

ST. JOHNS COUNTY
RESOLUTION NUMBER 2010- 286

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE RIVERTOWN DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY RESOLUTION 2004-45 DATED FEBRUARY 4, 2004; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pappas, Metcalf, Jenks & Miller, P.A., the authorized representative of The St. Joe Company, has submitted a Notice of Proposed Change (NOPC) to the RiverTown Development of Regional Impact (DRI) by letter dated October 7, 2010.

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 Dec. 7th, 2010, after required notice.

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

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:
 - a. 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 development rights or increase in impacts from those approved in the RiverTown DRI Development Order.
 - b. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.
 - c. The changes requested in the NOPC are consistent with and further the objectives of the 2025 St. Johns County Comprehensive Plan.
2. The RiverTown DRI Development Order (the "DRI/DO") is hereby modified by approval of the following specific changes:

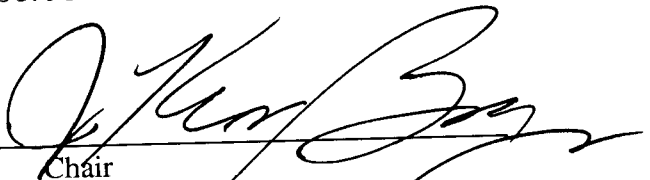
- a. Map H and Figure 26-1 attached to this Resolution are hereby substituted for the currently approved Master Plan and Proposed Greenways System.
- b. The DRI legal description attached to this Resolution is hereby substituted for the currently approved Master Plan.
- c. Table 10-1 of Exhibit 10 and Special Conditions 3, 7, 25 of the DRI/DO and the related Memorandum of Understanding by and between St. Johns County, The St. Joe Company, and the Main Street Community Development District approved under Resolution 2008-280 (the "MOU") are hereby amended to incorporate the following phase, buildout, downzoning protection, termination and expiration dates and completion of remaining park improvements date:

Phase I	2005 – 2018
Phase II	2019 – 2023
DRI Buildout	December 31, 2023
DRI termination, downzoning protection, DRI/DO expiration date	December 31, 2028
Completion of the remaining park improvements (defined in the MOU as the Phase 2 improvements)	October 31, 2013

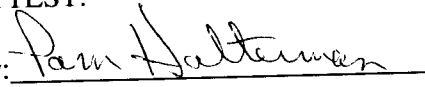
- 2. Except as modified by this Resolution, the existing DRI/DO shall remain in full force and effect.
- 3. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs, and the Northeast Florida Regional Council.
- 4. This Resolution shall take effect upon its adoption.

PASSED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA THIS 7th DAY OF December, 2010.

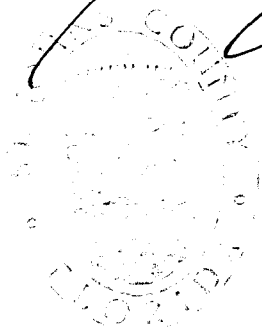
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Chair

ATTEST:

By: 

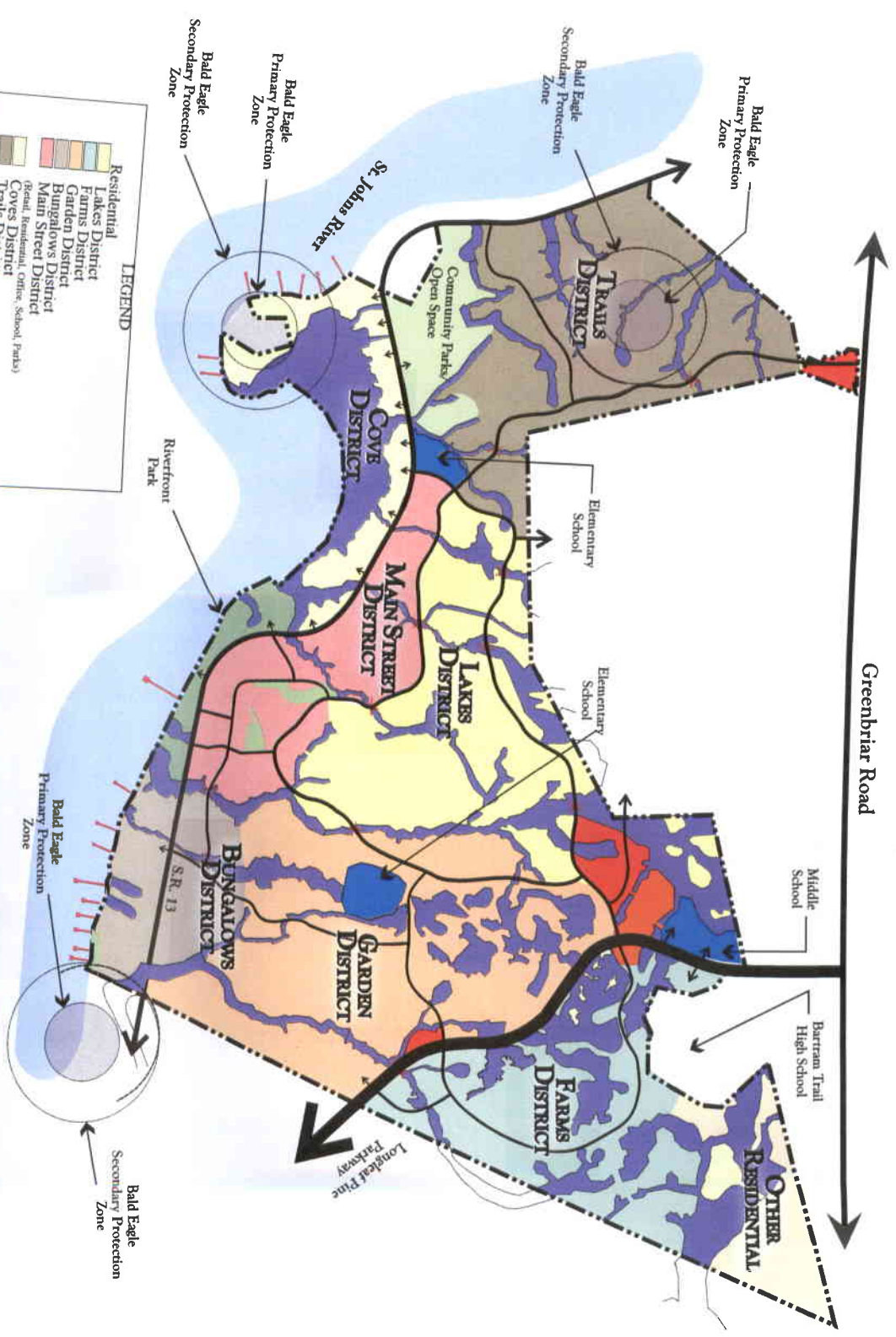
RENDITION DATE 12/15/10





LEGEND

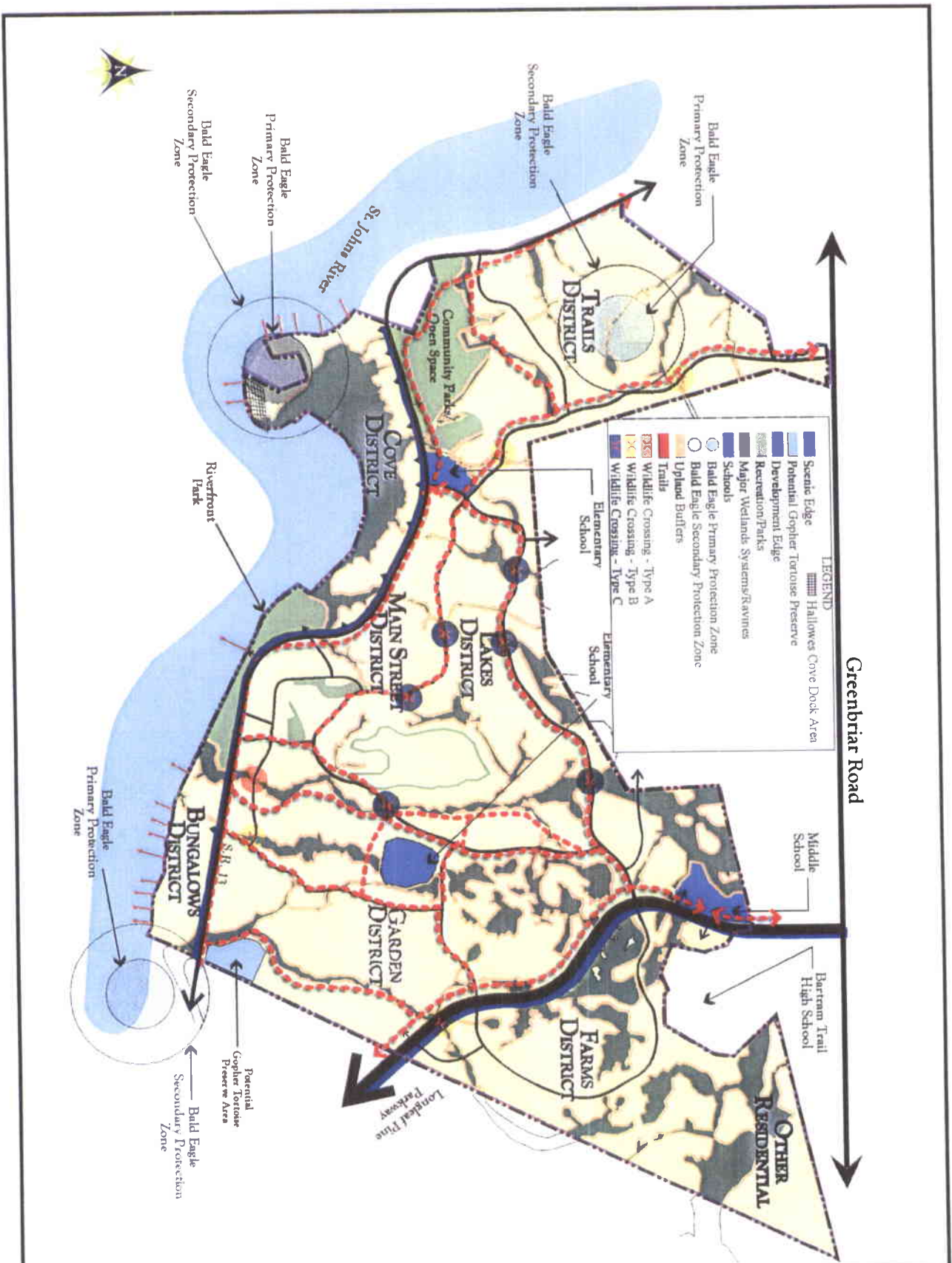
	Residential
	Lakes District
	Farms District
	Garden District
	Bungalows District
	Main Street District
	Cove District
	Trails District
	Other Residential
	Commercial Area
	Mixed Use (Residential, Retail, Office, Light Industrial)
	Recreation/Open Space/Buffer
	Major Wetlands Systems
	Community Docks
	Wildlife Crossing



RIVERTOWN®

MAP H
 MASTER
 DEVELOPMENT
 PLAN
 REVISED
 OCTOBER 2010

NOTE: The location, configuration, acreages and use of development parcels, golf courses, roads, lakes, etc., are conceptual in nature and subject to further refinement upon submission of site plans.



RIVERTOWN

FIGURE 26-1

PROPOSED GREENWAYS SYSTEM

REVISED OCTOBER 2010

NOTE: The location, configuration, acreages and use of development parcels, golf courses, roads, lakes, etc., are conceptual in nature and subject to further refinement upon submission of site plans.

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733

Fax (904) 346-1736

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTOWN - DRI

RIVERS EDGE CDD (f/k/a KENDALL CREEK CDD)

PARCEL "A"

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a **POINT OF BEGINNING, BEGIN** at the most Northeasterly corner of the plat **BARTRAM PLANTATION PHASE TWO**, as shown on the plat thereof, as recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, said point also being on the Southerly Right of Way line of **GREENBRIAR ROAD**, (a Variable Width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and Mapping Program, dated April 19, 1999, formerly known as **STATE ROAD No. 11** and/or **BOMBING RANGE ROAD**), and run thence, along the aforesaid Southerly Right of Way line of **GREENBRIAR ROAD**, the following three (3) Courses and Distances:

Course No. 1: South 77°13'29" East, a distance of 732.72 feet, to a point;

Course No. 2: South 12°21'44" West, a distance of 17.00 feet, to a point;

Course No. 3: South 77°13'29" East, a distance of 218.82 feet, to a point, on the Westerly boundary line of **GREENBRIAR SECTION ONE**; as shown on the plat thereof, recorded in Map Book 14, pages 58 and 58 of the Public Records of St. Johns County, Florida; run thence, along the Westerly boundary line of said **GREENBRAIR SECTION ONE**, the following two (2) Courses and Distances:

Course No. 1: South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: South 00°00'46" West, along aforesaid Westerly boundary, and then along a Southerly prolongation thereof, a distance of 5,903.67 feet, to the monumented Southwest corner of those lands described and recorded in that instrument recorded in Official Records Book 702, page 995 of the Public Records of said St. Johns County, Florida; run thence, South 77°09'41" East, along the Southerly line of said lands described and recorded in Official Records Book 702, page 995, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, a distance of 4,900.13 feet, to a point; run thence North 75°52'24" East, continuing along the aforesaid Southerly line of lands described and recorded in Official Records Book 702, page 992, and then along the Southerly line of lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 3,755.96 feet, to the Southeast corner of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence North 12°53'03" East, along

the Easterly line of said lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida, a distance of 2,028.02 feet, to the Southerly line of lands described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County, Florida; run thence South 87°27'26" East, along the Southerly line of aforesaid lands, a distance of 3,744.64 feet, to a point on the Westerly line of those lands described and recorded in Official Records Book 1400, page 1204 of the Public Records of said St. Johns County, Florida, and being the boundary line of BARTRAM TRAIL HIGH SCHOOL; run thence, along and around the boundaries of BARTRAM TRAIL HIGH SCHOOL, the following fifteen (15) Courses and Distances:

Course No. 1: South 46°48'23" West, a distance of 414.48 feet, to a point;
Course No. 2: South 22°50'52" West, a distance of 170.75 feet, to a point;
Course No. 3: South 29°41'23" East, a distance of 105.05 feet, to a point;
Course No. 4: South 43°43'33" East, a distance of 242.38 feet, to a point;
Course No. 5: South 06°15'54" East, a distance of 461.02 feet, to a point;
Course No. 6: South 24°04'44" West, a distance of 767.51 feet, to a point;
Course No. 7: South 50°01'20" East, a distance of 672.15 feet, to a point;
Course No. 8: North 83°31'47" East, a distance of 438.97 feet, to a point;
Course No. 9: South 37°49'12" East, a distance of 138.56 feet, to a point;
Course No. 10: South 66°18'34" East, a distance of 290.82 feet, to a point;
Course No. 11: South 82°37'22" East, a distance of 375.87 feet, to a point;
Course No. 12: North 48°52'37" East, a distance of 831.78 feet, to a point;
Course No. 13: North 49°06'30" East, a distance of 480.59 feet, to a point;
Course No. 14: North 27°50'21" East, a distance of 414.04 feet, to a point;
Course No. 15: North 29°55'50" West, a distance of 1,405.58 feet, to a point, lying on the Southerly line of the aforesaid lands, described and recorded in Official Records Book 807, page 564 of the Public Records of said St. Johns County; run thence, on the aforesaid Southerly line of said lands, the following two (2) Courses and Distances:

Course No. 1: South 87°27'26" East, a distance of 560.74 feet, to a point;
Course No. 2: South 87°17'21" East, a distance of 5,275.53 feet, to a point, on the Easterly monumented line of Section 39, the Francis P. Fatio Grant; run thence, along last said line, the following three (3) Courses and Distances:

Course No. 1: South 41°27'16" West, (also being the Westerly line of Sections 28, 29, and 32, Township 5 South, Range 27 East, St. Johns County, Florida), a distance of 10,409.13 feet, to the most Westerly corner of Whitelock Farms, as recorded in Map Book 37, Pages 80 through 112, inclusive, of the Public Records of said St. Johns County, Florida; *Course No. 2:* South 40°39'57" West, a distance of 3,628.41 feet to the intersection of Section 32, Township 5 South, Range 27 East, and Sections 39 (The Francis P. Fatio Grant) and 40 (The F. J. Fatio Grant), Township 5 South, Range 27 East; *Course No. 3:* run thence South 42°47'30" West, (also being the Easterly line of said Section 39 and the Southerly extension, thereof), a distance of 2,201.66 feet, to a point at the intersection of said Southerly extension and the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of **STATE ROAD No. 13**, the following two (2) Courses and Distances:
Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to

the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet; run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet, through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of

way line of said STATE ROAD 13: run thence, along the Northeasterly Right of Way line of said STATE ROAD No. 13, the following seven (7) Courses and Distances:

Course No. 1: thence Northerly, around and along the arc of a curve, being concave Easterly, and having a radius of 1403.66 feet, through a central angle of $44^{\circ}43'34''$ to the right, an arc distance of 1095.72 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $06^{\circ}47'20''$ West, 1068.12 feet;

Course No. 2: North $15^{\circ}34'27''$ East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 3: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,491.25 feet, through a central angle of $62^{\circ}09'52''$ to the left, an arc distance of 1,617.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}30'29''$ West, 1,539.77 feet;

Course No. 4: North $46^{\circ}35'25''$ West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 5: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,914.90 feet, through a central angle of $42^{\circ}24'00''$ to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North $67^{\circ}47'25''$ West 2,108.20 feet;

Course No. 6: North $88^{\circ}59'25''$ West, along last said tangency, a distance of 2,754.72 feet, to the Point of Curvature, of a curve leading northwesterly;

Course No. 7: thence Northwesterly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,382.69 feet, through a central angle of $08^{\circ}42'40''$ to the right, an arc distance of 210.22 feet, to the Easterly line of lands described and recorded in Official Records Book 763, page 395 of the Public Records of said St. Johns County, Florida, last said arc being subtended by a chord bearing and distance of North $84^{\circ}38'05''$ West, 210.02 feet; run thence North $39^{\circ}27'48''$ East, along the aforesaid Easterly line of lands described and recorded in Official Records Book 763, page 395, and then along the Easterly line of lands described and recorded in Official Records Book 1106, page 977 of the Public Records of said St. Johns County, Florida, a distance of 648.38 feet, to the Northeast corner of said lands, described and recorded in Official Records Book 1106, page 977 of said Public Records; run thence North $51^{\circ}41'45''$ West, along the Northerly line of last said lands, and then along the Northerly line of those lands described and recorded in Official Records Book 1156, page 464, and then Official Records Book 1370, page 122 of the Public Records of said St. Johns County, Florida, a distance of 1,332.26 feet, to the Northeast corner of those lands described and recorded in Official Records Book 1370, page 122 of the Public Records of St. Johns County, Florida; run thence South $89^{\circ}24'38''$ West, along the Northerly line of last said lands, a distance of 515.25 feet, to the Easterly Right of Way line of aforesaid STATE ROAD No. 13; run thence, along the aforesaid Easterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence Northerly, along and around the arc of a curve, being concave Easterly, and having a radius of 1,382.69 feet, through a central angle of $13^{\circ}55'33''$ to the right, an arc distance of 336.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $05^{\circ}13'52''$ East, 335.24 feet;

Course No. 2: North $12^{\circ}11'31''$ East, along last said tangency, a distance of 1,169.27 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the left, an arc distance of 1,051.40 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 4: North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to the Southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of said St. Johns County, Florida; run thence, along last said line, the following two (2) Courses and Distances:

Course No. 1: South 88°11'16" East, a distance of 288.50 feet, to a point;

Course No. 2: North 54°15'52" East, a distance of 4,016.06 feet, to a point on the Northerly line of the **HALLOWES TRACT**, (also being the Southerly line of the **ST. ELMO TRACT**, and the Southerly line of aforesaid **BARTRAM PLANTATION PHASE TWO**); run thence, South 89°20'59" East, along last said line, a distance of 883.58 feet, to a point; thence, departing from said Northerly line of the **HALLOWES TRACT**, (also being the Southerly line of **ST. ELMO TRACT**), run the following thirteen Courses and Distances, along the Easterly boundary of the aforesaid plat of **BARTRAM PLANTATION PHASE TWO**:

Course No. 1: North 05°30'37" East, a distance of 227.90 feet, to a point;

Course No. 2: North 29°44'02" East, a distance of 230.63 feet, to a point;

Course No. 3: North 21°25'38" East, a distance of 43.96 feet, to a point;

Course No. 4: North 84°42'38" West, a distance of 65.01 feet, to a point;

Course No. 5: North 32°32'11" West, a distance of 98.40 feet, to a point;

Course No. 6: North 20°05'21" East, a distance of 79.61 feet, to a point;

Course No. 7: North 64°40'30" East, a distance of 36.01 feet, to a point;

Course No. 8: North 11°04'19" West, a distance of 167.86 feet, to a point;

Course No. 9: North 66°29'43" West, a distance of 51.93 feet, to a point;

Course No. 10: North 47°26'30" East, a distance of 103.39 feet, to a point;

Course No. 11: North 39°33'12" West, a distance of 99.33 feet, to a point;

Course No. 12: North 23°21'33" West, a distance of 92.86 feet, to a point;

Course No. 13: North 17°55'40" East, a distance of 203.96 feet, to a point, on the aforesaid Southerly Right of Way line of **GREENBRIAR ROAD**, and the **POINT OF**

BEGINNING.

The lands thus described, contains 160,492,937 square feet, or 3,684.41 acres, more or less, in area.

TOGETHER WITH:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTOWN

MAINSTREET CDD - PARCEL 2

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South $42^{\circ}47'30''$ West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,201.66 feet, to the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); continue thence South $42^{\circ}44'52''$ West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said **STATE ROAD NO. 13**; run thence, along the Southwesterly Right of Way line of said **STATE ROAD No. 13**, the following five (5) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: North $63^{\circ}27'26''$ West, along last said tangency, a distance of 4312.27 feet to the **POINT OF BEGINNING**.

Course No. 3: thence continue North $63^{\circ}27'26''$ West, along last said tangency, a distance of 1969.29 feet, to the point of curvature, of a curve leading northerly;

Course No. 4: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of $79^{\circ}01'54''$ to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}56'30''$ West, 1,913.53 feet;

Course No. 5: North $15^{\circ}34'27''$ East, along last said tangency, a distance of 457.25 feet; run thence North $56^{\circ}39'18''$ West, departing said right of way line, a distance of 377.64 feet; run thence North $78^{\circ}19'23''$ West, a distance of 314.43 feet; run thence South $52^{\circ}50'53''$ West, a distance of 525 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of

Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 4,430 feet, more or less to a point which lies South 76°56'58" West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South 87°40'31" East, a distance of 740 feet, more or less; run thence North 26°32'34" East, a distance of 254.81 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 59.46 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton (Bndry), dated September 14, 2004. (revised March 30, 2005)
Document Name: RIVERTON-MAINSTREET2.doc

TOGETHER WITH:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733

Fax (904) 346-1736

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTOWN

RIVERS EDGE CDD (f/k/a/ KENDALL CREEK CDD)

PARCEL "B"

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; together with a portion of the Francis P. Fatio Grant, Section 43, Township 6 South, Range 27 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South $42^{\circ}47'30''$ West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,201.66 feet, to the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence South $42^{\circ}03'40''$ West, along aforesaid prolongation, a distance of 104.15 feet, to the Southwesterly Right of Way line of said **STATE ROAD NO. 13**, and the **POINT OF BEGINNING.**

From the **POINT OF BEGINNING**, thus described, run thence, along the Southwesterly Right of Way line of said **STATE ROAD No. 13**, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: North $63^{\circ}27'26''$ West, along last said tangency, a distance of 4312.27 feet; run thence South $26^{\circ}32'34''$ West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North $87^{\circ}40'31''$ West, a distance of 740 feet, more or less to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 5,300 feet, more or less, to a point which lies South $41^{\circ}35'54''$ West, 1,053 feet, more or less, from the **POINT OF BEGINNING**; run thence North

41°35'54" East, a distance of 1,053 feet, more or less, to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING.

The lands thus described, contains 108.93 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTOWN, File No. SD-Riverton (Bndry), dated September 14, 2004. (revised JULY 12, 2007)

Document Name: RIVERTON-RIVERS EDGE PARCEL B.doc

TOGETHER WITH:

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 296-1666

Fax (904) 296-1644

Jon Bowan, PLS

Jeff Ward, PLS

RIVERTOWN

RIVERS EDGE CDD (f/k/a/ KENDALL CREEK CDD)

PARCEL "C"

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°47'30" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, and then along a southwesterly prolongation thereof, a distance of 2,201.66 feet, to the Northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence South 42°03'40" West, a distance of 104.15 feet, to the Southwesterly Right of Way line of said STATE ROAD NO. 13; run thence, along the Southwesterly Right of Way line of said STATE ROAD No. 13, the following nine (9) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of 00°15'41" to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°19'36" West, 104.28 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6,281.57 feet, to the point of curvature, of a curve leading northerly;

Course No. 3: thence Northerly, along and around the arc of a curve, being concave Northeasterly, and having a radius of 1,503.66 feet, through a central angle of 79°01'54" to the right, an arc distance of 2,074.09 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°56'30" West, 1,913.53 feet;

Course No. 4: North 15°34'27" East, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading northwesterly and the POINT OF BEGINNING:

Course No. 5: thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 1,391.25 feet, through a central angle of 62°09'52" to the left, an arc distance of 1,509.47 feet, to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 15°30'29" West, 1,436.52 feet;

Course No. 6: North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading Westerly;

Course No. 7: thence Westerly, along and around the arc of a curve, being concave Southerly, and having a radius of 2,814.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,083.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West 2,035.87 feet;

Course No. 8: North 88°59'25" West, along last said tangency, a distance of 2,754.72 feet, to the point of curvature of a curve leading Westerly;

Course No. 9: thence Westerly, along and around the arc of a curve, being concave Northerly, and having a radius of 1482.69 feet, through a central angle of 10°53'45" to the right, an arc distance of 281.96 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 83°32'33" West 281.53 feet, to the Northeasterly corner of Lot 22, REMINGTON PARK, as shown on the plat thereof, recorded in Map Book 7, page 1 of the Public Records of St. Johns County, Florida, thence South 40°31'00" West, along the Easterly line of said Lot 22,

REMINGTON PARK, 749 feet, more or less, to a point on the Northeasterly "Mean High Water Line", of the St. Johns River, (Elevation 1.07 feet, NGVD 1929, as per Bureau of Surveying and Mapping, Division of State Lands, Department of Environmental Protection Tide Interpolation Point, MHW Data ID 4486 and 4485, and then Elevation 1.06, NGVD 1929, as per MHW Data ID 4484); run thence Southerly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 2,330 feet, more or less, to a point on the Northwesterly boundary of those lands currently owned by John P. Hallows, Jr., et al (St. Johns County Property Appraiser PIN 000900 0000), as described and recorded in Official Records Book 107, page 495 of the Public Records of said St. Johns County; run thence, along the boundary lines of last said lands the following five (5) Courses and Distances:

Course No. 1: North 79°20'10" East, a distance of 390 feet, more or less, to a point;
Course No. 2: North 10°08'19" East, a distance of 636.87 feet, to a point;
Course No. 3: South 88°06'31" East, a distance of 581.67 feet, to a point;
Course No. 4: South 03°40'34" East, a distance of 742.73 feet, to a point;
Course No. 5: South 45°25'02" West, a distance of 874 feet, more or less, to a point on said Northeasterly "Mean High Water Line", of the St. Johns River; run thence Easterly, Northerly and Southeasterly, along the aforesaid "Mean High Water Line" of the St. Johns River, a distance of 9,100 feet, more or less, to a point which lies South 87°27'59" West, 1,043 feet, more or less, from the POINT OF BEGINNING; run thence North 52°50'53" East, a distance of 525 feet, more or less, to a point; run thence South 78°19'23" East, a distance of 314.43 feet to a point; run thence South 56°39'18" East, a distance of 377.64 feet to the aforesaid Southwesterly Right of Way line of STATE ROAD No. 13, and the POINT OF BEGINNING

The lands thus described, contains 295.02 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton.(Bndry), dated September 14, 2004. (revised March 30, 2005)

Second revision April 28, 2006 to correct last call from North 56°39'18" East to South 56°39'18" East)

Document Name: RIVERTON-RIVERS EDGE PARCEL C.doc

(less and except that certain 25' wide access easement more particularly described in Deed Book 3, page 484, of the Public Records of St. Johns County, Florida containing .72 Ac.)

TOGETHER WITH

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207

Telephone (904) 346-1733
Jon Bowan, PLS

Fax (904) 346-1736
Jeff Ward, PLS

RIVERTOWN
MAINSTREET CDD - PARCEL 1

A parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; together with a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East; all in St. Johns County, Florida, said parcel of land being more particularly described as follows: For a Point of Reference, commence at the intersection of Section 32, Section 40, the F.J. Fatio Grant, and Section 39, the Francis P. Fatio Grant, all in Township 5 South, Range 27 East, St. Johns County, Florida, and run thence South 42°47'30" West, along the monumented Easterly line of said Section 39, the Francis P. Fatio Grant, (also being the Westerly line of said Section 40) a distance of 2,201.66 feet, to the Northeasterly Right of Way line of **STATE ROAD No. 13**, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid Northeasterly Right of Way line of **STATE ROAD No. 13**, the following two (2) Courses and Distances:

Course No. 1: run thence Northwesterly, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,968.28 feet, through a central angle of 00°20'02" to the left, an arc distance of 133.89 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 63°17'25" West, 133.89 feet;

Course No. 2: North 63°27'26" West, along last said tangency, a distance of 6144.14 feet to the POINT OF BEGINNING: From the POINT OF BEGINNING thus described run thence North 26°42'01" East, departing said Northeasterly Right of Way line, a distance of 249.39 feet, to a point; run thence South 63°14'24" East, a distance of 120.00 feet, to a point; run thence North 26°42'01" East, a distance of 223.42 feet, to a point; run thence North 11°17'57" East, a distance of 176.08 feet, to a point; run thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 219.00 feet, through a central angle of 09°27'56" to the left, an arc distance of 36.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 73°58'04" East, 36.14 feet; run thence South 78°42'03" East, along last said tangency, 264.08 feet the point of curvature of a curve leading Southeasterly; thence Easterly, around and along the arc of said curve, being concave Southwesterly, and having a radius of 531.00 feet, through a central angle of 15°24'03" to the right, an arc distance of 142.73 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 71°00'01" East, 142.30 feet; run thence South 63°17'59" East, along last said tangency, a distance of 404.36 feet; run thence North 26°42'01" East, a distance of 827.49 feet, to the point of curvature of a curve leading Northerly; thence Northerly and Northwesterly, around and along the arc of said curve, being concave Westerly, and having a radius of 25.00 feet,

through a central angle of 80°40'40" to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North 13°38'19" West, 32.37 feet to the point of reverse curvature of last said curve with a curve leading Northwesterly; thence Northwesterly, around and along the arc of last said curve, being concave Northeasterly, and having a radius of 354.00 feet, through a central angle of 26°14'57" to the right, an arc distance of 162.18 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 40°51'10" West, 160.77 feet; run thence North 27°43'42" West, along last said tangency, a distance of 45.05 feet, to a point; run thence South 62°16'18" West, a distance of 313.00 feet, to the point of curvature of a curve leading Westerly; thence Westerly, around and along the arc of said curve, being concave Northerly, and having a radius of 479.00 feet, through a central angle of 59°19'51" to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North 88°03'46" West, 474.15 feet to the point of reverse curvature of last said curve with a curve leading Westerly; thence Westerly, around and along the arc of last said curve, being concave Southerly, and having a radius of 250.00 feet, through a central angle of 89°56'25" to the left, an arc distance of 392.44 feet to the end last said curve, said arc being subtended by a chord bearing and distance of South 76°37'57" West, 353.37 feet; run thence North 69°17'58" West, a distance of 265.03 feet; thence Southwesterly, around and along the arc of a curve, being concave Northwesterly, and having a radius of 500.00 feet, through a central angle of 09°47'49" to the right, an arc distance of 85.49 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 25°34'49" West, 85.39 feet; run thence South 30°28'44" West, along last said tangency, a distance of 350.39 feet; run thence North 56°25'03" West, a distance of 314.88 feet; run thence South 45°28'44" West, a distance of 151.52 feet; run thence South 57°14'17" West, a distance of 100.62 feet; run thence South 53°38'43" West, a distance of 112.98 feet to a point situate on the Northeasterly right of way line of said STATE ROAD 13; run thence, along said Northeasterly right of way line of said STATE ROAD No. 13, the following two (2) Courses and Distances: Course No. 1: thence Southeasterly, around and along the arc of a curve, being concave Northeasterly, and having a radius of 1403.66 feet, through a central angle of 34°18'20" to the left, an arc distance of 840.43 feet to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 46°18'17" East, 827.94 feet; Course No. 2: thence South 63°27'26" East, along last said tangency, a distance of 137.43 feet to the POINT OF BEGINNING.

The lands thus described, contains 1,327,284 square feet, or 30.47 acres, more or less, in area.

This Legal Description was prepared by A & J Land Surveyors, Inc. to accompany the Map Showing Boundary Survey of RIVERTON, File No. SD-Riverton (Bndry), dated September 14, 2004. (revised March 30, 2005)

Document Name: SERV://KAREN/PLATS-WORKING/RIVERTOWN/DWIGHT-GOOD/RIVERTON-MAINSTREET1.doc

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

SJC GROWTH MANAGEMENT
4040 LEWIS SPEEDWAY
SAINT AUGUSTINE FL. 32084

Ref.#: L4325-10
P.O.#: RIVERTOWN DRI

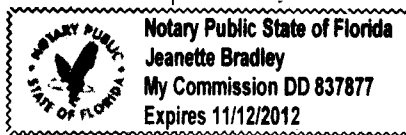
PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **ULINDA E. VERSTRAATE**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida;
that the attached copy of advertisement being a **NOTICE OF HEARING**
In the matter of **NOPC 2010-02 - RIVERTOWN DRI HG DEC 7**
was published in said newspaper on **11/22/2010**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this **22nd** day of **Nov 2010**
by **Ulinda E Verstraate** who is personally known to me
or who has produced as identification



Jeanette Bradley
(Signature of Notary Public)

(Seal)

**NOTICE OF PUBLIC HEARING TO CONSIDER A
PROPOSED CHANGE TO THE RIVERTOWN DRI**

NOTICE IS HEREBY GIVEN that a public hearing
will be held on **Tuesday, December 7, 2010 at 9:00
a.m.** by the St. Johns County Board of County
Commissioners in the County Auditorium, County
Administration Building, 500 San Sebastian View, St.
Augustine, Florida, to consider a proposed change
to the previously approved RiverTown DRI, Resolu-
tion 2004-45, filed under the provision of subsection
380.06 (19), Florida Statutes.

A brief description of the changes proposed include
(but are not specifically limited to) modifications to
Map H and the Greenway System Map, a reorgani-
zation of extensions to phasing, buildout and termi-
nation dates and an extension to the completion of
certain parks.

The subject property is located at SR 13, South of
Greenbriar Road with St. Johns County, Florida.



Items not heard by 6 pm shall automatically be con-
tinued until 9 am the following day, unless other-
wise directed by the Board.

Interested parties may appear at the meeting and be
heard with respect to the proposed Notice of Pro-
posed Change.

This file is maintained in the Planning & Zoning Divi-
sion of the Growth Management Services Depart-
ment, at the Permit Center, 4040 Lewis Speedway,
St. Augustine, Florida, and may be examined by
interested parties prior to said public hearing.

If a person decides to appeal any decision made with
respect to any matter considered at the meeting or
hearing, he will need a record of the proceedings
and for such purpose he may need to ensure that a
verbatim record of the proceedings is made, which
record includes the testimony and evidence upon
which appeal is to be based.

**NOTICE TO PERSONS NEEDING SPECIAL
ACCOMMODATIONS AND TO ALL HEARING
IMPAIRED PERSONS:** In accordance with the
Americans with Disabilities Act, persons needing
special accommodations or an interpreter to par-
ticipate in this proceeding should contact the
County's ADA Coordinator at (904) 209-0650 or at the
County Administration Building, 500 San Sebastian
View, St. Augustine, Florida, 32085. For hearing
impaired individuals, call Florida Relay Service at 1
800 955 8770, no later than 5 days prior to the date of
this meeting.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
KEN BRYAN, CHAIRMAN
FILE NUMBER: NOPC 2010-02 RiverTown DRI
L4325-10 Nov 22, 2010**