

RESOLUTION NO. 2014-__ 326

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AMENDING RESOLUTION NO. 2004-45 AND NO. 2010-286 DEVELOPMENT ORDER FOR RIVERTOWN, A DEVELOPMENT OF REGIONAL IMPACT, UNDER CHAPTER 380, FLORIDA STATUTES' AUTHORIZING DEVELOPMENT OF APPROXIMATELY 4,170 ACRES IN NORTHWEST ST. JOHNS COUNTY; ESTABLISHING MITIGATION REQUIREMENTS FOR REGIONAL IMPACTS, INCLUDING MITIGATION FOR TRANSPORTATION AND RECREATION IMPACTS; AMENDING DEVELOPMENT PHASING AND BUILD-OUT DATES; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND ESTABLISHING AN EFFECTIVE DATE.

LET IT BE KNOWN that, pursuant to Section 380.06, Florida Statutes, the St. Johns County Board of County Commissioners heard at a duly noticed public hearing convened on November 4, 2014, a Notification of Proposed Change to a Previously Approved Development of Regional Impact (“**NOPC**”) for RiverTown, to be developed in the manner described in this NOPC, which NOPC is supplemented by the original Application for Development Approval (“**ADA**”) and Sufficiency Responses filed for RiverTown in 2004.

RECITALS

WHEREAS, the St. Johns County Board of County Commissioners considered the report and recommendations of the Northeast Florida Regional Council, the St. Johns County staff, the documents upon the record made before the St. Johns County Board of County Commissioners; and

WHEREAS, a Development Order for RiverTown was originally approved by the St. Johns County Board of County Commissioners on February 24, 2004 by Resolution No. 2004-45; and

WHEREAS, the Development Order for RiverTown was amended by the St. Johns County Board of County Commissioners on December 7, 2010 by Resolution No. 2010-286; and

WHEREAS, the RiverTown Development of Regional Impact (“**DRI**”) is a proposed mixed use development on approximately 4,170 acres located in St. Johns County, Florida (the “**DRI Property**”); and

WHEREAS, Mattamy Rivertown, LLC, a Delaware limited liability company, is the owner of the DRI Property and is the Developer of Record for the RiverTown DRI and this NOPC (hereinafter referred to as the “**Applicant**” or “**Developer**”); and

WHEREAS, the Applicant’s authorized agent is Prosser, Inc., whose address is 13901 Sutton Park Drive South, Suite 200, Jacksonville, Florida 32224; and

WHEREAS, the Applicant’s predecessor in title, The St. Joe Company, filed the ADA dated March 27, 2003, First Sufficiency Response dated August 2003, and Second Sufficiency Response dated November 2003; and

WHEREAS, the ADA and Sufficiency Responses were reviewed by the Northeast Florida Regional Council as required by Section 380.06, Florida Statutes, and the Council recommended that the application be approved, subject to certain conditions; and

WHEREAS, the St. Johns County Board of County Commissioners duly noticed and on February 24, 2004 held a public hearing on the application as required by Section 380.06, Florida Statutes, and afforded the public and all affected parties an opportunity to be heard and to present evidence; and

WHEREAS, the St. Johns County Board of County Commissioners approved the ADA on February 24, 2004 as Resolution No. 2004-45; and

WHEREAS, the Applicant filed a NOPC on July 1, 2014 seeking to amend the Development Order to extend certain commencement, phasing, build-out and other dates in conformance with Florida law, and to revise transportation conditions set forth in the Development Order; and

WHEREAS, the St. Johns County Board of County Commissioners duly noticed and on November 4, 2014 held a public hearing on the NOPC as required by Section 380.06, Florida Statutes, and afforded the public and all affected parties an opportunity to be heard and to present evidence.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida, in public hearing duly constitutes and assembled on November 4, 2014, that the NOPC for the RiverTown DRI is hereby approved, subject to the following terms and conditions:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The DRI Property is not in an area designated as an Area of Critical State Concern pursuant to the provisions of Section 380.05, Florida Statutes (2013).
2. The DRI, as amended, is consistent with the State Comprehensive Plan.
3. The DRI, as amended, is consistent with the Strategic Regional Policy Plan adopted by the Northeast Florida Regional Council.
4. The DRI, as amended, is consistent with the St. Johns County Comprehensive Plan and St. Johns County Land Development Code.
5. The DRI, as amended, is consistent with the Northwest Sector Plan adopted by St. Johns County.
6. The DRI, as amended, does not constitute a substantial deviation pursuant to Section 380.06, Florida Statutes (2013), consistent with the recommendation of the Northeast Florida Regional Council pursuant to an August 6, 2014 letter.
7. The RiverTown DRI Development Order is hereby modified by approval of the following specific changes:
 - a. The name of the Developer of Record in the RiverTown DRI Development Order is hereby changed from the original owner, The St. Joe Company, to the current owner, Mattamy Rivertown, LLC, to reflect the assignment of all remaining RiverTown DRI development rights, permits and obligations to the current owner.
 - b. Table 10-1 of Exhibit 10, General Conditions 3 and 7, and Special Condition 25 of the DRI Development Order originally approved under Resolution No. 2004-45 and subsequently amended by Resolution No. 2010-286 are hereby amended to incorporate the following phase, build-out, downzoning protection, termination and expiration dates and completion of remaining park improvements date:

Phase I	2005-2022
Phase II	2023-2027
DRI Build-out	December 31, 2027
Development Order Expiration	December 31, 2032
DRI termination, down zoning, unit density reduction, or intensity reduction protection	December 31, 2032
Completion of the remaining park improvements (defined in the MOU as the Phase 2 improvements)	October 31, 2017

As further described in the attached **Amendments to Rivertown DRI Development Order.**

c. Special Condition 22(a)(i) shall be amended to read:

See Special Condition 22(a)(iii) below).

d. Special Condition 22(a)(iii) shall be amended to read:

The Master Developer shall cause to be conveyed or dedicated by plat to St. Johns County, a 130 foot wide right-of-way sufficient for a four-lane divided urban section from C.R. 210 to Longleaf Pine Parkway. The Master Developer, its successors and assigns, will pay for and/or cause the construction of C.R. 223, a four-lane divided urban section roadway within the 130 foot wide right-of-way described above as shown on Exhibit 8 to be commenced prior to approval of a Final Plat or Building Permit, whichever first occurs, for more than 2,392 units in Phase 1 (>92%) (except construction trailers and model homes) and completed within two (2) years or prior to the first plat or building permit approval, whichever first occurs, of Phase 2. Commencement shall be defined as actual physical construction under an approved modification of construction plans for a four-lane facility. Completion shall be defined as approval of As-Builts for the modification to construction plans. This improvement has an allocated cost of \$21,404,655 in 2004 Dollars. Also, prior to issuance of building permits for vertical construction within Phase 2 of RiverTown (except construction trailers and model homes), the Developer will provide financial assurance to St. Johns County in the form of a bond, letter of credit, three party agreement or funded commitment from a Community Development District that the improvement will be completed within two years of commencement or prior to the first plat approval of Phase 2.

If the required roadway improvement referenced in Special Condition 22(a)(iii) is made by an entity other than the Master Developer, its successors and assigns, the Master Developer shall pay to the County an amount equal to the allocated cost on the date the applicable improvement is required to be bonded, as indexed per the provision of this subsection, using the Southeast Construction Cost Index.

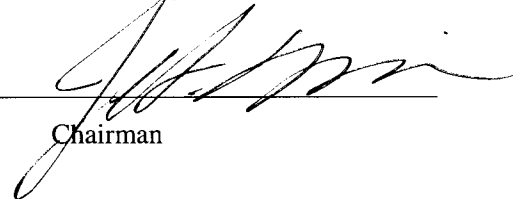
- e. Exhibit 8 and Exhibit 9 attached to this Resolution are hereby substituted for the currently approved Transportation Improvements Map and Transportation Improvements Table, respectively.
- 8. Except as modified by this Resolution, the existing RiverTown DRI Development Order shall remain in full force and effect.
- 9. This Resolution shall take effect upon its adoption.

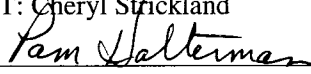
RENDITION

Within ten (10) days of the adoption of this Amended Development Order, St. Johns County shall render a copy of this Amended Development Order with all attachments, certified as complete and accurate, by certified mail, return receipt requested, to the Florida Department of Economic Opportunity, Bureau of Local Planning, Northeast Florida Regional Council, and the Applicant.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 4th DAY OF November, 2014.

BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA

By: 
Chairman

ATTEST: Cheryl Strickland
By: 
Deputy Clerk

Adopted Regular Meeting November 4, 2014
Effective: 12/28/14, 2014



Amendments to RiverTown DRI Development Order

General Condition 3. Phasing, Build-Out and Expiration of DRI. The DRI will be developed in two (2) Phases, as described in the Development Information Table attached as Exhibit 10. Phase I will last six (6) years and Phase II will last five (5) years unless extended pursuant to Section 380.06(19), Florida Statutes, (2003), or unless the Developer elects to accelerate the beginning date of Phase II, provided that all mitigation requirements for Phase II have been met. The end date of Phase II will not be affected by an acceleration of the beginning date. Unused development rights from Phase I will carry over into Phase II until build-out. Physical development of the DRI will commence within three (3) years of the Effective Date of this Development Order. The projected build-out date for all development is December 31, 2027. The DRI termination and DRI Development Order expiration dates are established as December 31, 2032. Any extensions of the DRI build-out, termination or expiration dates will be governed by the provisions of Section 380.06(19) (c), Florida Statutes (2003). The time period for commencement of physical development and the time period for build-out and termination will be tolled during the period of any appeal pursuant to Section 380.07, Florida Statutes (2003), or during the pendency of administrative or judicial proceedings relating development permits.

General Condition 7. Downzoning Protection. In accordance with Section 380.06(16), Florida Statutes (2003), the RiverTown DRI, as approved in this Development Order will not be subject to downzoning, unit density reduction, or intensity reduction before December 31, 2032, unless the Developer consents to such change, or the County demonstrates that substantial changes in the conditions underlying the approval of the Development Order have occurred or the Development order was based on substantially inaccurate information provided by the Developer or that the changes clearly established by County are essential to the public health, safety, or welfare.

Special Condition 22(a) (i). County Road 223. See Special Condition 22(a) (iii) below.

Special Condition 22(a) (iii). County Road 223. The Master Developer shall cause to be conveyed or dedicated by plat to St. Johns County, a 130 foot wide right-of-way sufficient for a four-lane divided urban section from C.R. 210 to Longleaf Pine Parkway. The Master Developer, its successors and assigns, will pay for and/or cause the construction of C.R. 223, a four-lane divided urban section roadway within the 130 foot wide right-of-way described above as shown on Exhibit 8 to be commenced prior to approval of a Final Plat or Building Permit, whichever first occurs, for more than 2,392 units in Phase I (>92%) (except construction trailers and model homes) and completed within two (2) years or prior to the first plat or building permit approval, whichever first occurs, of Phase 2. Commencement shall be defined as actual physical construction under an approved modification of construction plans for a four-lane facility. Completion shall be defined as approval of As-Builts for the modification to construction plans.

This improvement has an allocated cost of \$21,404,655 in 2004 Dollars. Also, prior to issuance of building permits for vertical construction within Phase 2 of RiverTown (except construction trailers and model homes), the Developer will provide financial assurance to St. Johns County in the form of a bond, letter of credit, three party agreement or funded commitment from a Community Development District that the improvement will be completed within two years of commencement or prior to the first plat approval of Phase 2.

If the required roadway improvement referenced in Special Condition 22(a)(iii) is made by an entity other than the Master Developer, its successors and assigns, the Master Developer shall pay to the County an amount equal to the allocated cost on the date the applicable improvement is required to be bonded, as indexed per the provision of this subsection, using the Southeast Construction Cost Index.

Special Condition 25. Recreation and Open Space. As shown in Exhibit 2, the Developer will provide a 58 acre Riverfront park, 86 acres of neighborhood parks, and a 100 acre community park. Prior to issuance of any building permits for vertical construction within RiverTown (other than vertical construction associated with parks and recreation, construction trailers and model homes) Developer will commence development of the Riverfront Park within RiverTown. Developer will commence development of the 100 acre community park at the time the first certificate of occupancy is issued for a residential dwelling (with the exception of model homes which are permanently occupied). The community park improvements will include, at a minimum, 4 baseball fields, 4 multi-use fields, adequate parking for the fields, entry roads, adequate conduit for future lighting of the fields, bathroom/concession facility and picnic areas. These improvements will be completed no later than October 31, 2017. Completion is defined as approval of As-Builts for the remaining park improvements. The Applicant will coordinate with the County parks and Recreation Department and County School Board to locate community parks adjacent to proposed school sites, when feasible, in order to meet collocation criteria set forth in Section 163.3177(6)(a), Florida Statutes.

EXHIBIT 8

Transportation Improvements Map (Pipelining)

NOPC 2014-05

PROSSER

October 23, 2014

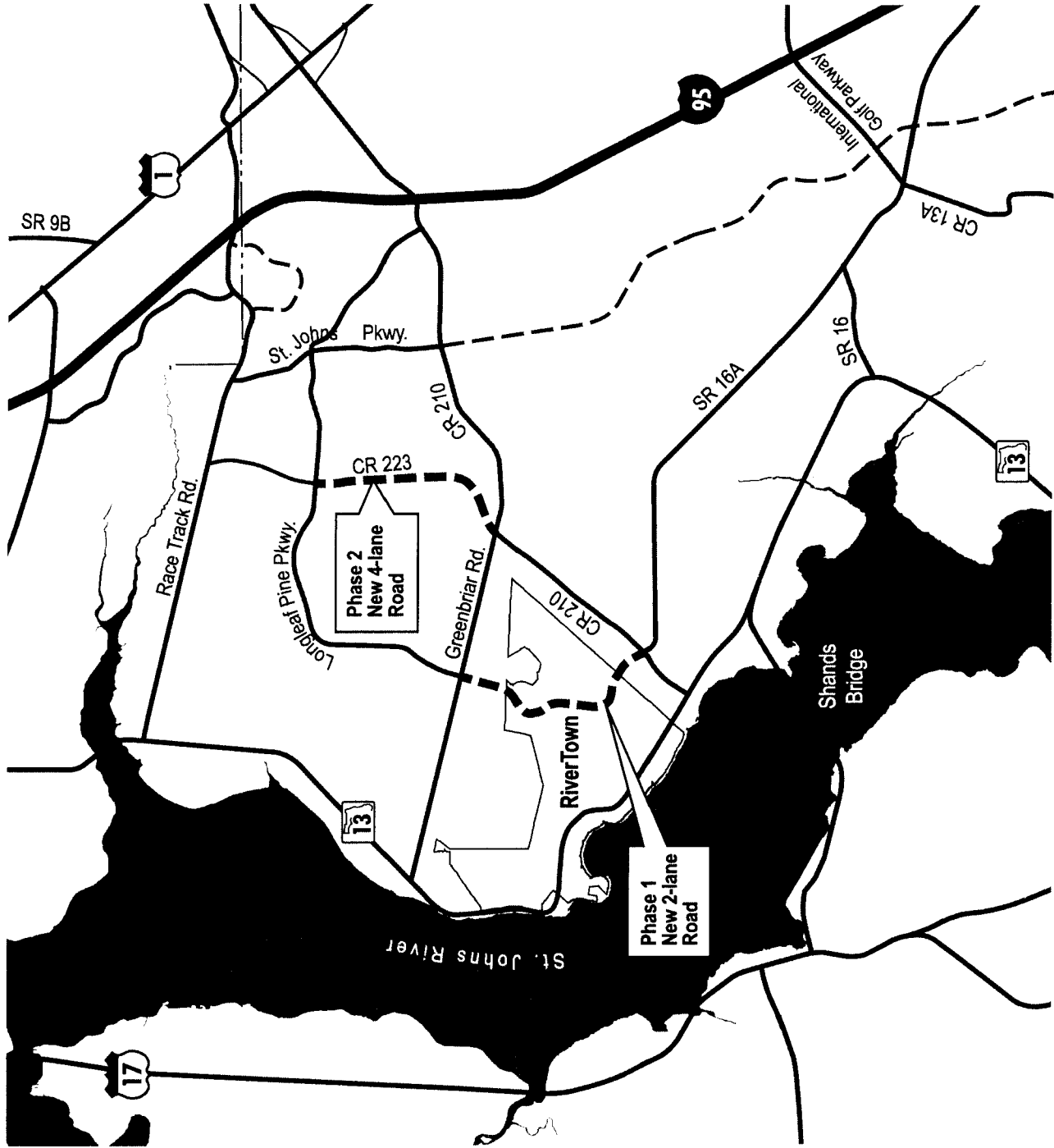


Exhibit 9
Transportation Improvements Table (Pipelining)
 Revised June 27, 2014

RiverTown DRI
Transportation Mitigation Plan
Estimated Costs

Roadway	From	To	Improvement	Length in Miles	Cost Per Mile	Improvement Cost
Phase One						
RiverTown Pkwy	CR-210	South RiverTown Property Line	New 2-Lane Undivided with R/W for a 4-Lane	0.68	4,343,937	2,953,877
RiverTown Pkwy	South RiverTown Property Line	North RiverTown Property Line	New 2-Lane Undivided, without R/W	1.47	3,060,684	4,499,205
RiverTown Pkwy	CR-210	Greenbriar Road	New 2-Lane Undivided with R/W for a 4-Lane	0.61	4,343,937	2,649,802
Phase One Cash Contribution						
						3,952,511
Phase Two						
CR-223	CR-210	Longleaf Pine Pkwy	New 4-Lane Divided	2.78	7,699,516	21,404,655
				Total		\$35,460,050

Note: 'Centerline Cost Per Mile' is taken from FDOT's 2002 Transportation Cost document published March 2003 & RiverTown DRI Proportionate Share Tables.

Cost to widen a 2-lane to 4-lane rural road with RW = \$4,026,695
 Cost to widen a 2-lane to 4-lane rural road without RW = \$3,355,579
 RW cost associated with widening a 2-lane rural road to 4-lanes is \$4,026,695 - \$3,355,579 = \$671,116
 Cost to construct a new 2-lane rural road with RW for 4-lanes = \$3,672,821 + \$671,116 = \$4,343,937

Exhibit 10

Table 10-1 (Development Information)

TABLE 10-1 DEVELOPMENT INFORMATION RiverTown DRI			
Development Category *	Phase 1 2005-2022	Phase 2 2023-2027	TOTAL
Single-Family Residential (28-24.023, F.A.C.)	2,200 D.U.s	1,500 D.U.s	3,700 D.U.s
Multi-Family Residential (28-24.023, F.A.C.)	400 D.U.s	400 D.U.s	800 D.U.s
TOTAL RESIDENTIAL LAND USES	2,600 D.U.s	1,900 D.U.s	4,500 D.U.s
Retail (28-24.031, F.A.C.)	50,000 S.F.	250,000 S.F.	300,000 S.F.
Office (28-24.020, F.A.C.)	50,000 S.F.	50,000 S.F.	100,000 S.F.
Light Industrial (28-24.029, F.A.C.)	50,000 S.F.	50,000 S.F.	100,000 S.F.
Golf Course (28-24.016, F.A.C.)	18 Holes	----	18 Holes
Community & Neighborhood Parks (28-24.016, F.A.C.)	186 Acres	----	186 Acres
Riverfront Park (28-24.016, F.A.C.)	58 Acres	----	58 Acres
Elementary Schools (2) (28-24.024, F.A.C.)	15 Acres	15 Acres	30 Acres
Middle School (28-24.024, F.A.C.)	25 Acres	----	25 Acres

* Land uses may be modified in accordance with the proposed Land Use Equivalency Matrix.
Prepared By: Prosser, Inc., May 2014

Legal Description
Exhibit "A"

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 to 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 Northwestery, 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 Northwestery, 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

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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 $76^{\circ}56'58''$ West, 876 feet, more or less, from the POINT OF BEGINNING; run thence South $87^{\circ}40'31''$ East, a distance of 740 feet, more or less; run thence North $26^{\circ}32'34''$ 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:

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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°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, 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°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 4312.27 feet; run thence South 26°32'34" West, departing said Southwesterly right of way line, a distance of 254.81 feet; run thence North 87°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°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:

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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 Northeastly 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 Northwestly, 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 Northeastly, 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 northwestly and the POINT OF BEGINNING:

Course No. 5: thence Northwestly, 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 Northeastly 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,

REMLINGTON 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, to a point which lies South 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

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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 $80^{\circ}40'40''$ to the left, an arc distance of 35.20 feet, said arc being subtended by a chord bearing and distance of North $13^{\circ}38'19''$ 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 $26^{\circ}14'57''$ 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 $40^{\circ}51'10''$ West, 160.77 feet; run thence North $27^{\circ}43'42''$ West, along last said tangency, a distance of 45.05 feet, to a point; run thence South $62^{\circ}16'18''$ 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 $59^{\circ}19'51''$ to the right, an arc distance of 496.01 feet, arc being subtended by a chord bearing and distance of North $88^{\circ}03'46''$ 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 $89^{\circ}56'25''$ 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 $76^{\circ}37'57''$ West, 353.37 feet; run thence North $69^{\circ}17'58''$ 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 $09^{\circ}47'49''$ 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 $25^{\circ}34'49''$ West, 85.39 feet; run thence South $30^{\circ}28'44''$ West, along last said tangency, a distance of 350.39 feet; run thence North $56^{\circ}25'03''$ West, a distance of 314.88 feet; run thence South $45^{\circ}28'44''$ West, a distance of 151.52 feet; run thence South $57^{\circ}14'17''$ West, a distance of 100.62 feet; run thence South $53^{\circ}38'43''$ 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 $34^{\circ}18'20''$ 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 $46^{\circ}18'17''$ East, 827.94 feet; Course No. 2: thence South $63^{\circ}27'26''$ 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

PROSSER HALLOCK PLANNERS & ENG
13901 SUTTON PARK DR S STE 200
JACKSONVILLE FL 32224

Ref.#: L2626-14
P.O.#: 113094.03

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 **HALEY COOK**
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 HEARIN**
In the matter of **NOPC 2014-05 RIVERTO - HGS OCT 2, NOV 4, 201**
was published in said newspaper on **09/17/2014**

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 _____ day of SEP 17 2014
by Haley Cook who is personally known to me
or who has produced as identification

(Signature of Notary Public)



(407) 388-0153

SHAWNE' H ORDONEZ
MY COMMISSION # EE212989
EXPIRES July 01, 2016

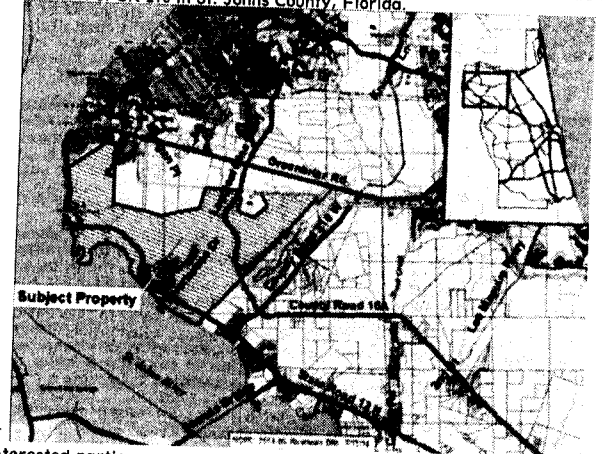
FloridaNotaryService.com

(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 **Thursday, October 2, 2014 at 1:30 p.m.** by the St. Johns County Planning and Zoning Agency and **Tuesday, November 4, 2014 at 9:00 a.m.** by the Board of County Commissioners in the County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida, to consider a proposed amendment to the approved Development Order to shift commencement of construction of County Road 223 to Phase 2 (Special Condition #22 (a)(III)), update the name of the Master Developer to the current owner, and extend project phasing and buildout to reflect Legislative extensions (General Condition #3).

The Rivertown DRI is located along SR 13, south of Greenbriar Road and northwest of CR 210 in St. Johns County, Florida.



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

This file is maintained in the Planning & Zoning Division of the Growth Management Department, at the Permit Center, 4040 Lewis Speedway, St. Augustine, Florida, and may be examined by interested parties prior to said public 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 participate 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.

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
DICK WILLIAMS, CHAIRMAN

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JOHN H. MORRIS, CHAIRMAN
FILE NUMBER: NOPC 2014-05 Rivertown
L2626-14 Sep 17, 2014