain active recreation areas and may include with athletic fields, tennis and swim centers, athletic complexes, YMCA facilities, sports academies and training centers, playgrounds, community centers, trails, public parks, and squares, and passive parks. Smaller neighborhood parks will be located throughout the neighborhoods located within villages. Neighborhood parks may be ballfields, play areas, tot lots, playgrounds, passive open space or a combination of such elements. Greenways and conservation areas in villages are *not* considered parks. ~~The community parks will be open to the general public, while the neighborhood parks will be oriented to surrounding neighborhoods.~~ All dwellings within Nocatee shall be within one-quarter (1/4) mile walking distance of a neighborhood park, community park or a greenway. No dwelling unit shall be more than one-half (1/2) mile from a neighborhood or a community park. However, the 1/4 and 1/2 mile requirements may be met by portions of the Greenway, neighborhood parks, or community parks located in Duval County.

(d) Neighborhood parks will be owned and maintained by the Developer, Community Development District (CDD) or a property owners association. The County may opt to own and maintain the community parks. Should the County forego this opportunity, community parks shall be owned and maintained by the Developer or its assignee, a CDD, or property owners association. The Developer shall locate community parks adjacent to proposed school sites, whenever possible, in order to meet co-location criteria set forth in section 163.3177(6)(a), Florida Statutes.

B. Modify Section 29 of the City of Jacksonville Development Order as follows:

**Recreation and Open Space.** By the end of each phase, the Developer shall have constructed and opened for use within the Jacksonville portion of Nocatee neighborhood parks and a community park in the following amounts: (a) for Phase I, 2 acres; (b) for Phase II, 19 acres; (c) for Phase III, 14 acres; (d) for Phase IV, 21 acres; and (e) for Phase V, 4 acres; for a total of sixty

(60) net developable acres at buildout. However, non-residential development may continue into subsequent phases without the need for this requirement to be met. Community pPark improvements may include recreation facilities such as tennis and swim centers, YMCA facilities, sports academies, and training centers, athletic complexes, playgrounds, community centers, trails, public parks, and squares, and passive parks and do not include the Nocatee Greenway and Preserve. Split Pine Village or the Jacksonville portion of the Town Center Village will have a central community park in or adjacent to a village center of at least 14 acres, consisting of an active recreation area and may include with athletic fields, tennis and swim centers, athletic complexes, YMCA facilities, sports academies and training centers, playgrounds, community centers, trails, public parks, and squares, and passive parks. Use of community parks for commercial recreational uses (including but not limited to YMCAs and sports academies) is subject to review and approval by the City of Jacksonville's Director of Recreation and Community Services, pursuant to terms and conditions to be provided as part of the Nocatee Planned Unit Development approval. Neighborhood parks may be ballfields, play areas, tot lots, playgrounds, passive open space or a combination of such elements. Greenways and conservation areas in villages are not considered parks. ~~The community park will be open to the general public while the neighborhood parks will be oriented to surrounding neighborhoods.~~ All dwellings within Nocatee shall be within one-quarter (1/4) mile walking distance of a neighborhood park, community park or a greenway. No dwelling unit shall be more than one-half (1/2) mile from a neighborhood or a community park. However, the ¼ and ½ mile requirements may be met by portions of the Greenway, neighborhood parks, or community parks located in St. Johns County. Neighborhood parks will be owned and maintained by the Developer or its assignee, a Community Development District (CDD) or a property owners



association. Community parks may be owned and maintained by the City, the Developer or its assignee, a CDD or a property owners association.

C. Modify Section 16(a) of the Special Conditions of the St. Johns County Development Order and the Special Conditions of the City of Jacksonville Development Order as shown in underline and strikeout format below:

**Vegetation and Wildlife.**

(a) **Nocatee Preserve.**

(i) **Conveyance.** Owner shall convey, free of liens and encumbrances, except as specifically provided for herein, by Special Warranty Deed, the Nocatee Preserve consisting of approximately 1,630 acres lying above the mean high water line as legally described on Exhibit 5 and additional acreage below the mean high water line (the "Preserve"), to St. Johns County (the "County"), prior to commencement of construction of improvements within the Nocatee DRI. Any acreage within the Preserve which is below the mean high water line shall be conveyed by Quitclaim Deed. Commencement of construction shall be evidenced by the filing of a Construction Commencement Notice delivered to the St. Johns River Water Management District (the "District") as required under the first Environmental Resource Permit ("ERP Permit") to be applied for and issued by the District for development within any village (including South Village) or the Town Center Village within Nocatee (the "Commencement Date"). Conveyance of the Preserve lands above the mean high water line shall be subject to deed restrictions and conservation easements in such form as required by the District under the Nocatee Preserve Management Plan to be approved by the District as part of the ERP Permit and as otherwise required by the ERP Permit and the permit(s) issued by the U.S. Army Corps of Engineers (the "Corps Permit"). Further, such deed restrictions contained in the conveyance from the Owner to the County shall limit the uses of the Preserve to conservation and recreational uses that are compatible with management of the

Preserve as a conservation area. In the event of a substantial violation of the deed restrictions, Owner shall have the right to exercise a right of re-entry which right of re-entry shall be effective for up to the maximum period allowed by law; provided, however, as a condition to such exercise, the Owner shall provide the County with written notice of any such substantial violation which shall include a description of the nature of the violation and the County shall have a period of sixty (60) days to effect a cure.

(ii) Access. At the time of conveyance of the Preserve, the Owner shall also (i) convey a non-exclusive relocatable access easement from County Road 210 through Nocatee to a point on the eastern boundary of the Nocatee site for public access to the Preserve and (ii) obtain a non-exclusive relocatable easement for the benefit of the County over adjacent property between the eastern boundary of Nocatee and the north entrance of the Preserve. The fee owners will retain the right to relocate the north access easements provided that equivalent access easements are substituted, including an equivalent level of access improvements existing on the previous access easements. Within three (3) months of the Commencement Date, Developer shall stabilize and gate the north access road between County Road 210 and the north entrance to the Preserve, located within the access easements referenced above. The south access drive shown on Exhibit 2 shall be stabilized by the Developer between the proposed Crosswater Parkway and the westerly boundary of the Preserve not later than such time as the completion of Crosswater Parkway down to the intersection with Snowden Parkway ~~within six (6) months of the platting of the entire Crosswater Parkway.~~ The County shall be responsible for maintaining a gate or other security to control access to the Preserve.

~~(iii) South Access to the Preserve. Developer shall also provide a stabilized road as public access to the southern end of the Preserve (Spanish Landing) which shall be constructed and opened to the public prior to the completion of the Racetrack Road~~

~~Extension. At the option of the Developer, this access shall be from either Pine Island Road at the southern boundary of Nocatee or from the north extending from the Town Center Village. Developer shall grant a temporary and non-exclusive easement to the County over the selected access for public access to the Preserve. The road shall utilize existing timber trail roads where possible. Reasonable guidelines will be provided for in the easement to control public access including hours of operation and to ensure public use of the Preserve in accordance with the Preserve Management Plan. The easement will also provide for the County to maintain the temporary access road. The temporary access road and easement may be relocated from time to time by the Developer and shall be ultimately replaced by a permanent dedicated access road coincident with the development of Crosswater Village.~~

(iv) Preserve Management Plan. The proposed Nocatee Preserve Management Plan shall be provided to and reviewed by the County when it is submitted by the Developer to the District during the ERP Permit application process. To the extent that the Nocatee Preserve Management Plan requires action, activities, or otherwise binds St. Johns County to undertake some action, the County shall have approval authority over those activities prior to adoption of this Preserve Management Plan. Otherwise, the District shall be responsible to finally determine the terms of the Preserve Management Plan. The Nocatee Preserve Management Plan shall include provisions for uniform signage and architectural standards, as mutually agreed upon by the Developer and St. Johns County, to be consistent with the design standards for Nocatee. The adopted Nocatee Preserve Management Plan shall include specific, ecologically based forestry and land management practices that will enhance and preserve the natural plant communities and wildlife within the Preserve. The Preserve Management Plan shall include specific techniques for wetland and upland preservation, enhancement, and

restoration. No material modifications to the Nocatee Preserve Management Plan will be implemented without the consent of the County, the Developer, and the District.

(v) **Management.** Prior to commencement of vertical development within Nocatee and prior to public access to the Preserve, whichever comes first, the Nocatee Preserve Management Plan must also be in place. Prior to public use of the Preserve, the entity identified for management and operations of the Preserve must be identified, and which shall be subject to approval by the Developer, if other than the County. Once the Preserve is conveyed to the County, the County shall be responsible for all maintenance and access control.

(vi) **Environmental Learning Center.** An environmental learning center may be located either at a north activity center area or a south activity area which, if developed, will be operated consistent with the approved Nocatee Preserve Management Plan.

D. Modify Section 17 of the Special Conditions of the City of Jacksonville Development Order as shown in underline and strikeout format below:

Wetlands. Up to ~~474562~~ acres of wetland impacts may occur within the Nocatee DRI, including impacts of transportation improvements to be constructed by the Developer east of U.S. 1, provided that the necessary permits are obtained from the District and the U.S. Army Corps of Engineers. As mitigation for these proposed wetlands impacts, ~~approximately 8,000~~ at least 9,000 acres of uplands and wetlands will be preserved in the Greenway, the Preserve and within preserved jurisdictional wetlands in the villages and Town Center Village, constituting a regionally significant plan of mitigation. Wetlands restoration, enhancement, and creation activities, as well as restoration of portions of the pine plantation areas, will also be included as part of the mitigation plan under the District ERP Permit and Corps Permit. Restored pine plantation areas shall be subject to a conservation easement. The Developer shall provide St. Johns County up to 68 acres within the Greenway to be designated as mitigation for County

improvements to the intersection of County Road 210 and Mickler Road, provided that the District and Corps shall determine such mitigation to be consistent with the ERP Permit and Corps Permit for Nocatee and such area shall remain part of the Greenway system and wetlands mitigation plan for Nocatee subject to the Greenway Mitigation Plan. Upland buffers from adjacent preserved isolated wetlands within the Nocatee DRI shall be a minimum of 15 feet measured from the District wetland jurisdictional line and consist of an average of 25 feet. All turf areas associated with golf courses and contiguous (non-isolated) wetlands shall have a minimum upland buffer of 25 feet measured from the District wetland jurisdictional line. For all other preserved wetlands, there shall be a minimum 25-foot upland buffer measured from the District wetland jurisdictional line. Buffer vegetation may be trimmed where necessary to control or eliminate exotic vegetation to enhance or maintain quality habitat for wildlife in accordance with the Greenway Management Plan and to reduce the risk of wildfires.

E. Modify Section 17 of the Special Conditions of the St. Johns County Development Order as shown in underline and strikeout format below:

Wetlands. Up to ~~474562~~ acres of wetland impacts may occur within the Nocatee DRI, including impacts of transportation improvements to be constructed by the Developer east of U.S. 1, provided that the necessary permits are obtained from the District and the U.S. Army Corps of Engineers. As mitigation for these proposed wetlands impacts, ~~approximately 8,000 at least 9,000~~ acres of uplands and wetlands will be preserved in the Greenway, the Preserve and within preserved jurisdictional wetlands in the villages and Town Center Village, constituting a regionally significant plan of mitigation. Wetlands restoration, enhancement, and creation activities, as well as restoration of portions of the pine plantation areas, will also be included as part of the mitigation plan under the District ERP Permit and Corps Permit. Restored pine plantation areas shall be subject to a conservation easement. The Developer shall provide the

County up to 68 acres within the Greenway to be designated as mitigation for County improvements to the intersection of County Road 210 and Mickler Road, provided that the District and Corps shall determine such mitigation to be consistent with the ERP Permit and Corps Permit for Nocatee and such area shall remain part of the Greenway system and wetlands mitigation plan for Nocatee subject to the Greenway Mitigation Plan. The Nocatee Preserve includes approximately 1,630 acres lying above the mean high water line of the Tolomato River. The Nocatee Greenway consists of ~~4,981~~ 5,091 acres of which ~~960~~ 979 acres are uplands. These commitments provide reasonable assurance that the project complies with the County's objectives to protect wetlands and upland buffers and their associated ecological functions and values, including protection of water quality, protections against turbidity and provision of adequate upland habitat for wetland-dependent wildlife. Accordingly, the provisions for buffers as contained within the Nocatee DRI and to be implemented as part of this Development Order are protected by the principles of equitable estoppel and vested rights and these provisions shall control the buffer requirements to be implemented as part of this Development Order and PUD notwithstanding alternative provisions for upland buffers adopted in the future as part of the amendments to the County Land Development Regulations to expand upland buffers currently under consideration by the County.

(a) Upland buffers from adjacent preserved isolated wetlands within Nocatee DRI shall be a minimum of 15 feet measured from the District wetland jurisdictional line and consist of an average of 25 feet. All turf areas associated with golf courses and contiguous (non-isolated) wetlands shall have a minimum upland buffer of 25 feet measured from the District wetland jurisdictional line. Further, there shall be a minimum 100-foot upland buffer from Deep, Durbin, Smith and Sweetwater Creeks measured from the wetland jurisdictional line where the wetlands are adjacent to the mean high water lines of these creeks as graphically depicted on

Exhibit 8. No development will be allowed within this 100-foot buffer area except for utility crossings and one wildlife overpass at Durbin Creek. For all other preserved wetlands, there shall be a minimum 25-foot upland buffer measured from the District wetland jurisdictional line, except that for the portion of the DRI known as the HyDry Parcel, described in Exhibit 20, the buffer requirements shall be as described in Section 17(b) below.

(b) For the HyDry Parcel only, as such parcel is described in Exhibit 20, the upland buffer requirements shall be as described in this paragraph and in Section 17(c) below. A natural vegetative upland buffer having a minimum average width of fifty (50) feet shall be required and maintained between developed areas within the HyDry Parcel and jurisdictional wetlands bordering the Intracoastal Waterway. This requirement shall also apply to the portions of tributaries, streams, or other water bodies connected to the ICW. Such portions of these tributaries, streams, or other water bodies shall be established by the mean high water line of the applicable tributary, stream or other water body and such mean high water line shall be depicted on all Site Plans, development plans, and other documents submitted to the County for development permits. The fifty (50) foot upland buffer shall be measured from the jurisdictional wetland line as established by the St. Johns River Water Management District. It is the objective of this requirement that a minimum average fifty (50) foot upland buffer be established in all areas described in this paragraph above except for those circumstances where an averaging of the buffer width, because of an unavoidable buffer reduction, achieves a greater overall upland buffer width. In no instance shall this upland buffer be less than twenty-five (25) feet, except for those areas adjacent to unavoidable wetland impacts and as provided in Section 17(c) below. For all other preserved wetlands within the HyDry Parcel, there shall be a minimum 25 foot upland buffer measured from the St. Johns River Water Management District wetland jurisdictional line and a 25 foot building setback from that buffer. In all cases, the applicable buffer shall be

depicted on all Site Plans, development plans and other documents submitted to the County for development permits. All native vegetation shall be preserved within the upland buffers required by this paragraph: provided, however, that in buffers along the Intracoastal Waterway, limited trimming to create vistas shall be allowed. When the HyDry Parcel is incorporated into the Nocatee PUD, the PUD shall be modified to include a requirement that a trimming plan acceptable to St. Johns County be in place prior to the platting of any lots within HyDry. Notwithstanding the above, the minimum amount of clearing of upland and wetland vegetation necessary to construct a dock or other improvement to provide access to navigable waters in accordance with a validly issued unexpired permit from an agency having jurisdiction will be allowed in areas where an upland buffer is required. Such docks remain subject to applicable rules and regulations of the St. Johns River Water Management District, the Department of Environmental Protection and the U.S. Army Corps of Engineers. Further, the buffer requirements in this paragraph are subject to the provisions of section 17(c) below.

(c) Buffer vegetation may be trimmed where necessary to control or eliminate exotic vegetation to enhance or maintain quality habitat for wildlife in accordance with the Greenway Management Plan and to reduce the risk of wildfires. Notwithstanding anything in this Section above to the contrary, no upland buffer is required between jurisdictional wetlands and the following: (i) road crossings; (ii) public infrastructure and utility crossings or rights-of-way that are related to transmission or conveyance of a service; (iii) a wetland impact as permitted by state and/or federal regulating agencies; (iv) berms associated with stormwater ponds placed adjacent to jurisdictional wetlands, provided that the portion of such berms that faces a wetland shall be planted exclusively with plants native to the original ecological community; and (v) necessity similar to the circumstances in (i)-(iv) above, where the requirement for an upland buffer would eliminate all reasonable uses of the property.



F. Add new section 33A to the St. Johns County Development Order and new Section 31A to the City of Jacksonville Development Order as follows:

The Players Championship Event Parking. Event parking accommodating up to 7,500 vehicles may be provided within Nocatee for The Players Championship, a professional golf tournament held in Ponte Vedra Beach. Event parking may be co-located within a Community Park and owned by the PGA Tour, a not-for-profit affiliate, the developer, CDD, homeowners association, or St. Johns County and if constructed, it shall be deemed to count towards the minimum community parks requirements for Nocatee. This community park may be closed for up to three weeks per year to provide for event parking for The Players Championship golf tournament. Additional lands may be used for event parking associated with The Players Championship within Nocatee.

G. Modify section 20(b) of the City of Jacksonville Development Order and section 21(b) of the St. Johns County Development Order as follows:

Water Supply.

(b) Reuse. Irrigation demands within Nocatee shall be met using reuse water, except that this requirement shall not apply to the Nocatee Business Park Parcels added to the DRI (approximately 80.8 acres), nor shall reuse be required to apply to situations in which reuse as an irrigation source is either prohibited or inadvisable, as determined by the utility provider in consultation with the Developer, in which case potable water sources may be used for irrigation.

Reuse water shall consist of the following sources:

- (i) Wastewater effluent treated to Public Access standards and delivered to the end user by the utility provider.
- (ii) Stormwater.

H. Modify section 16(b) of the City of Jacksonville Development Order as follows:

Greenway. The Nocatee Greenway is shown on the Master Plan, Exhibit 2 (the “Greenway”). The Greenway shall be placed under conservation easements in the form required by the St. Johns River Water Management District in phases as part of the ERP Permit for portions of the Nocatee project. The first conservation easement for the initial portion of the Greenway shall be conveyed not later than 180 days after the Commencement Date. The Greenway shall be subject to a Greenway Management Plan, to be approved by the District as part of the ERP Permit. The proposed Greenway Management Plan shall be provided by the Developer to the Planning Departments of the City, St. Johns County, the Northeast Florida Regional Planning Council, and the Florida Fish and Wildlife Conservation Commission when it is submitted to the District during the ERP Permit application process for their review and comment, provided that the District shall be responsible to finally determine the terms of the Greenway Management Plan. Allowable uses of the Greenway shall include conservation, passive recreation, drainage features, silvicultural activities designed to achieve conservation objectives (including prescribed burns), road crossings, utilities, and limited parking for users of the Greenway. The precise boundaries of the Greenway may be adjusted at the time each conservation easement is conveyed to the District, provided that the total acreage of the Nocatee Greenway (in St. Johns County and the City of Jacksonville) shall be not less than ~~4,981~~ 5,091 acres and include at least ~~960~~ 979 acres of uplands at buildout. Vegetation bordering the Greenway may be trimmed, consistent with the Nocatee Greenway Management Plan, to control or eliminate exotic vegetation and to control understory growth to reduce the risks of wildfires.

I. Modify section 16(b) of the St. Johns County Development Order as follows:

**Greenway.** The Nocatee Greenway is shown on the Master Plan, Exhibit 2 (the “Greenway”). The Greenway shall be placed under conservation easements in the form required by the St. Johns River Water Management District in phases as part of the ERP Permit for portions of the Nocatee project. The first conservation easement for the initial portion of the Greenway shall be conveyed not later than 180 days after the Commencement Date. The Greenway shall be subject to a Greenway Management Plan, to be approved by the District as part of the ERP Permit. The proposed Greenway Management Plan shall be provided to the Planning Departments of the County and the City of Jacksonville, the Northeast Florida Regional Planning Council, and the Florida Fish and Wildlife Conservation Commission when it is submitted to the District during the ERP Permit application process for their review and comment, provided that the District shall be responsible to finally determine the terms of the Greenway Management Plan. Allowable uses of the Greenway shall include conservation, passive recreation, drainage features, silvicultural activities design to achieve conservation objectives (including prescribed burns), road crossings, utilities, and limited parking for users of the Greenway and shall be subject to approval by the County as part of the Planned Unit Development application for Nocatee with specific design and location approved as part of construction plan review. The precise boundaries of the Greenway may be adjusted at the time each conservation easement is conveyed to the District, provided that (i) the total acreage of the Nocatee Greenway (in St. Johns and the City of Jacksonville) shall be not less than ~~4,981~~ 5,091 acres and include at least ~~960~~ 979 acres of uplands at buildout; and (ii) no boundary adjustments may be made to decrease the 100-foot buffers adjacent to the mean high water line of Smith Creek, Deep Creek, Durbin Creek, and Sweetwater Creek, as provided for in section 17 below.

Vegetation bordering the Greenway may be trimmed, consistent with the Nocatee Greenway Management Plan to control or eliminate exotic vegetation and to control understory growth to reduce risks of wildfires.

J. Modify section 2 of the St. Johns County Development Order as follows:

**Land Use Totals.** The DRI may be developed with the following improvements within St. Johns County: 2,872,000 square feet, 336 acres of office uses; 968,000 square feet, 150 acres and 3900 parking spaces for retail commercial uses; 250,000 square feet, 29 acres and 500 parking spaces for light industrial uses; 12,579 total dwelling units, comprising 8,811 single family units, 3,228 multi-family units (including single-family attached units), and 540 assisted living units; 54 golf course holes, 485 hotel rooms, 5,531 acres of recreation/open space (including, but not limited to, parks, the Greenway, and golf courses), churches, schools, and civic uses. The portion of the DRI known as the Intracoastal Frontage within the HyDry Parcel, depicted on the Intracoastal Frontage map attached in Exhibit 21, shall be limited to a maximum of 104 single family detached units. The golf courses may be constructed in Oak Hammock Village, Crosswater Village and/or Twenty Mile Village. The Master Plan for the St. Johns County and City of Jacksonville portions of Nocatee includes a Town Center Village, a secondary town center known as South Village, seven (7) other villages, and up to two (2) village centers in each village. Village centers may include limited intensity office and retail commercial uses. The specific location of all land uses will be determined through the PUD approval process.

K. Modify section 4 of the St. Johns County Development Order as follows:

**Land Use Conversion.** The Developer may increase certain land uses and simultaneously decrease other land uses without filing a Notice of Proposed Change or other modification of this Development Order, provided that such changes are consistent with the

Conversion Tables attached as Exhibit 4, ~~;~~ however, ~~t~~The Developer cannot convert nonresidential uses to residential uses during the first two (2) Phases of the Project, except the Developer can convert golf hole uses to residential uses consistent with the Conversion Table attached as Exhibit 4 in Phases I and II. For purposes of this conversion prohibition, assisted living units are considered residential units.

(a) At the time of election of a land use conversion under the Conversion Table, the Developer shall notify the Department of Community Affairs (the "DCA") and the NEFRPC of the election and shall provide the DCA, the County and the NEFRPC with cumulative land use totals and remaining allowable quantities in the ~~annual~~ biennial report.

(b) So long as the conversion is consistent with the criteria contained in Exhibit 4 and no change is made to the Master Plan, Map H, no additional DRI approvals shall be required for the conversion.

L. Modify Section 4 of the City of Jacksonville Development Order as follows:

Land Use Conversion. The Developer may increase certain land uses and simultaneously decrease other land uses without filing a Notice of Proposed Change or other modification of this Development Order, provided that such changes are consistent with the Conversion Tables attached as Exhibit 4; however, the Developer cannot convert nonresidential uses to residential uses during the first two (2) Phases of the Project. For purposes of this conversion prohibition, assisted living units are considered residential units.

(a) At the time of election of a land use conversion under the Conversion Table, the Developer shall notify the Department of Community Affairs (the "DCA") and the NEFRPC of the election and shall provide the DCA, the City and the NEFRPC with cumulative land use totals and remaining allowable quantities in the ~~annual~~ biennial report

(b) So long as the conversion is consistent with the criteria contained in Exhibit 4 and no change is made to the Master Plan, Map H, no additional DRI approvals shall be required for the conversion.

M. Modify Section 29 of the St. Johns County Development Order as follows:

**Police and Fire Protection.** The Developer shall convey ~~two~~ one fire station sites, free and clear of liens and encumbrances, of up to two (2) net developable acres each at a mutually acceptable locations to St. Johns County and the Developer during Phase I or thereafter. Such sites shall conform to generally accepted fire safety standards designed in part to minimize fire insurance rates within the development. Construction of the ~~first~~ fire station is expected to be necessary no later than the end of Phase II. The Developer will provide as part of the ~~annual~~ biennial Monitoring Report a summary of Fire and EMS impact fees paid by the development with a summary of types and location of structures developed. The County shall use this information, ~~annually~~ biennially, to evaluate the need and determine the best location and timing of this facility. The Developer will encourage the County to promote the development of the ~~first~~ station based on the analysis and County public safety standards. At such time the County has determined there exists a need for this facility and at such time as sufficient funds are available to the County for construction, the County will construct or cause to be constructed the fire station. The Developer will also convey free and clear of liens and encumbrances one (1) net developable acre to the St. Johns County Sheriff's Office for the placement of a police substation at a mutually acceptable location to St. Johns County and the Developer. The land will be provided upon request of the County or the County Sheriff's Office, no later than the beginning of Phase V of development. For each the fire station site and the police substation site, the Developer will either provide stormwater treatment through a centralized stormwater treatment

system located off-site or will convey additional acreage upon which sufficiently sized stormwater treatment areas for the site may be located.

## **EXHIBIT 3**

Modifications to Nocatee DRI Development Order  
Master Plan (Map H-1) and Master Circulation Plan (Map H-2)

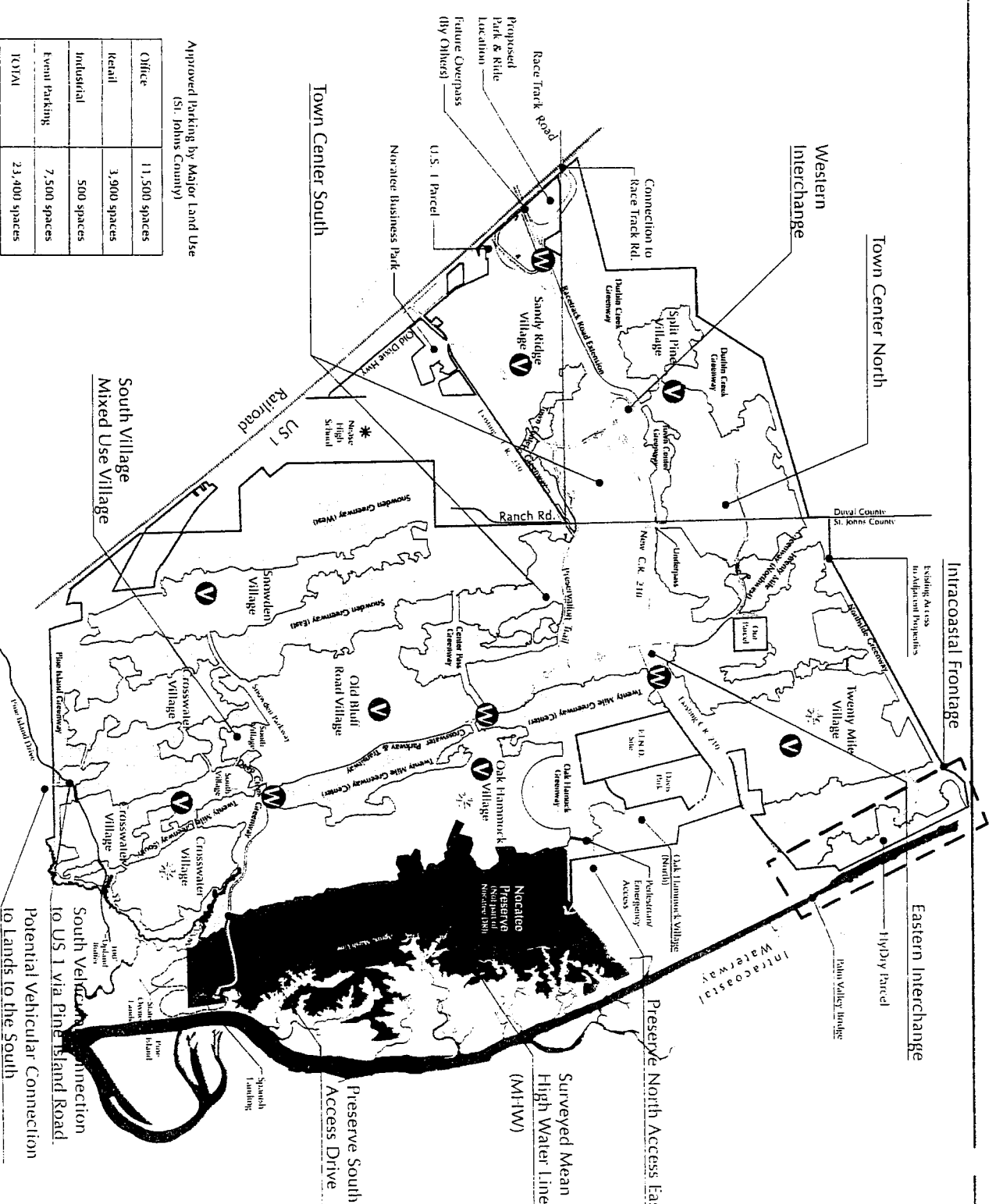


# TOWN OF NOCATTEE

St. Johns County  
**PROPOSED  
 MASTER PLAN**

## Map H-1

February 20, 2009



Approved Parking by Major Land Use  
 (St. Johns County)

Office	11,500 spaces
Retail	3,900 spaces
Industrial	500 spaces
Event Parking	7,500 spaces
<b>TOTAL</b>	<b>23,400 spaces</b>

- LEGEND**
- ☼ Cont. Consp. Frontiers (3 W/4000)
  - ☼ Contsp. Frontiers
  - Nocatee Preserve (Old part of Nocatee DDB)
  - Surveyed Mean High Water Line (MHW)
  - Town Center
  - Village Development
  - Village Center
  - Major Without Overpasses
- NOTES:**
- The parcel boundaries for the Contsp. are in white on the map. The Contsp. are in white on the map. The Contsp. are in white on the map.
  - Contsp. Road 2100 and 2101 are shown and other roadway corridors are shown in black. The Contsp. are in white on the map.
  - What Contsp. are shown and other roadway corridors are shown in black. The Contsp. are in white on the map.
  - Proposed roads shown in dashed lines. Development shown in solid lines.

Scale: 1" = 1000'

North

# TOWN OF NOCATTEE

## St. Johns County MASTER CIRCULATION PLAN

### Map H-2

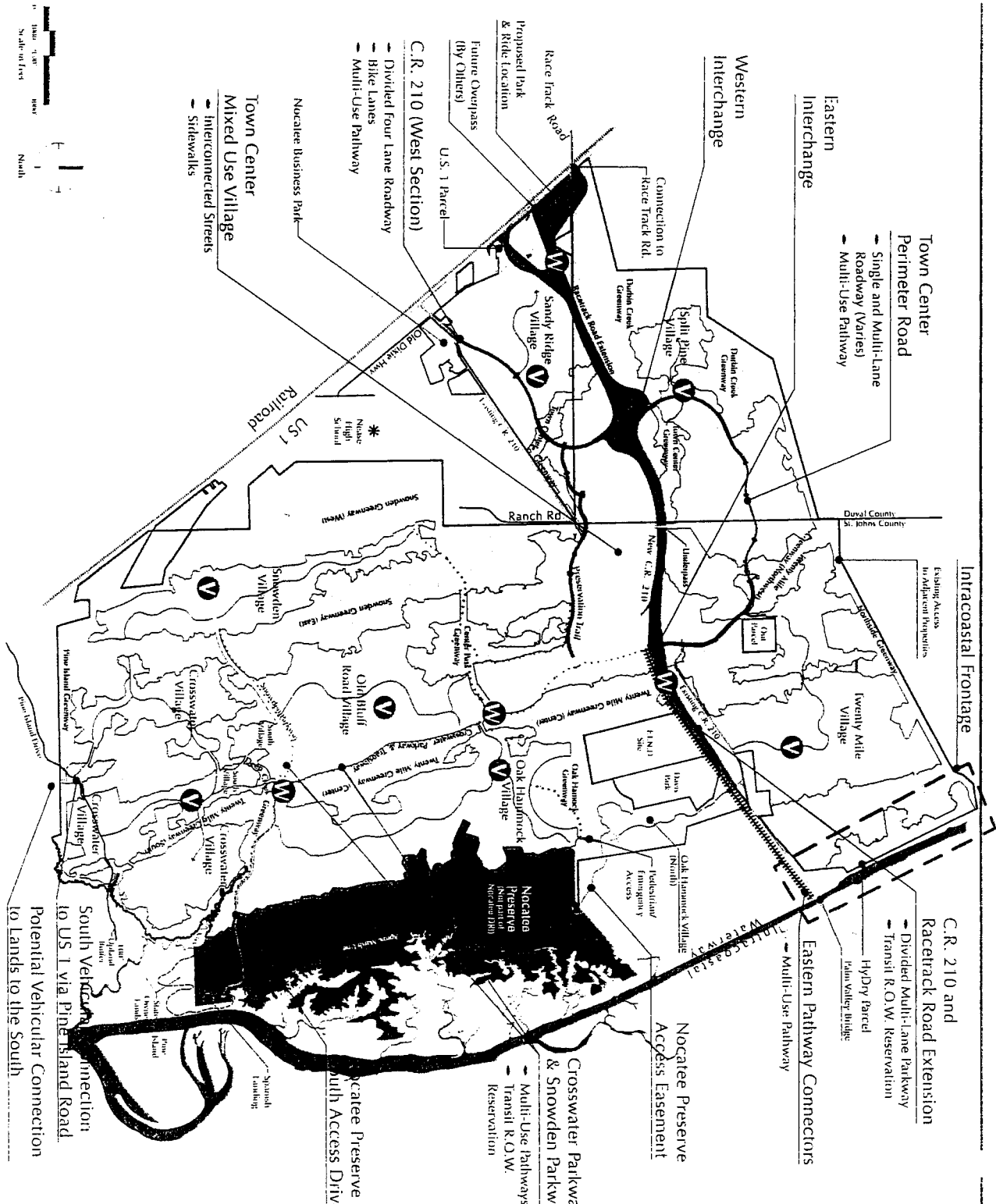
February 20, 2009

#### LEGEND

- 1. Crosswater Parkway and Snowden Parkway
- 2. Existing C.R. 210
- 3. New C.R. 210 (West Section)
- 4. New C.R. 210 and Race Track Road Extension
- 5. Town Center Perimeter Road
- 6. Nocatee Preserve Access Easement
- 7. Gateway Parks and Trails
- 8. Parkway Connection
- 9. Interim Village Parks
- 10. Wetland Corridor
- 11. Wetland Center

#### Notes:

1. All major roadways of the City are to be shown in the map (CONTRACTOR'S RESPONSIBILITY AND CONSULT TO THE ST. JOHNS COUNTY WATER MANAGEMENT DEPARTMENT (SJMWD)).
2. Crosswater Road 210 alignment and other roadway features are subject to future engineering, construction, and maintenance. The above alignment is shown for access purposes only.
3. Wetland Center lines are shown as conceptual and subject to future engineering and construction. The RFD Wetland Alignment is shown for access purposes only.
4. Interim Village Parks, shown in green, are shown in the map as conceptual only.
5. The Gateway Parks will have an open view and connection with water to the north. These Gateway Parks and other features will be shown in the map as conceptual only.



Scale: 1" = 100'

North

## **EXHIBIT 4**

### Modification of Nocatee Conversion Table

**EXHIBIT 4**  
**Conversion Table**

**Conversion Table Land Uses - St. Johns County**

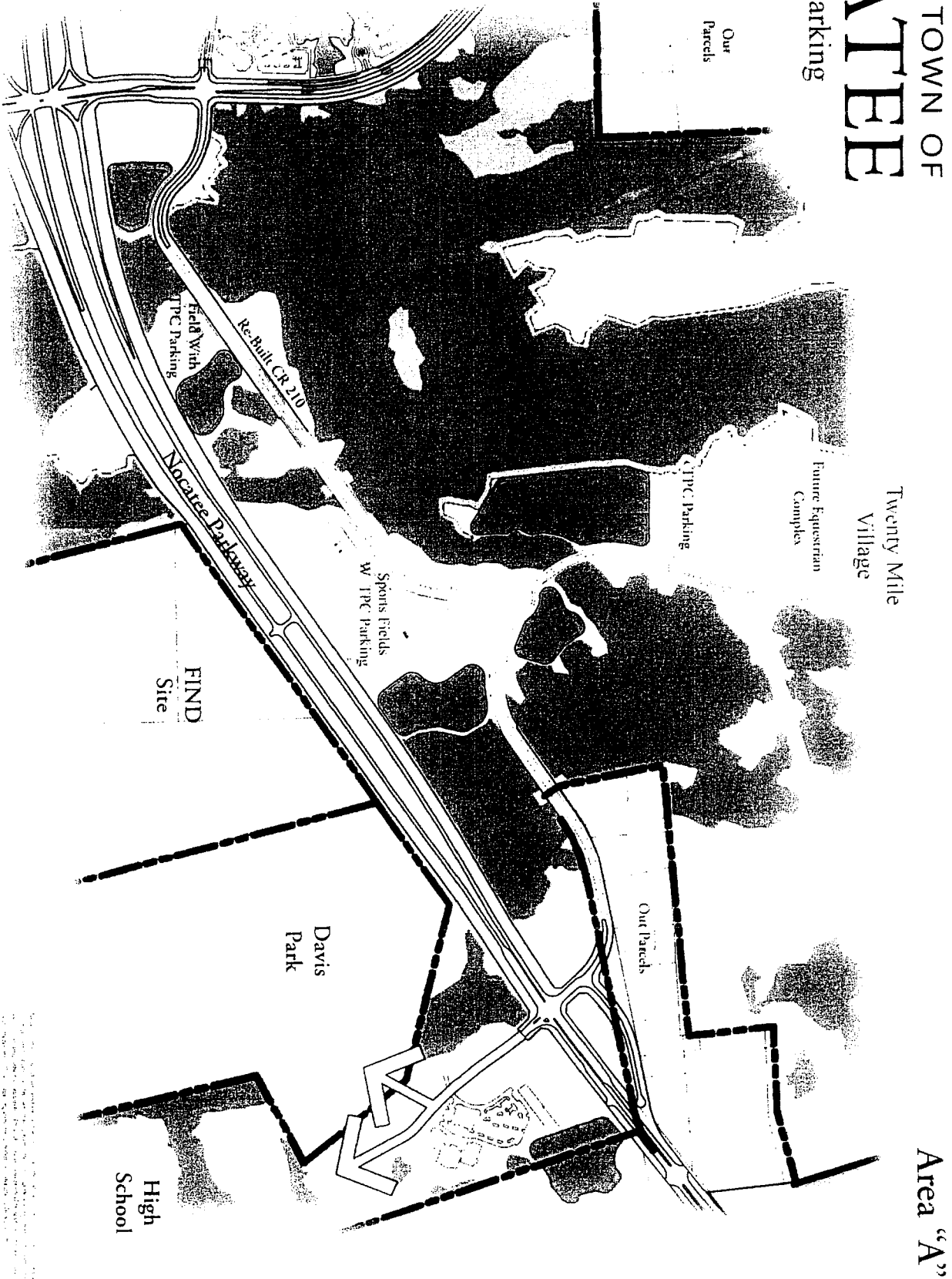
Land Use	Proposed Amount	Minimum Allowable	Maximum Allowable	ITE Code	ITE Trip Rate PM Peak Hour	Per
Golf Course (Holes)	54	N/A	72	430	2.74	Hole
Hotel (Rooms)	485	350	600	310	0.61	Room
Light Industrial (SF)	250,000	N/A	350,000	110	0.98	1000 sf
Office (SF)	2,872,000	2,250,000	3,000,000	750	1.5	1000 sf
Single-Family (Units)	8,811	6,000	11,000	210	1.01	Unit
Multi-Family (Units)	3,228	2,500	4,000	220	0.62	Unit
Retail Commercial (SF)	968,000	675,000	1,210,000	820	3.74	1000 sf
Assisted Living (Unit)	540	0	800	252	0.17	Unit

**Conversion Table - St. Johns County**

	Golf Course	Per	Hotel	Per	Light Industrial	Per	Office	Per
Golf Course (Holes)	N/A	N/A	4.81	Rooms	3.30	000 SF	2.37	000 SF
Hotel (Rooms)	0.21	Holes	N/A	N/A	0.69	000 SF	0.49	000 SF
Light Industrial (1000 SF)	0.30	Holes	1.46	Rooms	N/A	N/A	0.72	000 SF
Office (1000 SF)	0.42	Holes	2.03	Rooms	1.39	000 SF	N/A	N/A
Single-Family (Units)	0.29	Holes	1.38	Rooms	0.94	000 SF	0.68	000 SF
Multi-Family (Units)	0.19	Holes	0.91	Rooms	0.62	000 SF	0.45	000 SF
Retail Commercial (1000 SF)	1.05	Holes	5.05	Rooms	3.46	000 SF	2.49	000 SF
Civic (1000 SF)	1.76	Holes	8.45	Rooms	5.79	000 SF	4.17	000 SF
Assisted Living (Unit)	0.16	Holes	0.28	Rooms	0.17	000 SF	0.11	000 SF
	Single-Family	Per	Multi-Family	Per	Retail Commercial	Per	Assisted Living	Per
Golf Course (Holes)	3.49	Units	5.31	Units	0.95	000 SF	16.12	Unit
Hotel (Rooms)	0.73	Units	1.10	Units	0.20	000 SF	3.59	Unit
Light Industrial (1000 SF)	1.06	Units	1.61	Units	0.29	000 SF	5.76	Unit
Office (1000 SF)	1.47	Units	2.24	Units	0.40	000 SF	8.82	Unit
Single-Family (Units)	NA	NA	1.52	Units	0.27	000 SF	5.94	Unit
Multi-Family (Units)	0.66	Units	N/A	N/A	0.18	000 SF	3.65	Unit
Retail Commercial (1000 SF)	3.67	Units	5.58	Units	N/A	N/A	22.00	Unit
Assisted Living (Units)	0.17	Units	0.27	Units	0.05	000 SF	NA	NA

1. Land uses which are consistent with this Conversion Table shall take precedence over any acreage amounts by land use set forth in the Development Order.

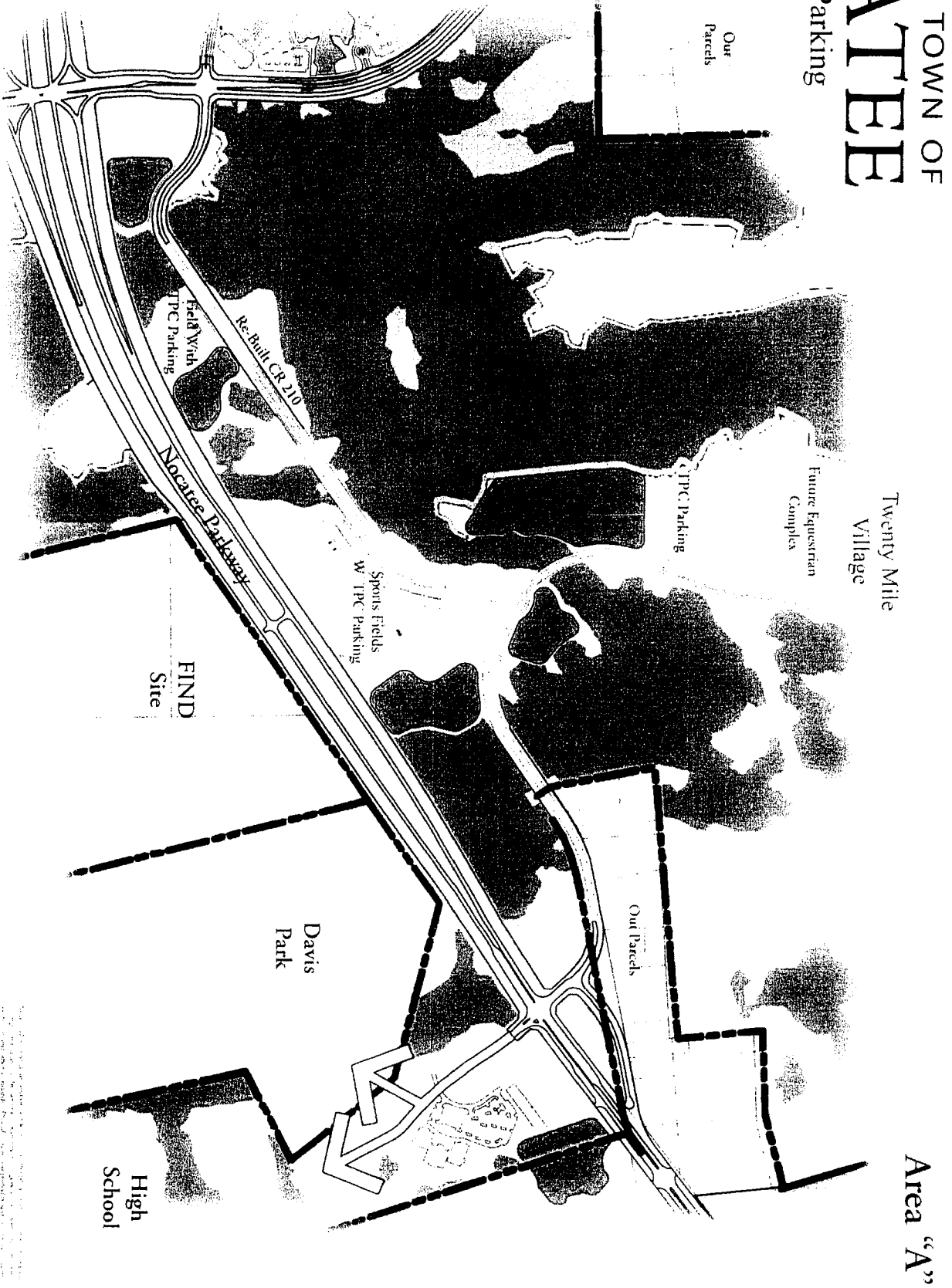
# TOWN OF NOCATIEE TPC Tournament Parking



## **EXHIBIT 5**

HyDry Parcel Map and Intracoastal Frontage Map

# TOWN OF NOCCATTEE TPC Tournament Parking



Our  
Parcels

Twenty Mile  
Village

Future Equestrian  
Complex

TPC Parking

Sports Fields  
w/ TPC Parking

Out Parcels

Davis  
Park

High  
School

FINND  
Site

Field With  
TPC Parking

Re-Built CR 210

Nocatee Parkway





Not to Scale  
October 22, 2008

Duval County

St. Johns County

# TOWN OF NOCATEE HyDry LOCATION MAP

Source: England-Thims & Miller, Inc.

HyDry Parcel

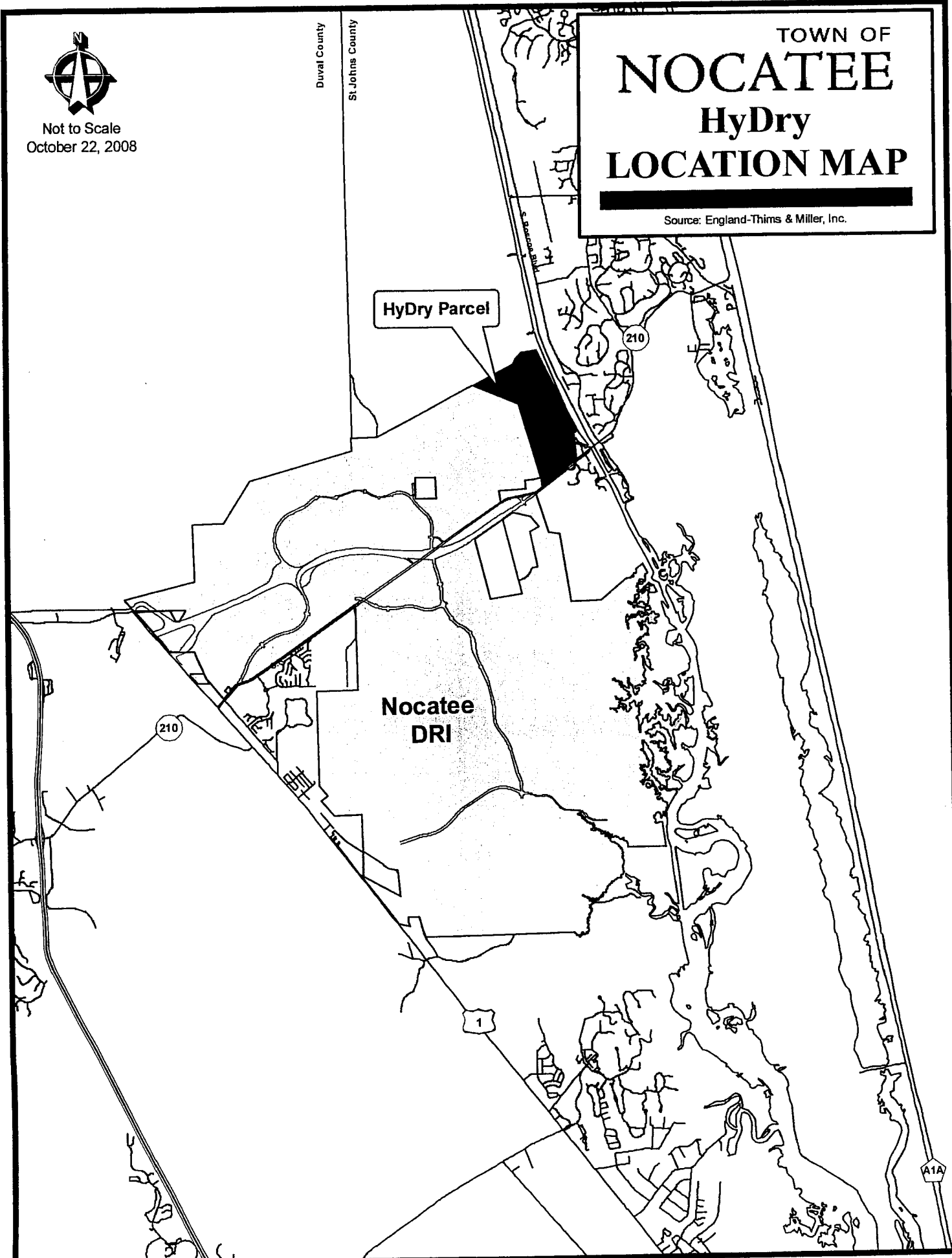
Nocatee  
DRI

210

210

1

A1A





# Intracoastal Frontage






S. Roscoe Blvd.

Intracoastal Waterway

C.R. 210

Existing Nocatee Boundary

## Legend

-  Intracoastal Frontage
-  HyDry Parcel
-  Existing Nocatee Boundary

0 500 1,000 2,000 Feet

