



Minutes of Meeting
Board of County Commissioners
St. Johns County, Florida
Regular Meeting
County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
September 1, 2026 - 9:00 a.m.

CALL TO ORDER

Commissioner Murphy called the meeting to order at 9:00 a.m.

Present: Clay Murphy, District 3, Chair
Ann Taylor, District 5, Vice Chair
Christian Whitehurst, District 1
Sarah Arnold, District 2
Krista Joseph, District 4

Staff Present: Joy Andrews, County Administrator
Rich Komando, County Attorney
Brad Bradley, Deputy County Administrator
Jesse Dunn, Deputy County Administrator
Sarah Taylor, Assistant County Administrator
Lex Taylor, Deputy County Attorney
Kealey West, Deputy County Attorney
Artricia Allen, Deputy Clerk

ROLL CALL

The clerk called the roll.

INVOCATION

Judy Spiegel gave the invocation.

PLEDGE OF ALLEGIANCE

Mike Roberson, Captain, United States Air Force, led the Pledge of Allegiance.

PROCLAMATION RECOGNIZING LIBRARY CARD SIGN-UP MONTH

Joseph presented the recognition of Library Card Sign-Up Month to Debra Rhodes Gibson. Gibson spoke on the importance of recognizing Library Card Sign-Up Month and highlighted the

services the library provides to St. Johns County. Shayna Keller, Assistant to the Board of County Commissioners, read the proclamation.

ACCEPTANCE OF PROCLAMATION

Motion by Murphy, seconded by Taylor, carried 5/0, to approve the proclamation, as submitted.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

DELETIONS TO THE CONSENT AGENDA

Joseph requested an amendment to the motion for Consent Agenda Item 16, to reflect that she requested removal from the Value Adjustment Board.

APPROVAL OF CONSENT AGENDA

Motion by Murphy, seconded by Joseph, carried 5/0, to approve the Consent Agenda, as amended.

Yea: Murphy, Joseph, Whitehurst, Arnold, Taylor
Nay: None

1. Motion to approve the Cash Requirement Report
2. Motion to adopt **Resolution No. 2026-277**, accepting an Easement for Utilities, a Bill of Sale with a Schedule of Values, a Final Release of Lien, and Warranty associated with the water and reuse systems to serve Baptist at Silverleaf Phase 1, Parcel 30
3. Motion to adopt **Resolution No. 2026-278**, accepting a Bill of Sale with Schedule of Values, A Release of Lien, and Warranty for Sewer and Water to serve Volleyball 1 on 1, Phase 1 and 2
4. Motion to adopt **Resolution No. 2026-279**, accepting a Grant of Easement for stormwater drainage along Greenbriar Road
5. Motion to adopt **Resolution No. 2026-280**, accepting an Easement for Utilities associated with an existing pump station servicing Seaside of Vilano Condominium Association, Inc., located off A1A South
6. Motion to adopt **Resolution No. 2026-281**, authorizing the Chair of the Board, on behalf of the County, to execute an easement to Florida Power and Light Company to provide electrical service for Greenbriar Park and Library

7. Motion to adopt **Resolution No. 2026-282**, approving the terms and authorizing the county administrator, or designee, to execute a contract agreement allowing a St. Johns County Sheriff's Deputy to reside at Mills Field for security purposes
8. Motion to adopt **Resolution No. 2026-283**, approving the 2026-2027 Solid Waste Cost, Assessment Rates, and Non-Ad Valorem Assessment Roll for the Solid Waste MSBUs, and authorizing the chair, or designee, to certify and deliver the 2026-2027 Assessment Roll to the St. Johns County Tax Collector
9. Motion to adopt **Resolution No. 2026-284**, authorizing the county administrator, or designee, to award RFP No. 2786; Countywide Identification and Treatment of Invasive Plant Species to EarthBalance Corporation, as the top-ranked Proposer, and to execute a contract in substantially the same form and format, to perform the required services in accordance with the negotiated contract
10. Motion to adopt **Resolution No. 2026-285**, authorizing the county administrator, or designee, to utilize the OMNIA Cooperative Contract with Midwest Motor Supply Company, Inc., d/b/a Kimball Midwest (Contract No. R240806), for the as needed purchase of available Maintenance, Repair, and Operations (MRO) Supplies, Equipment, and Related products and Services throughout the duration of the contracts, including all exercised renewals
11. Motion to adopt **Resolution No. 2026-286**, authorizing the county administrator, or designee, to piggyback Sourcewell Contract No. 091024-JCS and to enter into a Misc. No. 2991; Lease Agreement with Textron E-Z-Go, LLC, in-the-amount of \$645,978.72, paid monthly \$13,457.89, including the current trade-in value of surplus cart fleet to provide eighty E-Z-Go Golf Carts and one E-Z-Go Utility Cart for the St Johns Golf Club
12. Motion to adopt **Resolution No. 2026-287**, authorizing the county administrator, or his designee, to execute and issue Change Order No. 02 to Master Contract No. 24-PSA-FIR-19978, First Line Coastal, LLC, to complete Construction Services under RFQ No. 1712R; FEMA Category G - South Ponte Vedra Beach Dune Restoration Project Development, Design, Permitting, and Construction Administration
13. Motion to declare the attachment list as surplus and authorize the county administrator, or designee, to dispose of the same in accordance with the Purchasing Policy Section 17.1 and Florida State Statute 274.06
14. Motion to adopt **Resolution No. 2026-288**, approving the 2026-2027 Non-Ad Valorem Assessment Roll for the Moultrie Crossing Lift Station Municipal Service Benefit Unit, and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector
15. Motion to adopt **Resolution No. 2026-289**, approving the 2026-2027 Non-Ad Valorem Assessment Roll for the Treasure Beach Canals Municipal Service Benefit Unit and to authorize the chair, or designee, to certify and deliver the assessment roll to the St. Johns County Tax Collector

16. Motion to remove Commissioner Krista Joseph as a member and chair of the St. Johns County Value Adjustment Board and appoint Commissioner Clay Murphy as a member and chair of the St. Johns County Value Adjustment Board
17. Motion to adopt **Resolution No. 2026-290**, approving the amended Local Housing Assistance Plan for fiscal years 2026-2027, 2027-2028, and 2028-2029, as required by the State Housing Initiatives Partnership Program Act with new required strategy per Senate Bill 0594
18. Motion to adopt **Resolution No. 2026-291**, approving a Memorandum of Understanding (MOU) between St. Johns County, through its Community Based Care program, a division of the County's Health and Human Services Department, and the Department of Children and Families; and authorizing the county administrator, or designee, to execute the MOU on behalf of the County
19. Motion to adopt **Resolution No. 2026-292**, recognizing and appropriating Hazard Mitigation Grant Program funding in an amount not to exceed \$786,064.50, together with the twenty-five percent non-federal match required under the Grant Agreement and provided by the participating homeowners; approving and authorizing the county administrator, or emergency management director, to execute Grant Agreement No. H1439, Project No. 4673-026-R, between St. Johns County and the Florida Division of Emergency Management for Hazard Mitigation Grant Program funding for the elevation of qualified flood-prone residential structures, in substantially the same form as attached hereto; authorizing the county administrator or the emergency management director, without further action by the Board, to execute and submit on behalf of St. Johns County all documents, certifications, assurances, reimbursement requests, reports, forms, amendments, extensions, modifications, and other instruments necessary or appropriate to administer and implement the Grant Agreement and the projects funded thereunder, provided that such documents are consistent with the purposes and intent of this resolution and do not require an additional appropriation of County funds
20. Motion to adopt **Resolution No. 2026-293**, approving the terms, conditions, and requirements of a grant agreement with Florida Division of Emergency Management in the amount of \$105,806, through the Emergency Preparedness and Assistance Grant, authorizing the county administrator, or designee, to execute the grant agreement on behalf of the County, and recognizing and appropriating within the Fiscal Year 2027 General Fund Emergency Management Department
21. Motion to approve minutes of August 18, 2026, BCC Regular meeting and August 19, 2026, BCC Special meeting

ADDITIONS/DELETIONS TO THE REGULAR AGENDA

Taylor requested that Consent Agenda Item 3 be moved to Agenda Item 2 and Regular Agenda Item 2 be heard as Regular Agenda Item 3. Kealey West stated that the applicant requested that Regular Agenda Item 4 be continued to a future meeting.

APPROVAL OF REGULAR AGENDA

Motion by Murphy, seconded by Taylor, carried 5/0, to approve the Regular Agenda, as amended.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

PUBLIC COMMENT

Riley Willis encouraged the Board to follow other counties' decisions to remove the License Plate Recognition camera system.

Sherry Badger expressed concerns about the Agricultural Enclave.

Kaleigh Masters expressed concerns about Flock cameras being utilized.

Leslee Keys spoke on the proposed changes to the National Historic Preservation Act.

Juanita Yates expressed safety concerns regarding U-turn visibility on Sevilla Drive.

Debra Campbell encouraged the Board to end mass surveillance in St. Johns County (Exhibit A).

Suzanna Pavelle spoke on the growth in St. Johns County and the agricultural enclave.

Art Stresing spoke on Florida Senate Bill 686 and urged residents to vote.

John Nooney spoke on Northeast Florida Regional Council and Visit Florida (Exhibit B).

Chris Farlow expressed concerns regarding overdevelopment and Amendment 3.

Isabella Fratto expressed concerns regarding BCC meeting times for St. Johns County residents.

Chris Ferrell spoke on research conducted on the Guana River system.

Justin Tahilramani urged residents to be supportive of land development.

Nicole Januszkienicz spoke on Florida Senate Bill 686 and expressed concerns regarding the current ecosystem in Northeast Florida.

Michelle Jennings expressed concerns about Florida Senate Bill 686.

Ed Slavin spoke on enacting lobbyist registration.

Kim Harrison expressed concerns about handicap accessibility and adaptive equipment at St. Johns County Parks.

Carol Newcomb spoke on land development.

Ryan Connelly spoke about infrastructure, land, and water conservation.

Abby Tetrick spoke on the agricultural enclave and urged the Board to support the communities.

Troy Strawder spoke on Home Rule and urged the Board to fight against Florida Senate Bill 686.

Lori Avampato expressed concerns about the agricultural enclave and environmental impacts and urged the Board to deny Regular Agenda Item 3, if it does not meet the requirements.

Athena Calvin questioned whether the county had made a bid on the land the Davis's owned.

Kennedy Armstrong expressed concerns about land development.

Jim Coffey expressed concerns about the Board's approval of River Landing.

Dr. Haleem expressed concerns about overdevelopment and conservation.

Elise Rodrick expressed concerns about land conservation and environmental protection.

Molly Walsh expressed concerns about development causing flooding issues.

Discussion ensued on regular agenda item 4 regarding public comments.

Mike Dunlop expressed concerns about the land development code in the Fruit Cove area.

Bill Henessy expressed concerns about the right-of-way of the Palmetto Boat Ramp.

Nicole Valentine spoke on the Florida agricultural enclave statute.

Carrie Hersel questioned whether the requirements were met for the agricultural enclave (Exhibit C).

Omar Cueto expressed concerns on behalf of Simon Gregg regarding the agricultural enclave

Jenny Smith expressed concerns about Florida Senate Bill 686.

Kerri Gustavson expressed concerns about Florida Senate Bill 686.

Jean Moore expressed concerns about the agricultural enclave and urged the Board to deny the request for the agricultural enclave.

Chuck Labonowski spoke on measurements of the plotted map regarding the agricultural enclave.

Criss Vanderburg expressed concerns about Florida Senate Bill 686 and urged the Board to deny the request.

John Herrigel expressed concerns about Florida Senate Bill 686 and urged the Board to deny the request (Exhibit D).

Dayle Hoffecker expressed concerns about the agricultural enclave.

B.J. Kalaidi spoke on St. Johns County taxes (Exhibit E).

Jeanna Ploetner expressed concerns about Florida Senate Bill 686.

Tom George expressed concern about water conservation.

1. Public Hearing - MAJMOD 2026-07, Our Lady Star of the Sea Planned Unit Development (PUD). Request for a Major Modification to the Our Lady Star of the Sea PUD (Ordinance 2011-30, as amended) to allow for the redevelopment of the administrative building, school, faith formation building, and other uses on the campus of the existing Our Lady Star of the Sea Catholic Church, specifically located at 545 A1A North. The Ponte Vedra Zoning and Adjustment Board (PVZAB) heard this request at its regularly scheduled public hearing on August 3, 2026, and recommended approval with a vote of 6-0

The Board disclosed ex parte communication.

Ellen Avery-Smith, Rogers Towers, P.A., representing the applicant, presented the details of the request.

Public Comment: There was none.

Motion by Joseph, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-27, approving MAJMOD 2026-07, Our Lady Star of the Sea PUD, based upon six findings of fact, as provided in the staff report.

Yea: Joseph, Taylor, Murphy, Whitehurst, Arnold

Nay: None

2. Presentation of St. Johns County's Annual Comprehensive Financial Report (ACFR). The Clerk of the Circuit and County Comptroller's Office recently published the County's Annual Comprehensive Financial Report (ACFR) for the Fiscal Year ending on September 30, 2025. The ACFR is prepared in accordance with Sections 218.32 and 218.39, Florida Statutes, and requires acceptance from the Board of County Commissioners. The County received an unmodified opinion on the fair presentation of its financial statements. The Board should accept the Fiscal Year 2025 ACFR as audited by Forvis Mazars, the County's auditing firm. This presentation will allow the Board the opportunity for further discussion with the auditors. The ACFR and SAS 114 letter are available on the Clerk's website: https://stjohnsclerk.com/comprehensive_annual_financial_report

Brandon J. Patty, Clerk of the Circuit Court and Comptroller, presented the details of the report and introduced Joel Knopp, County Auditor, who presented the details of the audit report.

Public Comment: There was none.

Motion by Whitehurst, seconded by Joseph, carried 5/0, to accept the Annual Comprehensive Financial Report for the fiscal year ending September 30, 2025, as by the County's independent auditing firm, Forvis Mazars.

Yea: Whitehurst, Joseph, Murphy, Taylor, Arnold

Nay: None

Murphy recessed the meeting at 1:37 p.m. and reconvened the meeting at 2:05 p.m.

3. Public Hearing - Public Hearing continued from August 19, 2026 - ENCERT 2026-01, North Palm Valley Road. On August 19, 2026, the Board conducted a Public Hearing for application ENCERT 2026-01, North Palm Valley Road. The Board moved to continue the public hearing and directed staff to review the northern boundary for compliance with section 163.3162 and .3164, Florida Statutes. The Application requests Agricultural Enclave Certification pursuant to Sections 163.3162 and 163.3164, Florida Statutes. This certification request includes approximately 4,462 acres. The subject property is located North of Nocatee Parkway, west of the Intracoastal Waterway, and east of the Duval County line

The Board disclosed ex parte communication.

Ellen Avery-Smith, Esquire, Rogers Towers, P.A., representing the applicant, presented the details of the request, property analysis, and the legal description (Exhibit A). Discussion ensued regarding the application boundary, whether the criteria met the requirements and definition of the parcel, and the legal description.

Public Comment:

Alison Watson spoke in opposition to the request due to concerns about the parcel boundary (Exhibit B). Discussion ensued regarding the forest management plan and the existing trees.

Michelle Santuomo spoke in opposition to the request and urged the Board to deny it (Exhibit C).

Tom George spoke in opposition to the request and urged the Board to protect the County's water resources.

Avery-Smith provided a rebuttal regarding the parcel and introduced Don Fullerton, who presented details of the survey map and legal description (Exhibit D). Discussion ensued regarding the agricultural enclave, and addressed questions with Mike Roberson, Growth Management Director. The Board members expressed their positions on the request.

Komando stated that the motion had been made and should be resolved before taking any additional steps and provided details of discussions with outside counsel regarding the filing of injunctions.

Motion by Murphy to direct staff to find a way to go to Tallahassee to fight the Florida Senate Bill 686. Motion failed for lack of a second.

Motion by Joseph, seconded by Taylor, failed 2/3, with Murphy, Whitehurst, and Arnold dissenting, to deny Agricultural Enclave Certification Application ENCERT 2026-01, finding, based upon the competent substantial evidence contained in the record, that the subject parcel(s) do not satisfy the statutory definition of an agricultural enclave under Section 163.3164(4), Florida Statutes, and the requirements for certification under Section 163.3162(4), Florida Statutes; and direct the Office of the County Attorney to prepare the final written order, including findings of fact and Conclusions of Law supporting the Board's determination, as required by Section 163.3162(4), Florida Statutes.

Yea: Joseph, Taylor

Nay: Murphy, Whitehurst, Arnold

Discussion ensued regarding what fighting for the County would entail in terms of costs and resources, and having outside counsel review Florida Senate Bill 686.

Public Comment:

Allison Watson spoke in support of denying the application and in opposition of fighting Florida Senate Bill 686.

Elise Rodrick urged the Board to make a decision that would protect St. Johns County.

Jim Coffey spoke in support of fighting Florida Senate Bill 686.

Athena Calvin spoke about using funding to purchase land in St. Johns County.

Nicole Januszkienicz spoke in support of fighting Florida Senate Bill 686.

Ed Slavin spoke in support of the Board working out a deal with the applicant and not deciding until the end of the month.

Carrie Hersel spoke in support of fighting Florida Senate Bill 686.

Dr. Haleem spoke in support of fighting the applicant rather than fighting the law.

A resident of St. Johns County stated that if the Board didn't fight for it, then the residents would lose.

Chris Farrell urged the Board to have staff look into the County's options or plan.

Chris Farlow spoke about infrastructure concerns and in support of fighting for the residents.

Matt Ditchfield spoke in support of fighting Florida Senate Bill 686.

Suzanna Pavelle spoke in support of fighting Florida Senate Bill 686.

Janice Sonya urged the Board for a continuance to weigh their options.

Mabel Perez spoke in support of denying the application and in opposition of fighting Florida Senate Bill 686.

Pete Melfi spoke in support of fighting Florida Senate Bill 686.

Motion by Murphy, seconded by Joseph, carried 3/2, with Whitehurst and Arnold dissenting, to direct staff to fight or seek an injunction for Florida Senate Bill 686.

Yea: Murphy, Joseph, Taylor

Nay: Whitehurst, Arnold

Motion by Whitehurst, seconded by Arnold, failed 2/3, with Murphy, Joseph, and Taylor dissenting, to approve Agricultural Enclave Certification Application ENCERT 2026-01 upon finding that, based upon the competent substantial evidence contained in the record, the application demonstrates that the subject parcels satisfy the statutory definition of an agricultural enclave contained in Section 163.3164(4), Florida Statutes, and the certification requirements of Section 163.3162(4)(a), Florida Statutes.

Yea: Whitehurst, Arnold

Nay: Murphy, Joseph, Taylor

4. Public Hearing - SUPMAJ 2026-09, Colee Cove Tower

Regular Agenda Item 4 was continued to a future Board of County Commissioners meeting.

5. Public Hearing - REZ 2026-06, STA Cabinet Depot Warehouse Showroom. REZ 2026-06, STA Cabinet Depot Warehouse Showroom, request to rezone approximately 0.77 acres of land from Residential Mobile Home (RMH) to Commercial Warehouse (CW), specifically located at 106 and 110 Ronald Road. This request was heard before the Planning and Zoning Agency (PZA) at its regularly scheduled public hearing on Thursday, August 6, 2026. The agency voted 7-0 to recommend approval of the request with the condition that car wash, auto oil change facilities, and tire service centers would not be allowed. Since the PZA hearing, the applicant has included additional conditions to the Rezoning that limit the allowed uses on the property

The Board disclosed ex parte communication.

Dylan and Katrina Jabs, Owners, presented the details of the request. Discussion ensued regarding the warehouse size and height, planting trees as a buffer between the property and residential lots, septic tanks, and concerns about changing the zoning from residential to commercial in the area (Exhibit A).

Public Comment:

Lori Wilson spoke in opposition to the project (Exhibit B).

Cindy Bruce spoke in support of the project.

Discussion ensued regarding commercial intensity, the land development code, and the Board members expressed their positions on the request.

Abriele Genest, Planning and Zoning Department, noted the buffering standards and requirements.

Motion by Taylor, seconded by Murphy, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-28, approving REZ 2026-06, STA Cabinet Depot Warehouse Showroom, based upon four findings of fact and two conditions, as provided in the staff report.

Yea: Taylor, Murphy, Whitehurst, Arnold

Nay: Joseph

6. Public Hearing - CPA(SS) 2025-11, Moseley Property. Request for a Small-Scale Comprehensive Plan Amendment to change the Future Land Use Map designation of approximately 16 acres of land from Rural/Silviculture (R/S) to Residential-A (RES-A) with a text amendment limiting the property to a maximum one single family dwelling unit; located at an unaddressed parcel North of County Road 208 and East of County Road 13 North. The Planning and Zoning Agency (PZA) heard this request at its regularly scheduled public hearing on August 6, 2026, and recommended approval with a vote of 6-0

Regular Agenda Items 6 and 7 were presented together.

There was no ex parte communication.

Richard and Elizabeth Moseley presented the details of the request. Discussion ensued on whether the applicant had access to the property (Exhibit A).

Public Comment:

Tom Bell spoke in opposition to the request, expressing concerns about the easement and the property's maintenance (Exhibit B).

Jackie Sterns spoke in opposition to the request and the easement.

Discussion ensued regarding the easement and property access.

Motion by Arnold, seconded by Whitehurst, carried 4/1, with Joseph dissenting, to enact Ordinance No. 2026-29, approving CPA(SS) 2025-11, Moseley Property, based upon four findings of fact with a text amendment, as provided in the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor

Nay: Joseph

7. Public Hearing - NZVAR 2025-24, Moseley Property. Request for a Non-Zoning Variance to Section 6.04.07.B.2.a of the Land Development Code regarding access easement requirements

Discussion occurred during Regular Agenda Item 7.

Motion by Arnold, seconded by Whitehurst, carried 4/1, Joseph dissenting, to approve NZVAR 2025-24, Moseley Property, request for a Non-Zoning Variance to section 6.04.07.B.2.a of the Land Development Code regarding access easement requirements based upon six findings of fact and four conditions, as provided in the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor
Nay: Joseph

8. Public Hearing - REZ 2026-09, 6241 A1A South. Request to rezone approximately 0.23 acres of land, located at 6241 A1A South, from Commercial Neighborhood [CN] to Residential, Manufactured/Mobile Home or Single Family [RMH(S)]. This request was heard by the Planning and Zoning Agency at its regularly scheduled public hearing on Thursday, August 6, 2026, and was recommended for approval by a vote of 6-0

There was no ex parte communication.

John T. Flint Revocable Living Trust presented the details of the rezoning request.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to enact Ordinance No. 2026-30, approving REZ 2026-09, 6241 A1A South, based on four findings of fact, as provided in the staff report.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph
Nay: None

9. Public Hearing - NZVAR 2026-08, West Augustine Health and Wellness Sign. Request for a Non-Zoning Variance to Section 3.11.11.C, of the Land Development Code to allow for a new monument sign height of 16 feet in lieu of the required 15 feet maximum height, and width of 8 feet 4 inches in lieu of the required 4 feet maximum width, located within the West Augustine Neighborhood Commercial (WANC) sub-area within the West Augustine Overlay, specifically located at 110 North Brevard Street

There was no ex parte communication.

Gerald Chester, representing the West Augustine Historical Community Development Corporation, presented the details of the request for a non-zoning variance related to signage.

Public Comment:

Vicky Pepper, representing Community Advocates for Racial Equity (CARE), spoke in support of the variance.

Ed Slavin spoke in support of the variance.

Motion by Arnold, seconded by Whitehurst, carried 5/0, to approve NZVAR 2026-08, West Augustine Health and Wellness Sign, based on eight findings of fact and subject to five conditions, as provided within the staff report.

Yea: Arnold, Whitehurst, Murphy, Taylor, Joseph

Nay: None

10. Public Hearing - Amending the Comprehensive Plan for Wellhead Protection - First Reading - Hearing Only. Since the original St. Johns County Land Development Code in 1999 and Comprehensive Plan, significant technological and regulatory advancements have been made related to wellhead protection. Based on increased density in the county and its need for future well sites, SJCUD proposed reducing burdens and restrictions by bringing the County's Comp Plan and Land Development Code into compliance with State law and alignment with current best practices. This is the first reading and public hearing of the proposed Comp Plan Amendment. If approved to proceed through the public hearing process, the Comp Plan Amendment will be sent to the State for recommendations. It is anticipated that the second reading of the ordinance would be scheduled for public hearing on October 20, 2026. This is a second attempt to amend the Comprehensive Plan in compliance with Senate Bill 2025-180; the original was heard and transmitted on March 24, 2026. More clarification was added and confusing language removed to make it clear this is intended not to conflict with SB 25-180 and be more restrictive or burdensome

Lex Taylor, Deputy County Attorney, presented the details of the Comprehensive Plan Amendment for Wellhead Protection.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to transmit Comprehensive Plan 26-01 to the State for review.

Yea: Murphy, Taylor, Whitehurst, Arnold, Joseph

Nay: None

11. Consider an appointment to the Cultural Resource Review Board. There were two vacancies on the Cultural Resource Review Board (CRRB). The vacancies were due to the resignation of Walter O'Kon and the expired term of Christine Newman. A notice for both vacancies was placed and ran for approximately 3 months. A recommendation letter from the CRRB and nine applications were submitted for review: Monica Bermudez, Dist. 1; Iliana Abreu, Dist. 2; Brian Clark, Dist. 2; Katherine Eodice, Dist. 2; Ashley Sumners, Dist. 2; Shasta Ware, Dist. 2; Seth Wingate, Dist. 2; Diane Solomon, Dist. 4; and Lee Newsom, Dist. 5. The at-large vacancy was re-advertised for additional applications

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancies.

Public Comment:

Leslie Keys, Vice Chair of the Cultural Resource Review Board, spoke in support of appointing Lee Newsome to the CRRB.

Motion by Taylor, seconded by Murphy, carried 5/0, to appoint Lee Newsom as the District 5 representative to the Cultural Resource Review Board, for a first full four-year term, scheduled to expire on September 1, 2030.

Yea: Taylor, Murphy, Joseph, Arnold, Whitehurst
Nay: None

12. Appointment to the Tourist Development Council (TDC). There was one vacancy for an owner or operator or non-accommodation position on the Tourist Development Council due to an expired term. A vacancy ad was placed and ran for five months. A recommendation letter from the TDC and eleven applications were submitted for review: Anthony Harp, Dist. 1; Brian Clark, Dist. 2; Ashley Sumners, Dist. 2; Seth Wingate, Dist. 2; Nicole Boudreaux, Dist. 4; Diane Solomon, Dist. 4; Bunyamin Cankirli, Dist. 5; Rebecca Gallardo, Dist. 5; Lacey Hillard, Dist. 5; Peter McGoldrick, Dist. 5; and Regina Phillips, Dist. 5

Shelby Romero, Senior Assistant to the Board of County Commissioners, presented the details of the vacancy.

Public Comment: There was none.

Motion by Murphy, seconded by Taylor, carried 5/0, to reappoint Regina Gayle Phillips to the non-accommodation seat for a second full four-year term, set to expire on July 19, 2030.

Yea: Murphy, Taylor, Arnold, Whitehurst, Joseph
Nay: None

13. Fiscal Year 2027 Budget Workshop. This 2026 Session, the Florida Legislature put forward items that will impact Florida county budgets. First, it passed House Joint Resolution 1F, which put Amendment 3 on the November 3, 2026, election ballot. If voters approve the ballot language, homestead exemptions would increase, homeowners would pay less property tax, and governments would receive less property tax to provide local services. Second, the Legislature passed a separate law that puts tight limits on how cities and counties are allowed to calculate the highest tax rate (millage rate) they can charge. On Thursday, September 3, 2026, the Board of County Commissioners will vote on tentative millage rates and a tentative budget for the 2027 fiscal year. Before that vote, staff will educate the Commission to provide a clearer picture of three things: where the County stands financially, the Commission's options for 2027 millage rates, and how many

Commissioners would have to vote “yes” to approve a rate. The Commission also needs to understand what happens to the County's revenue if Amendment 3 passes in November

Wade Schroeder, Director of the Office of Management and Budget, reviewed the Fiscal Year 27 tentative budget and millage rates, the impacts of potential property tax reform, and new Board voting requirements on certain items. Discussion ensued on the reduction of the State's year-end reconciliation funds, the Sheriff's and Fire/Rescue's budget requests, and not implementing rollback rates.

Schroeder reviewed the details of Amendment 3, the proposed property tax reform amendment that will be on the November ballot, its impact if it passes, and pausing plans until the outcome is known.

Andrews requested Board direction on the level of public engagement and education the Board would like to see on Amendment 3, including a website and town halls. ***Consensus was given to roll out an educational campaign to get the facts out to constituents.***

COMMISSIONERS' REPORTS

Commissioner Arnold

No report.

Commissioner Joseph

Joseph asked for an update on a possible moratorium on data centers. ***Consensus was given to move forward with a temporary data center moratorium.*** She also asked about the status of the enclave item that had been denied earlier; Komando explained the process moving forward.

Commissioner Whitehurst

Whitehurst thanked the public for coming and speaking at the meeting and stated his support for the Florida Gators football team.

Commissioner Taylor

Taylor reported that she attended a Rural Land Protection Conservation Workshop last week and thanked Prissy Fletcher for hosting it.

Taylor shared a photo of a fence from the viewpoint of the Pier Point Condos; stated that the fence blocked their ocean view. ***She requested consensus for staff to work with the Pier Point HOA on an agreement to remove the fence at no cost to the County. Consensus was given.***

Taylor reported that the Federal Eleventh Circuit Court of Appeals affirmed the District Court decision for the County to hold Southeast Development responsible for the actual cost of State Road 16 improvements related to Grand Oaks; and that the denial of the Robinson Improvement

Company's project was affirmed by the State Circuit Court judge. She recognized Ryan Ross from the County Attorney's Office for his handling of the cases.

Taylor commented on the State's decision to remove license plate readers from State's right-of-way.

Commissioner Murphy

Murphy spoke about Florida Beverage Company and Republic Services working with Parks and Recreation to promote a trial recycling program at the St. Augustine Little League baseball complex, placing plastic bottle recycling receptacles at the complex at no cost to the County. ***He asked for consensus for staff to work collaboratively with the Florida Beverage Company and Republic Services to implement and promote a trial recycling program at the St. Augustine Little League baseball complex during the upcoming fall and spring seasons. Consensus was given.*** If successful, the program could be implemented at all County parks.

COUNTY ADMINISTRATOR'S REPORT

No report.

COUNTY ATTORNEY'S REPORT

Komando thanked Taylor for recognizing Ryan Ross's hard work.

Komando announced that a shade meeting would be scheduled for September 15, 2026.

With there being no further business to come before the Board, the meeting adjourned at 4:31 p.m.

REPORTS:

1. St. Johns County Board of County Commissioners Check Register, Check Nos. 640403-640407, totaling \$1,730.42, and Voucher Range, EFT, totaling \$3,842.30 (08/20/2026)
2. St. Johns County Board of County Commissioners Check Register, Check Nos. 640408-640423, totaling \$118,597.88 (08/21/2026)
3. St. Johns County Board of County Commissioners Check Register, Check Nos. 640425-640518, totaling \$3,000,749.91, and Voucher Range, EFT, totaling \$15,980,380.53 (08/21/2026)
4. St. Johns County Board of County Commissioners Check Register, Check Nos. 640519-640523, totaling \$12,070.29 (08/25/2026)
5. St. Johns County Board of County Commissioners Check Register, Check Nos. 640524-640540, totaling \$3,270.94 and Voucher Range, EFT, totaling \$245.82 (08/27/2026)
6. St. Johns County Board of County Commissioners Check Register, Check No. 640541 totaling \$1,175 (08/28/2026)
7. St. Johns County Board of County Commissioners Check Register, Check Nos. 640542-640601, totaling \$242,994.26 and Voucher Range, EFT, totaling \$8,401,693.36 (08/28/2026)
8. St. Johns County Board of County Commissioners Check Register, Check Nos. 640602-640609, totaling \$17,588.43 (09/01/2026)

9. St. Johns County Board of County Commissioners Check Register, Check Nos. 640610-640632, totaling \$45,996.34 and Voucher Range, EFT, totaling \$109,200.78 (09/01/2026)
10. St. Johns County Board of County Commissioners Check Register, Check Nos. 640633 totaling \$680.01 (09/03/2026)
11. St. Johns County Board of County Commissioners Check Register, Check Nos. 640634-640698, totaling \$791,263.95 and Voucher Range, EFT, totaling \$7,177,954.57 (09/04/2026)

CORRESPONDENCE:

1. Letter dated August 24, 2026, regarding the Heritage Landing Community Development District's Final Adopted Fiscal Year 2026/2027 Budget

Approved _____, 2026

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

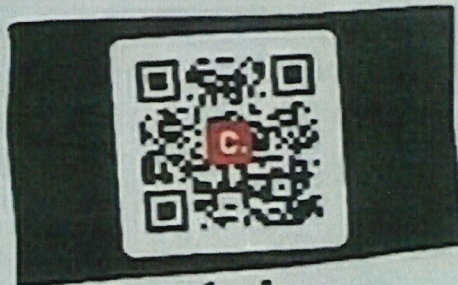
By: _____
Clay Murphy, Chair

ATTEST: BRANDON J. PATTY,
CLERK OF THE CIRCUIT COURT & COMPTROLLER

By: _____
Deputy Clerk

**DEMAND AN END TO
WARRANTLESS MASS
SURVEILLANCE IN ST. JOHNS
COUNTY**

SCAN TO SIGN PETITION



change.org

EXHIBIT A

BCC September 1, 2024
Agenda Item No. PUBCOM
Presenter: Debra Campbell

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL - DON'T CALL

References

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Jacksonville Port Authority. (2025). *Economic impact of Jacksonville's seaport*. Jacksonville, FL.
Martin Associates. (2024). *Economic impacts of maritime activity in Northeast Florida*. Lancaster, PA.

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St. Johns River Water Management District. (2025). *State of the St. Johns River basin report*. Palatka, FL.

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Visit Jacksonville. (2025). *2024 economic impact report*. Jacksonville, FL.

Florida Department of Environmental Protection. (2024). *Water quality trends in Northeast Florida*. Tallahassee, FL.

American Planning Association. (2023). *Waterfront development and placemaking best practices*. Chicago, IL.

Brookings Institution. (2023). *The Blue Economy and urban waterfront revitalization*. Washington, DC.

Urban Land Institute. (2022). *Waterfront development opportunities in American cities*. Washington, DC.

National Recreation and Park Association. (2024). *Public access and community engagement through waterways*. Ashburn, VA.

NEFRC - NORTH EAST FLORIDA REGIONAL COUNCIL - BETH PARDIE
7 COUNTIES
FIND - FLORIDA INLAND NAVIGATION DISTRICT - 2016-18
12 COUNTIES
2025-0019

2026-0004 - KEN AMARO - PARKS TRUST FUND
2025-0867 - DEPS - (CFP-WANDY KUAN) COT - NICK HOWLAND
CLASSROOMS IN POTTSBURG

EXHIBIT

B

BCC

September 1, 2026

Agenda Item No.

Presenter:

pubcom
John Nooney

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL - DON'T CALL

Conclusion

The Jacksonville Waterways Commission stands at a defining moment, with an opportunity to emerge as a strategic force advancing environmental stewardship, economic vitality, public access, education, cultural expression, innovation, and civic identity across the full breadth of the city's waterways. These priorities strengthen one another: healthier waters expand tourism and recreation; broader access deepens public connection; education cultivates stewardship; innovation generates economic possibility; culture transforms geography into identity. Together, they form a more ambitious vision for Jacksonville—one that honors the waterways that shaped its history, activates them as engines of progress, and secures their value for generations yet to come. Through disciplined leadership, measurable action, and sustained collaboration among commissioners, public agencies, educational institutions, environmental advocates, businesses, artists, and residents, the Commission can help ensure that Jacksonville does more than carry the name River City; it can fully live into it.

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
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Activation and Visibility

Objectives:

- Launch River Stories Initiative
- Begin public art partnerships
- Conduct innovation roundtable

Target:

Hosting at least 1 public events.

Quarter Three

January – March 2027

Innovation and Partnerships

Objectives:

- Blue Economy Summit
- University collaborations
- Smart waterways pilot program

Target:

Three strategic partnerships.

Quarter Four

April – June 2027

Legacy and Policy

Objectives:

- State of the Waterways Address
- Annual report publication
- Legislative recommendations

Target:

A minimum of three recommendations submitted to City Council.

Success Measures

The Commission should evaluate performance according to the following metrics:

Metric

Resident Engagement AMENDMENT 3 - ST. JOHNS COUNTY

Youth Participation

Strategic Partnerships - AMENDMENT 3 - ST. JOHNS COUNTY

Public Events

Research Reports

Policy Recommendations

Cultural Activations

ST. JOHNS COUNTY
9/11/2026 BOCC MEETING
EVIDENCE!
STAY - DON'T CALL

River as Legacy

Environmental stewardship remains fundamental to the Commission's mission.

The St. Johns River serves as an ecological, recreational, and economic resource for millions of Floridians.

According to the St. Johns River Water Management District (2025), maintaining healthy water quality and resilient ecosystems remains critical to regional sustainability.

Recommendations

State of the Waterways Report

Develop annual performance indicators for:

- Water quality
- Public access
- Habitat restoration
- Resilience initiatives

Smart Waterways Initiative

Explore use of:

- Water quality sensors
- Public dashboards
- Data visualization platforms

Public Access Assessment

Evaluate:

- Boat ramps
- Fishing piers
- Kayak launches
- Waterfront parks

Performance Metrics

- Annual waterways report
- Public access inventory
- Five policy recommendations

Quarterly Implementation Framework

Quarter One

July – September 2026

Listening and Assessment

Objectives:

- Stakeholder inventory
- Community listening sessions
- Baseline analysis
- Strategic planning retreat

Quarter Two

October – December 2026

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!

STALL- DON'T CALL

- Public exhibitions
- Student art competitions

Signature Cultural Event

Explore development of a Jacksonville river activation event inspired by successful waterfront programming in other cities. The purpose is to create a uniquely Jacksonville experience.

Performance Metrics

- Five public cultural activations
- One oral history archive
- One signature waterfront event

Strategic Pillar Three

River as Classroom

The future of Jacksonville's waterways depends upon the next generation of leaders.

Educational engagement should become a priority.

Research consistently demonstrates that experiential environmental education increases civic engagement and environmental stewardship (National Oceanic and Atmospheric Administration, 2024).

Recommendations

River Fellows Program

Create internships for high school and college students.

Waterways Youth Summit

Host an annual summit focused on:

- Marine science
- Environmental leadership
- Civic engagement
- Technology

Research Partnerships

Collaborate with:

- University of North Florida
- Jacksonville University
- Florida State College at Jacksonville
- Duval County Public Schools

- NEGATIVE - NO ACCESS

POSITIVE - CIVIC PARTNER 2016-18

Performance Metrics

- 250 students engaged
- Four educational partnerships
- One annual youth summit

Strategic Pillar Four

ST. JOHNS COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
STALL- DON'T CALL

Develop partnerships focused on:

- Maritime technology
- Autonomous vessels
- Coastal resilience industries
- Environmental innovation
- Waterfront entrepreneurship

River Economy Report

Commission an annual analysis examining:

- Tourism impacts
- Marine employment
- Recreational spending
- Waterfront business activity

Economic Development Summit

Convene stakeholders annually to identify opportunities for growth and collaboration.

Performance Metrics

- Three economic policy recommendations
- Five industry partnerships
- One annual economic impact report

Strategic Pillar Two

River as Civic Identity

A city becomes stronger when its residents understand and celebrate the assets that define it. The St. Johns River should occupy a more prominent role within Jacksonville's cultural narrative.

Recommendations

River Stories Initiative

Collect oral histories from:

- Commercial fishermen
- Shrimpers
- Navy veterans
- Environmental advocates
- Community leaders

River City Arts Program

Partner with local arts organizations to support:

- Murals
- Sculpture installations

ST. JOHN'S COUNTY
9/1/2026 BOCC MEETING
EVIDENCE!
STILL - DON'T CALL

However, Jacksonville must also recognize the extraordinary opportunities waterways provide for community building, entrepreneurship, tourism, public art, and innovation.

Current Conditions Assessment

The Jacksonville Waterways Commission has historically provided valuable guidance on issues including:

- Water quality
- Navigation
- Marine infrastructure
- Derelict vessels
- Environmental protection
- Public access
- Coastal resilience

These responsibilities remain essential. At the same time, Jacksonville faces several emerging challenges and opportunities:

Opportunities

- Growth in waterfront tourism
- Expansion of marine technologies
- Increased public interest in outdoor recreation
- University research partnerships
- Emerging Blue Economy industries

Challenges

- Water quality concerns
- Sea level rise
- Aging marine infrastructure
- Uneven public access
- Environmental resilience

The Commission should position itself as a forum where these opportunities and challenges are addressed collaboratively.

Strategic Pillar One

River as Economic Engine

The waterways of Jacksonville support significant economic activity. JAXPORT ranks among the nation's leading container ports and remains one of Florida's most important economic assets (Jacksonville Port Authority, 2025). Research conducted by Martin Associates found that maritime activity generates billions in business revenue and supports thousands of jobs throughout Northeast Florida (Martin Associates, 2024).

Recommendations

Blue Economy Initiative

ST. JOHN'S COUNTY
9/11/2026 BOCC MEETING
EVIDENCE!
STAY - DON'T CALL

Executive Summary

Jacksonville possesses one of the most significant waterway systems in the United States. The city contains approximately 1,100 miles of shoreline and is uniquely positioned at the intersection of the St. Johns River, the Atlantic Ocean, the Intracoastal Waterway, numerous tributaries, creeks, marshes, and estuarine systems (City of Jacksonville, 2026).

These waterways contribute significantly to the regional economy. According to the Jacksonville Port Authority (2025), maritime activity associated with JAXPORT supports approximately 258,800 jobs throughout Florida and generates more than \$44 billion annually in economic output.

Similarly, tourism remains a major economic driver. Visit Jacksonville (2025) reports that tourism generated approximately \$7.4 billion in economic impact and supported nearly 57,000 jobs across the region.

Despite these strengths, Jacksonville has yet to fully integrate its waterways into a unified strategy for economic development, innovation, cultural activation, education, and public engagement.

This report recommends a comprehensive framework built upon four strategic pillars:

1. River as Economic Engine
2. River as Civic Identity
3. River as Classroom
4. River as Legacy

LISA RIVAMPAN NAKED TO RESIGN
AS STRK - WHERE CAN YOU ACCESS

J.U. PROPERTY TODAY FOR JOIL A PUBLIC?

Together, these pillars establish a roadmap for elevating the work of the Jacksonville Waterways Commission while creating measurable benefits for residents and stakeholders.

Understanding the Opportunity

Cities around the world have successfully transformed waterways into engines of economic development, tourism, culture, and innovation.

Examples include:

- San Antonio's River Walk
- Chicago Riverwalk
- Oklahoma City's River District
- Providence's WaterFire Program
- Baltimore's Inner Harbor

These initiatives demonstrate that waterways can function simultaneously as environmental resources, tourism destinations, educational platforms, and cultural gathering spaces.

Jacksonville possesses natural assets equal to or greater than many of these communities. Yet public perception often limits waterways discussions to dredging, boating regulations, environmental concerns, and development proposals.

Those issues remain important.

Rahman K. Johnson, Ph.D.

Member, District 14

rahman@coj.net

904.255.5214



City Hall at St. James
117 West Duval Street, Suite 425
Jacksonville, Florida 32202

OFFICE OF THE CITY COUNCIL

July 16, 2026

9/1/2026
BOCC-ST. JOHNS COUNTY
MEETING EVIDENCE!
STALL-DON'T CALL

Waterways Commissioners and Team Jacksonville -

Jacksonville did not grow around the St. Johns River. Jacksonville grew because of it. Every chapter of our history has been written along its banks, carried by its current, and reflected in its waters.

Long before Jacksonville became Florida's largest city, the St. Johns River was already telling the story of who we would become. It has carried our history, strengthened our economy, protected our nation, inspired our artists, sustained our wildlife, welcomed generations of families, and connected communities that might otherwise have remained strangers. Our river is more than a waterway. It's Jacksonville's enduring signature.

The Jacksonville Waterways Commission was established to study, evaluate, and recommend protection, improvement, and development of our waterways. That responsibility remains as essential today as it was at the Commission's founding. Yet the opportunities before us call for an even broader vision. We can create a community that embraces innovation, economic vitality, public access, education, cultural expression, resilience, and civic pride.

As the incoming Chair of the Jacksonville Waterways Commission, I believe our charge is larger than managing waterways. Our charge is to lead through them.

This Strategic Direction Report offers a framework for the 2026-2027 Council Year that positions our waterways as engines of opportunity, classrooms without walls, places of discovery, catalysts for innovation, and the common thread that binds Jacksonville together. Its recommendations are designed to strengthen partnerships, elevate public engagement, encourage thoughtful policy, expand access, inspire creativity, and reinforce Jacksonville's place as America's River City.

The work ahead is ambitious because Jacksonville deserves ambition. It is intentional because lasting progress is built through thoughtful planning and disciplined execution. It is collaborative because the future of our waterways belongs to every resident, every neighborhood, every institution, and every generation.

Water has always connected Jacksonville. During the coming year, I know that our vision, our leadership, and our purpose will be just as connected.

I invite each commissioner, every public partner, and the broader community to join me in this work. Together, we can leave our waterways healthier, more accessible, more vibrant, more innovative, and more deeply woven into the life of our city than ever before.

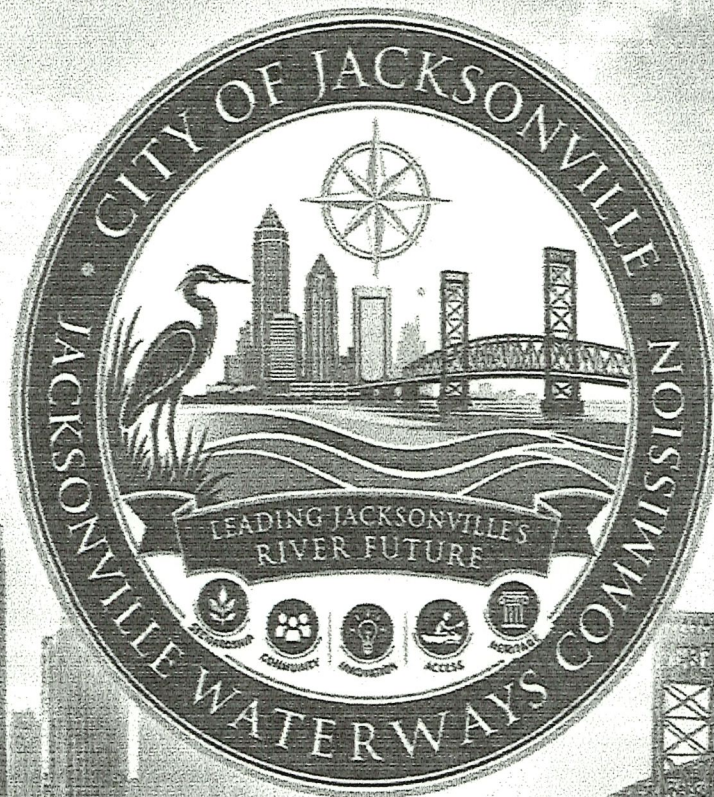
The river has carried Jacksonville for centuries. Now it is our turn to carry its vision forward. With regards, I am

Sincerely,

A handwritten signature in black ink, appearing to be "Rahman K. Johnson", written over a horizontal line.

Rahman K. Johnson, Ph.D.
Jacksonville Waterways Commission, Chair
Jacksonville City Council, Member (14)

OUR RIVER. OUR CITY. OUR FUTURE.



ST. JOHN'S
COUNTY
9/1/2026
BOCC
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EVIDENCE!
STALL -
DON'T CALL

CHAIR'S STRATEGIC DIRECTION REPORT

2026-2027 COUNCIL YEAR

PREPARED BY
COUNCIL MEMBER RAHMAN JOHNSON, PH.D.
CHAIR, JACKSONVILLE WATERWAYS COMMISSION

JULY 2026



STEWARDSHIP



COMMUNITY



INNOVATION



ACCESS



HERITAGE

Leading Jacksonville's River Future

BRB - BOAT RAMP BINY IS RIGHT - ST. JOHN'S COUNTY.
NFLT - DID A SITE INSPECTION AND RECOGNIZES THE RECREATION VALUE
OF CLAY COUNTY AMENDMENT 3 PUBLIC PARK ON POTTSBURG CREEK

EVIDENCE! 9/11/2026
AMENDMENT 3 BOCC
ST. JOHN'S COUNTY CAN



KIDS HOPE ALLIANCE
The Jacksonville Partnership
for Children, Youth & Families

→ Duval County
Boys & Girls
Club
JSEB-06D

July Board Meeting Minutes
July 15, 2026, 9:30 a.m. - 11:00 a.m.

9. CEO Finalist Board Discussion

BR A PARTNER

Following a brief recess, Leah Hayes, Employee Services, shared that all board interviews had been completed, per schedule and proper protocols. She advised of activities to engage staff and advised that Committee Co-Chair/Board Member Lawrence Dennis facilitated staff discussion.

Mr. Dennis shared that the overall evaluation of the CEO search process yielded ratings that were positive for each candidate. Staff worked together to identify key characteristics for the CEO and utilized a process that would rank/evaluate each of the CEO finalists. Results ranged from 3.5, to 3.89.

The board members conveyed their appreciation to Employee Services for their professionalism, leadership, and diligence throughout the selection process. Each board member provided their perspectives and evaluations of the three candidates. Following a summary discussion facilitated by Ms. Hayes, the board by majority vote selected Penny Zuber as the CEO. A motion was then proposed for Employee Services to advance the offer and employment discussions with Mrs. Zuber.

Motion: Meredith Chartrand-Frisch

Second: Josh Martino

Vote: 7-0

Ms. Hayes verified that the proposed salary offer for the CEO position will be \$220,000.00, with a start date to be determined. In addition, the Board conducted a vote authorizing Employee Services (in the event that Mrs. Zuber declined) to extend an offer to the second ranked candidate.

2. Public Comments

Ms. Oliver explained that public comments will be taken for items that will be voted on at the meeting. These comments should only be in reference to the action items below. A separate public comment time will be open at the end of the meeting for any general comments to be made by the public. There were no public comments.

10. General Public Comments

GREAT MINUTES

Mr. Leon Baxton from Communities in Schools conveyed his heartfelt gratitude for the outstanding work performed by the board throughout the CEO selection process. Representing both the I'm a Star Foundation and Communities in Schools, he extended his thanks to all for their support of the Celebrity Basketball Game and commitment to assisting unhoused students.

TRUST FUNDS - 2026-0396 - MOVIE TRUST FUND - LOCAL LION
Mr. John Nooney shared that he recently contributed to several local trust funds. He also expressed his support of a boat ramp initiative and public access to the St. John's River, which was previously designated as an American Heritage River. Additionally, he noted that the NFLT conducted a site inspection and acknowledged the recreational potential of a public park along Pottsburg Creek. Mr. Nooney urged KHA to explore partnership opportunities that would allow children to engage with local waterways, including the possibility of organizing field trips to Pottsburg Creek.

KEN AMARO - DUVAL REPRESENTATIVE ON THE NEFRC - NEXT MEETING IS SEPT. 3 - CLAY COUNTY CAN BE A PARTNER

11. Adjourn

AMENDMENT 3 - ST. JOHN'S COUNTY CAN BE PARTNER

DEPT - DR. CHRISTOPHER BARDIER HAS A SAINT KHA - HAS \$50,000,000

The meeting was adjourned by Chair Oliver at 12:15 p.m.

BRB - BOAT RAMP BINY IS RIGHT. PALMETTO ROAD BOAT RAMP IS ST. JOHN'S COUNTY PROPERTY - NBA - NATIONAL (BYRON BINY) ALLIANCE

TERA MECKS - WILL OFFICIATE THE ST. JOHN'S COUNTY GOVERNOR'S RACE
"DAY OF HOOPS"

So Much Money! DR. SPAIN
CHRIS MINER
City of Jacksonville
Tree Commission
RAUL ARIAS

Ordinance - 15304 - Tree Protection & Related Expenditures

Balance Sheet

July 31, 2026

Equity in Pooled Cash	29,124,035.54
Accounts Payable	(6,611.12)
Other Adjustments	-
Net Assets/Position	29,117,424.42
Fund Balance	
Beginning Fund Balance	27,871,901.58
Net Revenues/Expenditures	1,245,522.84
Adjusted Fund Balance	29,117,424.42

WOW!

Available Balance Calculation	
Cash	29,124,035.54
Less:	
AP	6,611.12
Other Adjustments	-
Funds Available(Budget)	9,118,783.64
Encumbrances (Open POs)	2,570,436.38
Sub-Total Adjustments	11,695,831.14
Unappropriated/Unallocated	17,428,204.40

8/25/2026

CLAY COUNTY

Commissioner CONDON

CHAIR OF THE FLORIDA

ASSOC. OF COUNTIES AGRICULTURAL

*RURAL AFFAIRS (ARA) COMMITTEE

CITRUS GROVE H H

AMENDMENT 3 CASH COW

JOHN J. NOONKEAT

ST. JOHNS COUNTY

ST. AUGUSTINE, FLORIDA

BOARD OF COUNTY COMMISSIONERS

- District 1 - Christian Whitehurst
- District 2 - Sarah Arnold
- District 3 - Clay Murphy, Chair
- District 4 - Krista Joseph
- District 5 - Ann Taylor, Vice-Chair



BOARD MEETING AGENDA

County Auditorium
500 San Sebastian View

Jay Anderson, County Administrator
Rich Komando, County Attorney

9/1/2026

BCC

CITRUS

TREES

Tuesday, August 18, 2026, 9:00 AM

Please be sure all cellular devices are turned off for the duration of the County Commission Meeting

REGULAR MEETING

BOARD OF COUNTY COMMISSIONERS

MEETING AGENDA

August 25, 2026

Administration Building,

4th Floor, BCC Meeting Room,

477 Houston Street,

Green Cove Springs, FL 32043

4:00 PM

NEFRE - 9/3/2026 - BOARD MEETING -
BETSY CONDON, TIM RENNINGER
CLAY COUNTY CAN BE AN AMENDMENT 3 PARTNER

SHAKUINK O'NEAL - SHAG - WE'VE GOT
YOUR BACK. YOU WERE JUST IN DUVAL
COUNTY.

THE BIGGEST MATCH UP WILL BE TEAM
BILLY ~~BLVD~~ KEN AMARO WITH THE
HOME TEAM ADVANTAGE. THEY BOTH NEED
TO REACH OUT TO THE MAILMAN KARL MARLOWE
AND SHAG DUNK THE MAILBOX ON PALMETTO
ROAD. KARL MARLOWE THE MAILMAN IS
SEASONS WITH THE UTAH JAZZ. THE MAN
LOVES FISHING, HUNTING THE OUTDOORS
AND JET SKIS - CALL HIM - 801-972-8725
TALK TO STEPHANIE.

ST. JOHN'S COUNTY TOURISM - HAS THE
"NIGHTS OF LIGHTS"

NOW IT WILL BE THE "DAY OF HOOPS"
OVERSEEING ALL OF THIS ON COUNTY PARK
LAND AFTER RECEIVING HER OFFICIAL,
UNOFFICIAL, SOMEWHAT OFFICIAL SPECIAL EVENTS
BOAT RAMP BILLY WHISTLE WILL BE THERE MEETS

I'M MAKING A DONATION TO 2026-0004
THE KEN AMARO PARKS TRUST FUND #143

"Sketch" vs Deed

Not a Survey

- Document is Dated after 1/1/25
- Deeds are legal documents for boundaries.
- The deeds dated on or before 1/1/25 total 4568.96 acres
- This document does not comply with Florida Recording Act (Section 195.01, Florida Statutes) or Plats and Land Boundaries of Florida Statute 177 or St. Johns County Land Development Code Part 5.01.00

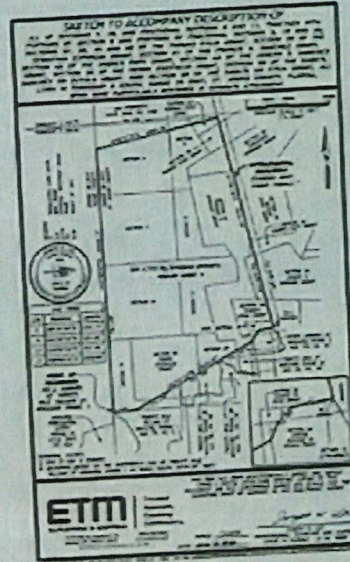


EXHIBIT C

BCC September 1, 2024
 Agenda Item No: pubcom
 Presenter: Carrie Hersel

Lack of Definiteness

"Paper Parcel"

- Not a legal Survey - "sketch"
- Not a legal document
- Doesn't match the legal deeds on record
- Doesn't match St Johns County Tax Appraisers boundaries on record
- Chapter 695.01 F.S. establishes that an unrecorded instrument has no effect against third parties including, by extension, a governing body
- Dated June 18, 2026 which is after the required January 1, 2025 Deadline
- Cannot process an application on a nonexistent legal entity

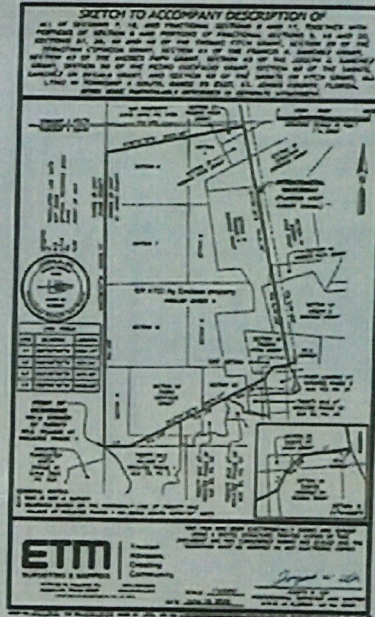


EXHIBIT D

BCC

September 1, 2026

Agenda Item No. Pubcom

Presenter: John Herrigel

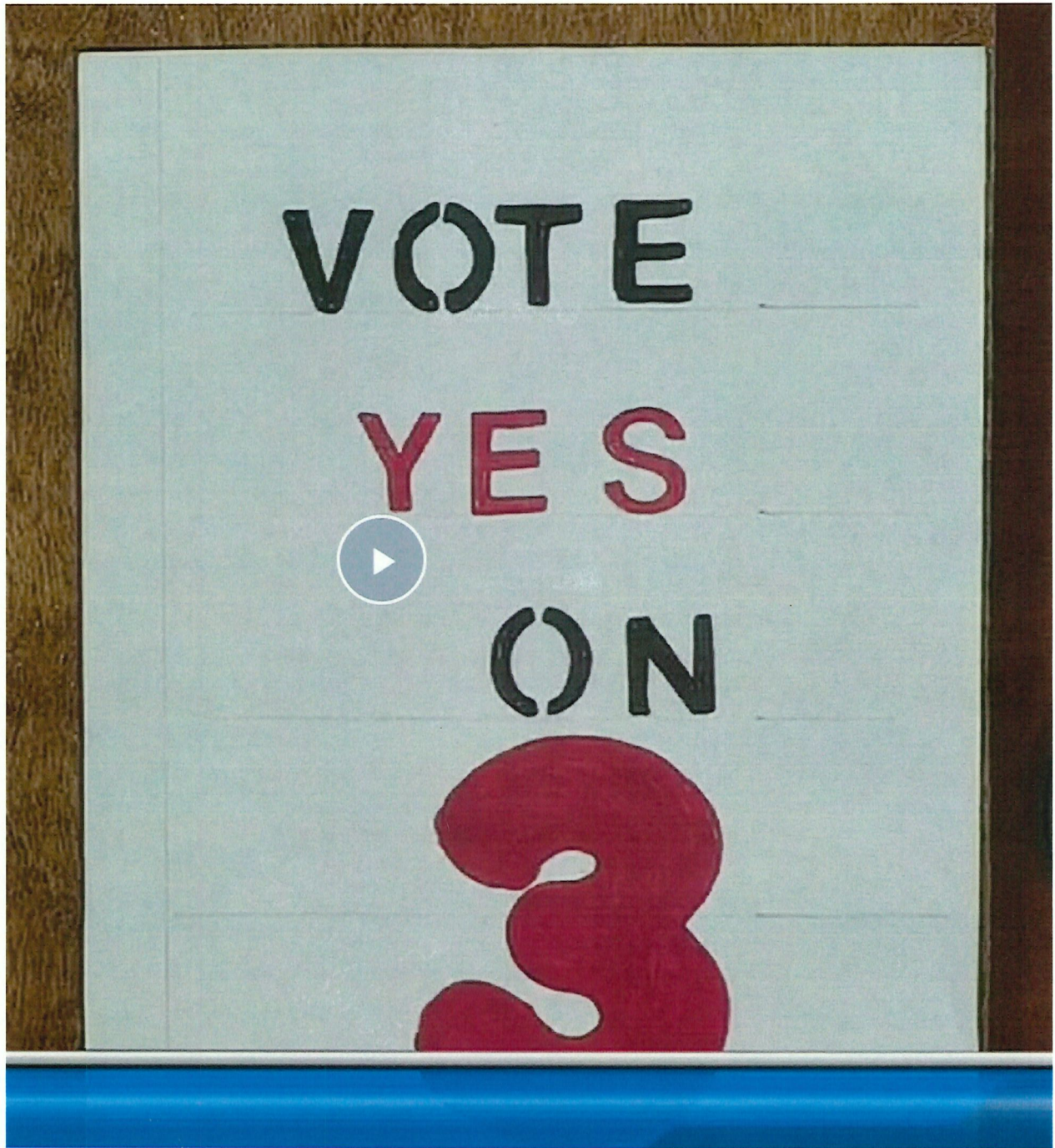


EXHIBIT E
BCC September 1, 2024
Agenda Item No. DUPCOM
Presenter: B.J. Kalaidi

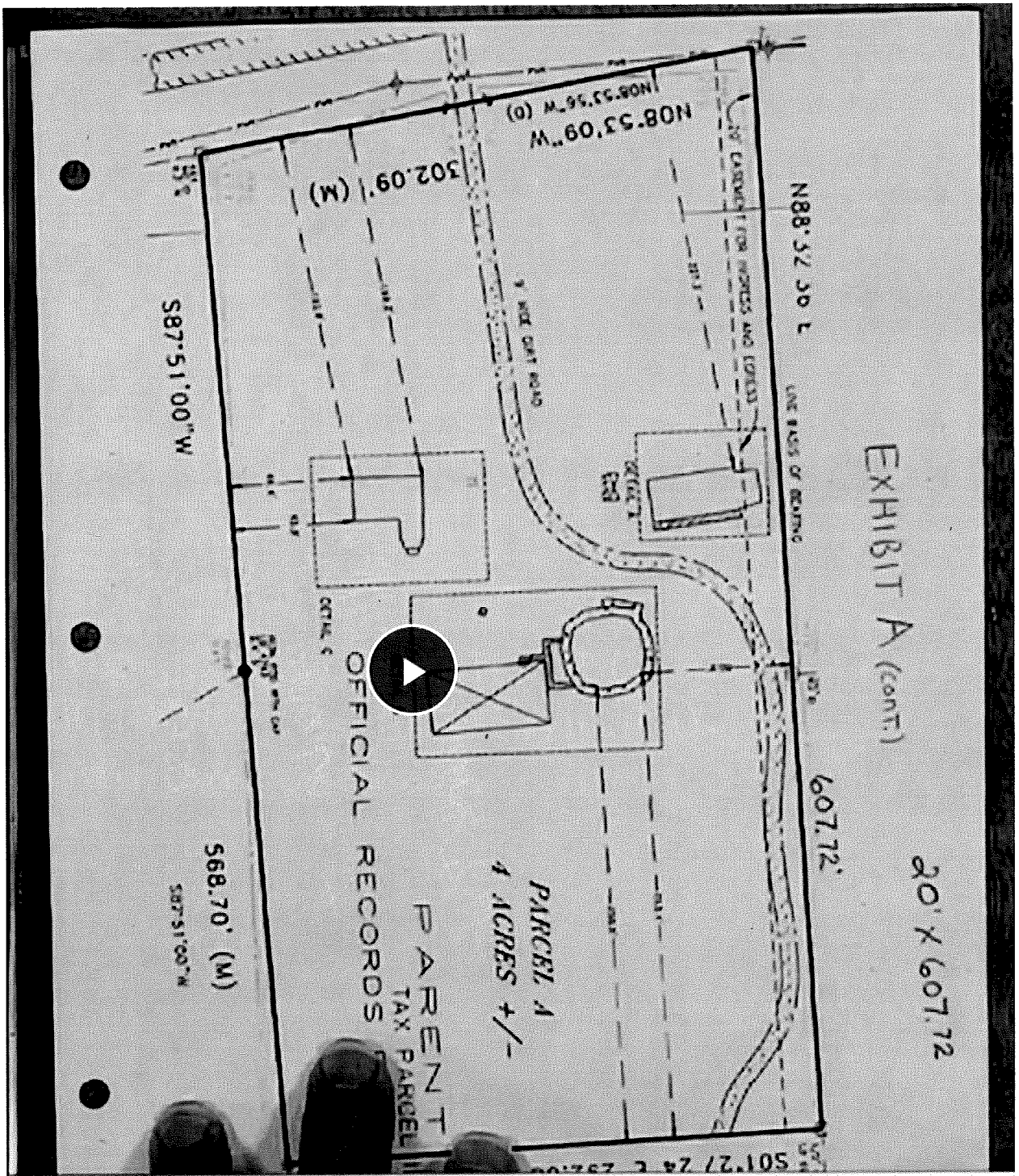


EXHIBIT A

BCC September 1, 2024
 Agenda Item No. BEG03
 Presenter: Ellen Aving-Smith

1 The law caps an agricultural enclave at 4,480 acres.

SB 686 — § 163.3164(4)(c), Florida Statutes

2 This property is 4,568.95 acres.

89 acres over — by the applicant's own parcel list

3 Removing whole parcels to get under the cap breaks the perimeter tests.

every removal drops existing development below 50%

4 So on June 18, 2026, the applicant drew a new "paper parcel."

17 months after the January 1, 2025 snapshot date

ENCERT 2026-01 (BR4700, LLC) — Boundary Configuration Analysis

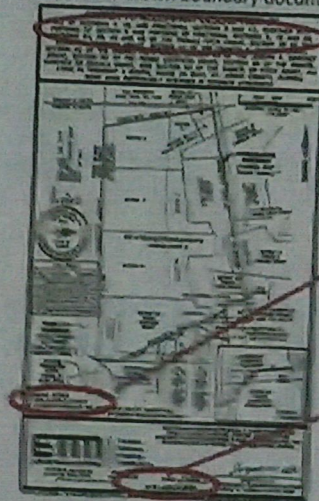
Continued public hearing — St. Johns County BCC — September 1, 2026 — Submitted for the record



9:29

The "paper parcel" — the June 18, 2026 sketch

The applicant's own boundary document — Exhibit 2



"PORTIONS OF" sections — not whole parcels

Its own title line describes portions of Sections 5, 6, 19 and 20. The 23 real parcels total 4,568.95 acres; this drawing keeps 4,480.00

"THIS IS NOT A SURVEY"

General Note 1, on the face of the document, No field boundary survey of this tract exists.

Dated June 18, 2026

Document created after January 1, 2025 — the date for which the county measured the source of parcels. This boundary did not exist on the snapshot date.

8:06

EXHIBIT B

BCC September 1, 2026

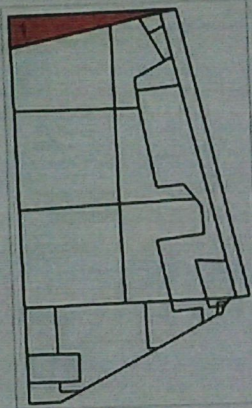
Agenda Item No. BCC 03

Presenter: Alison Watson

SCENARIO 1

THE ONLY "PASS" AND BY THE APPLICANT'S ERRONEOUS METHODOLOGY

The "paper parcel" — the June 18, 2026 sketch



Red: strip cut off by the sketch (independent mapping)

4,462.09 acres

17.91 under the cap — only because ~107 acres was cut off in June 2026.

50.88% existing development
50% requirement

PASS +0.88

84.41% incl. designated / future
75% requirement

PASS +

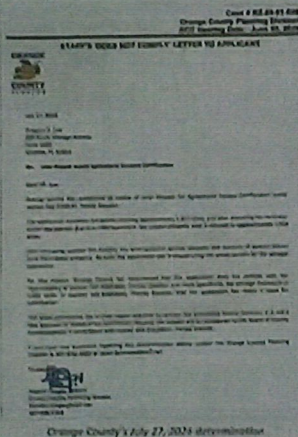
The line was drawn to pass. Cutting the corner dropped the acreage under the cap and lifted existing development from 49.49% to 50.88% — a margin of about 512 feet out of eleven miles. This shape did not exist on January 1, 2025.

* counts 8,516 ft of vacant coastal County frontage (unincorporated designations), as follows: 1/10/2025. Independent GIS measurements and not mappings — approximately, subject to professional word count. Revised: Attachment 2, 5.2 (Attachment 2, 5.2, Staff Report at 3, 5, 6, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

7:04

THE ONLY OTHER GOVERNMENT TO FACE THIS QUESTION

Orange County addressed portions of parcels



July 1, 2026

Lake Pickett North, LLC applies to Orange County — the same day this application was filed here. Ten parcels totaling 1,317 acres, carved down to a 1,258-acre "subject property" to get under the 1,280-acre cap.

July 27, 2026

Orange County's written report: "the term parcel or parcels indicates that portions of parcels cannot form the subject property" — reviewed "using the whole parcels," found the application does not comply.

July 29, 2026

Orange County's Planning Director and County Attorney's Office recommend that their Board deny certification.

Aug. 20, 2026

The applicant — represented by a major statewide land-use firm — withdraws rather than contest the whole-parcel reading.

Same statute. Same month. Same carve-out move. Measured as whole parcels — it did not comply. The BR4700 property's whole parcels are 4,568.95 acres against a 4,480-acre cap.

Orange County Planning Division, written report under 1,280-acre cap, July 27, 2024, and Enclosure Memorandum, July 29, 2024 (Lake Pickett North)

6:06

“Parcel as a Whole”

Penn Central Transp. Co. v. City of New York, 438 U.S. 104, 98 S. Ct. 2646, 57 L. Ed. 2d 631 (1978)

- By analogy, there is a U.S. Supreme Court ruling that is known as the "Parcel as a whole" ruling.
- Essentially it said you cannot just cut off pieces of your parcel and cry foul over that piece. You have to take the "Parcel as a whole".
- The "Parcel as a whole" ruling was intended to fix the "denominator problem" to say you don't get to shrink the denominator to your liking you have to take the "parcel as a whole".

THE ONLY OTHER GOVERNMENT TO FACE THIS QUESTION

Orange County addressed portions of parcels

[illegible]

Orange County's July 27, 2024 Determination

Orange County Planning Division, written report under E 103-11421481, July 27, 2000, and *Memorandum*, July 28, 2000 (lasts highest priority).

July 1, 2026

Lake Pickett North, LLC applies to Orange County — the same day this application was filed here. Ten parcels totaling 1,317 acres, carved down to a 1,258-acre "subject property" to get under the 1,280-acre cap.

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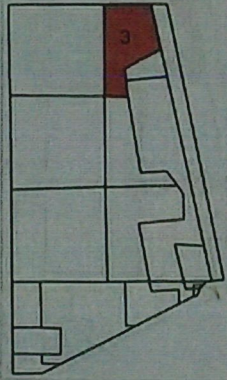
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SCENARIO 3

BR4700 - Remove parcel 0664500000 (213 ac) to get under cap



4,355.95 acres

42.09% existing development

50% requirement

FAIL

72.31% incl. designated / future

75% requirement

FAIL

Both perimeter tests collapse. Without the large-acreage exception, the 1,280-acre cap applies — and this is 3.4 times over it.

* source 18,304 ft of water (total County drainage) (Jackman's diagram); applicant's field notes; independent GIS measurements and GIS challenge — approximate, subject to professional verification. Review: Exhibits 2, 3, 4 (Attachment G, H, I, J) Staff Report at 8, 9, 10, and O.K. Rule 1103, Page 523

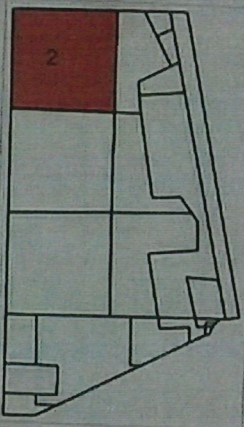
4:51



ing * ENCERT 2026-01 - North Palm Valley Road - Continuance

SCENARIO 2

BR4700 - Remove parcel 0664600000 (652 ac) to get under cap



3,916.95 acres

49.51% existing development

50% requirement

FAIL

76.23% incl. designated / future

75% requirement

PASS +

Fixing acreage breaks the perimeter: existing development drops below 50%. The application needs this parcel's acreage excluded but its perimeter included — the statute does not allow both.

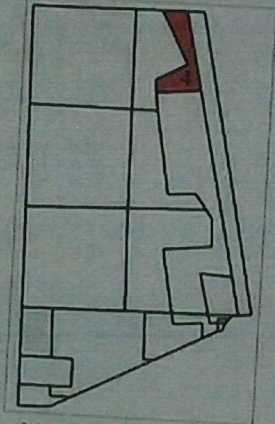
* source 18,304 ft of water (total County drainage) (Jackman's diagram); applicant's field notes; independent GIS measurements and GIS challenge — approximate, subject to professional verification. Review: Exhibits 2, 3, 4 (Attachment G, H, I, J) Staff Report at 8, 9, 10, and O.K. Rule 1103, Page 523

5:05



SCENARIO 4

BR4700 - Remove parcels 06822 / 06827 / 06831 (139 ac)



Red: parcels removed (independent mapping)

4,430.04 acres

41.81% existing development

50% requirement

FAIL

71.82% incl. designated / future

75% requirement

FAIL

These parcels sit against the developed eastern boundary — removing them trades qualifying frontage for undeveloped notch. Both tests fail.

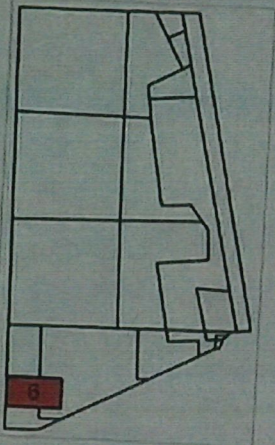
* Assumes 25,500 ft of vacant Owsen County frontage (Jacksonville designations; applicant affidavit omitted). Independent GIS measurements and dot mappings — approximate, subject to professional verification. Record: Exhibits 2, 5, 2 (Attachment 6, 6, 8, Staff Report at 3, 6, 8, dated 0-8-18, Book 4149, Page 142).

4:40

OWNS CO

SCENARIO 6

BR4700 - Remove parcel 0673100000 (100 ac) homesite parcel



Red: parcel removed (independent mapping)

4,468.95 acres

45.32% existing development

50% requirement

FAIL

75.51% incl. designated / future

75% requirement

PASS †

Still fails at 45.3% — and the 2016 residence on the neighboring parcel remains inside a boundary the statute requires to be "undeveloped."

* Assumes 25,500 ft of vacant Owsen County frontage (Jacksonville designations; applicant affidavit omitted). Independent GIS measurements and dot mappings — approximate, subject to professional verification. Record: Exhibits 2, 5, 2 (Attachment 6, 6, 8, Staff Report at 3, 6, 8, dated 0-8-18, Book 4149, Page 142).

4:24

OWNS CO

Every way to fix it, fails something else paper parcel

Boundary configuration	Acreage	vs. 4,480 cap	Existing dev.	50% test	S + E + W	75% test
1. As submitted (June 2026 sketch)	4,462.09*	sketch only	50.88%	PASS +0.88	84.43%	PASS +
2. Remove parcel 0684600000 (652 ac)	3,916.95	under	49.51%	FAIL	76.23%	PASS +
3. Remove parcel 0684500000 (233 ac)	4,355.95	under	42.09%	FAIL	72.31%	FAIL
4. Remove 06822 / 06827 / 06831 (119 ac)	4,430.04	under	41.81%	FAIL	71.82%	FAIL
5. Remove parcel 0673000000 (99 ac)	4,469.95	under	47.00%	FAIL	76.63%	PASS +
6. Remove parcel 0673100000 (100 ac)	4,468.95	under	45.32%	FAIL	75.51%	PASS +
7. Whole parcels — Jan. 1, 2025 land	4,568.95	OVER CAP	49.49%	FAIL	85.03%	PASS +

All 21 Legal Deeded Parcels

* The parcels the sketch is drawn from total 4,568.95 acres (Applicant's Exhibit 5.2, Attachment 1). Every "PASS" in the 75% column depends on 19,505.73 ft of vacant Duval County frontage designated by the City of Jacksonville and owned by the applicant's affiliates; if that segment cannot qualify, no configuration reaches 75%. Configurations 3-7 remain above 1,280 acres and still require the § 163.316(4)(a) exemption.

Independent GIS Measurements and Calculations: — approximations, subject to questionnaire verification. Attached: Exhibit 5.2 (Sketches) and 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 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71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 84.9, 85.0, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8, 85.9, 86.0, 86.1, 86.2, 86.3, 86.4, 86.5, 86.6, 86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103.0, 103.1, 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 104.0, 104.1, 104.2, 104.3, 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118.7, 118.8, 118.9, 119.0, 119.1, 119.2, 119.3, 119.4, 119.5, 119.6, 119.7, 119.8, 119.9, 120.0, 120.1, 120.2, 120.3, 120.4, 120.5, 120.6, 120.7, 120.8, 120.9, 121.0, 121.1, 121.2, 121.3, 121.4, 121.5, 121.6, 121.7, 121.8, 121.9, 122.0, 122.1, 122.2, 122.3, 122.4, 122.5, 122.6, 122.7, 122.8, 122.9, 123.0, 123.1, 123.2, 123.3, 123.4, 123.5, 123.6, 123.7, 123.8, 123.9, 124.0, 124.1, 124.2, 124.3, 124.4, 124.5, 124.6, 124.7, 124.8, 124.9, 125.0, 125.1, 125.2, 125.3, 125.4, 125.5, 125.6, 125.7, 125.8, 125.9, 126.0, 126.1, 126.2, 126.3, 126.4, 126.5, 126.6, 126.7, 126.8, 126.9, 127.0, 127.1, 127.2, 127.3, 127.4, 127.5, 127.6, 127.7, 127.8, 127.9, 128.0, 128.1, 128.2, 128.3, 128.4, 128.5, 128.6, 128.7, 128.8, 128.9, 129.0, 129.1, 129.2, 129.3, 129.4, 129.5, 129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 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175.9, 176.0, 176.1, 176.2, 176.3, 176.4, 176.5, 176.6, 176.7, 176.8, 176.9, 177.0, 177.1, 177.2, 177.3, 177.4, 177.5, 177.6, 177.7, 177.8, 177.9, 178.0, 178.1, 178.2, 178.3, 178.4, 178.5, 178.6, 178.7, 178.8, 178.9, 179.0, 179.1, 179.2, 179.3, 179.4, 179.5, 179.6, 179.7, 179.8, 179.9, 180.0, 180.1, 180.2, 180.3, 180.4, 180.5, 180.6, 180.7, 180.8, 180.9, 181.0, 181.1, 181.2, 181.3, 181.4, 181.5, 181.6, 181.7, 181.8, 181.9, 1

What this means for the Board's question

- The northern-boundary review cannot cure the application. The real parcels fall the acreage cap and the 50% test; every removal that fixes acreage fails the 50% test; the only geometry that passes everything is the line drawn in June 2026 — by 0.88 points.
- A statute that measures "the parcel or parcels ... as of January 1, 2025" cannot be satisfied by a drawing that exists only because the land itself does not comply.
- Orange County, on the same statute, the same month: "portions of parcels cannot form the subject property." It measured whole parcels, found non-compliance, and the applicant there withdrew.
- Requested action: deny certification with written findings under § 163.3162(4)(d). Before any vote: place staff's GIS analysis and the 50.72% numerator in the record, identify the exact land proposed for certification, and make the express "urban" determination § 163.3164(4)(e) requires.

A note on accuracy and good faith. This presentation is submitted as public comment in a duly noticed public hearing — the public commenters' constitutionally protected portion of their government on a matter of public concern. Factual statements are drawn from, and cited to, the certification record and official public records, which control over any summary or paraphrase herein; that record comprises several hundred pages, reviewed to the preparers' best ability, and questions answerable from it have been withdrawn. Resident-derived measurements and calculations are approximate, non-professional analyses of recorded documents; they are not a survey, are offered for hearing purposes only, and should be independently verified by a Florida licensed professional surveyor and mapper before any reliance. All characterizations, inferences, and legal interpretations are statements of opinion and argument, not assertions of fact and not settled law. Nothing herein alleges fraud, misconduct, or wrongdoing by any person or entity. Any error is unintentional, and the preparers will promptly correct any demonstrated error on the record upon notice.

Submitted for the record of ENCERT 2026-01. Independent measurements and cut drawings are approximate, subject to professional verification; several figures are cited in the written objections in the record.

1:58

ORANGE COUNTY

South Atlantic Salt Marsh Initiative (SASMI) - Critical Wetland Areas Prioritization

ATTACHMENT G - SASMI PRIORITIZATION MAP OF CRITICAL WETLAND AREAS

Provided by the Parks, Recreation and Community Services Department



Orlando 2024-MAP Application L-0011-23A

Page 12 of 12

Submitted for the record of ENCERT 2026-01. Independent measurements and cut drawings are approximate, subject to professional verification. Map provided in Applicant's packet.



The initiative aims to protect, restore, and manage approximately 1 million acres of salt marshes across a 4 state region from North Carolina down through Florida.

One acre of salt marsh can absorb up to 1.5 million gallons of floodwater, which is equivalent to more than 2.25 Olympic-size swimming pools.

Parcel Prioritization

- Highest
- High
- Average

Salt Marsh

- Conservation and Public Lands
- SASMI Counties

1:40

ORANGE COUNTY

Effects of Eliminating

marshes

- increases coastal erosion
- increases severe flooding
- increases toxic runoff
- degrades aquifer water quality
- disrupts ecosystems and biodiversity
- DeHabitat and fishery Loss
- Severs wildlife corridors
- Causes microclimate disruption
- Conflicts with preservation goals

Submitted for the record of SUCBA 2025-01 subject to proper content specifications

NEWS

GOPHER TORTOISE NOW
LISTED AS CRITICALLY
ENDANGERED

1:17

JOHNS CO

Forest Management Plan

All Parcels must meet the law

- The plan is dated 2020 but it is 2026 and they have not proven there is an active forest management plan as of 1/1/2025
- The Forest Management Plan lists a company that no longer is active in the state's database of licensed corporations. In fact it expired in 2015
- The plan shows the trees on the far east parcel were planted in 1968, that they were to be harvested in 2020, and replanted in 2021.
- Arial images prove nothing has been done to that far east parcel since 2020 or before.

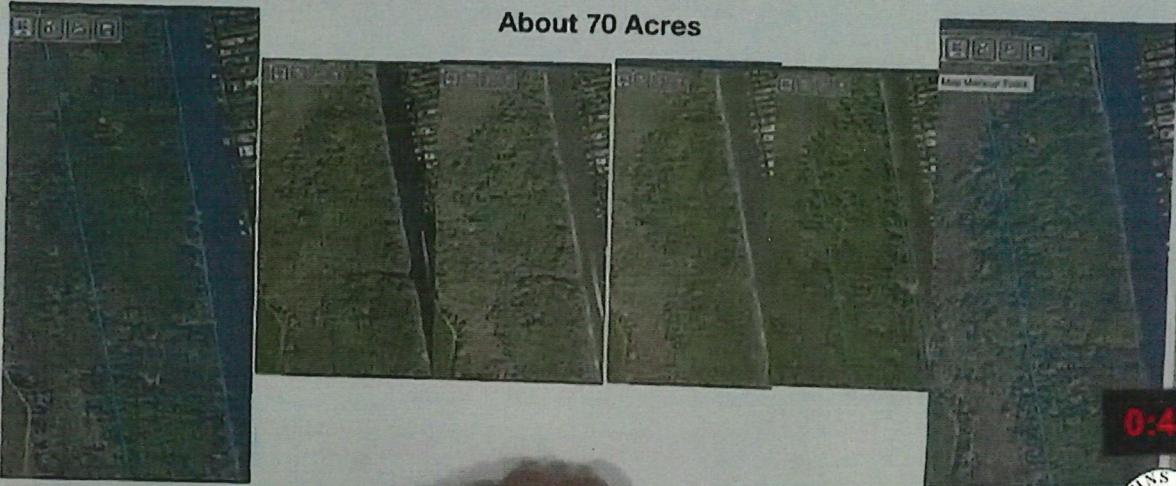
0:56

JOHNS CO

SJC Property Appraiser Ariel East Parcel

2014, 2019, 2020, 2021, 2022, 2025

About 70 Acres



Parcel 052240-0000

- Slash pine is usually harvested at 25-35 years ~~max~~ depending on its intended final use. Per the plan presented a majority of their trees are slash pine
- Trees of that age (58 years) often contain heavy interior defects, lower structural quality, or rot, making them far less desirable for lumber mills.
- Since every parcel has to meet the statues on their own, there has been no evidence presented yet to show this specific parcel is bonafide agriculture.
- If this parcel is not deemed bonafide agriculture then the whole application collapses.

0:28



Designated Speaker Form

Individuals on the written list do cede their three minutes of public comment.

Application(s) Encert 2026000000 Hearings: PVZAB _____ PZA _____ BCC ☒

In Support of _____ In Opposition to ☒ Designated Speaker Name: Alison Watson

Printed Name	Signature	Address
1 KRISTEN ARNOLD	K Arnold	222 SCHMERVILLE DR. Ponte Vedra, FL 32081
2 DANIEL ARNOLD	[Signature]	222 SCHMERVILLE DR Ponte Vedra, FL 32081
3 JILLISSA BRAITHWAITE	[Signature]	126 SHADOW RDg Trl Ponte Vedra 32081
4 ELISA CHASE	[Signature]	456 UNION HILL BL. Ponte Vedra, FL 32081
5 ROBERT CHASE	[Signature]	456 UNION HILL DR. Ponte Vedra, FL 32081
6 JESSIE SMILO	[Signature]	44 Seabrook Dr Ponte Vedra FL 32081
7 JESSIE SMILO	[Signature]	44 Seabrook Dr Ponte Vedra FL 32081
8 CHRIS SARGENT	[Signature]	127 Village Grande Drive, Ponte Vedra, 32081
9 KATHERINE RAND	[Signature]	405 Village Grande Dr., Ponte Vedra, 32081
10 BRENDA MOXLEY	[Signature]	224 Breakline Dr. Ponte Vedra FL 32081
11 RACHEL CIPRIANO	[Signature]	137 Freedom Landing Dr, Ponte Vedra FL 32081
12 COURTNEY RONAY	[Signature]	603 Andesite Trail Ponte Vedra, FL 32081
13 DAVID RONAY	[Signature]	603 Andesite Trail Ponte Vedra, FL 32081
14 DEBBIE LOVETT	[Signature]	141 VISTA Lake Circle Ponte Vedra FL 32081
15 NOELLE LOVETT	[Signature]	141 Vista Lake Circle Ponte Vedra FL 32081
16 JOHN LOVETT	[Signature]	141 VISTA LAKE Circle Ponte Vedra FL 32081
17 PARRONAE SNOW	[Signature]	235 Village Grande Dr. Ponte Vedra FL 32081
18 LARA KALUSH	[Signature]	199 Seabrook Dr Ponte Vedra, FL 32081
19 JUDD KALUSH	[Signature]	199 Seabrook Dr Ponte Vedra, FL 32081
20 KATIE ZAWORSKI	[Signature]	529 Village Grande Dr. Ponte Vedra, FL 32081
21 LEE WATSON	[Signature]	58 Sunrise Vista Way, Ponte Vedra FL 32081

2026696er

175 Section 2. Subsection (4) of section 163.3164, Florida
176 Statutes, is amended to read:

177 163.3164 Community Planning Act; definitions.—As used in
178 this act:

179 (4) "Agricultural enclave" means an unincorporated,
180 undeveloped parcel or parcels that, as of January 1, 2025:

181 (a) Are ~~to~~ owned or controlled by a single person or
182 entity;

183 (b) Have ~~has~~ been in continuous use for bona fide
184 agricultural purposes, as defined by s. 193.461, for a period of
185 5 years before ~~prior to~~ the date of any comprehensive plan
186 amendment or development application;

187 (c) 1. Are ~~to~~ surrounded on at least 75 percent of their ~~the~~
188 perimeter by:

189 a. ~~1~~ A parcel or parcels Property that have ~~has~~ existing
190 industrial, commercial, or residential development; or

191 b. ~~2~~ A parcel or parcels Property that the local government
192 has designated, in the local government's ~~comprehensive plan~~
193 zoning map and future land use map, as land that is to be
194 developed for industrial, commercial, or residential purposes,
195 and at least 50 ~~75~~ percent of such parcel or parcels property is
196 existing industrial, commercial, or residential development; or

197 c. A combination of an interstate highway and a parcel or
198 parcels that are within an urban service district, area, or line
199 and that the local government has designated in the local
200 government's future land use map as land that is to be developed
201 for industrial, commercial, or residential purposes;

202 2. Do not exceed 700 acres and are surrounded on at least
203 50 percent of their perimeter by a parcel or parcels that the

Page 7 of 9

CODING: Words ~~stricken~~ are deletions; words underlined are additions.

EXHIBIT C

BCC September 1, 2024

Agenda Item No. BCC03

Presenter: Michelle Santuono



Designated Speaker Form

Individuals on the written list do code their three minutes of public comment.

This form must be printed and filled out by hand.

Application(s) ENCERT 2026-01 Hearings: PVZAB _____ PZA _____ BCC X

In Support of _____ In Opposition to X Designated Speaker Name: Michelle Santuono

Printed Name	Signature	Address
1 Amy Watkins		212 Saddlebunch Ct.
2 Laura Wallace		2092 Orange Branch TR.
3 Zoey Schade		35 Ashlak Dr.
4 LAUREN SHIVER		392 Perdido St. St. Johns, FL 32259
5 GRAY BILAGA		761 KENDALL CROSSING DRIVE, FL 32259
6 Michelle Rasmussen		287 Laidins Dr ST Johns FL 32259
7 Victoria Laduca		459 Narrowleaf Dr St Johns, FL 32259
8 Jamie Frantzen		230 Terra Oaks Dr. St. Johns, FL 32259
9 BLAKE LIVENGOOD		0237 TWIN FLOWER PLACE ST. JOHNS FL 32259
10 Sheri Livenood		237 Twin Flower Pl St Johns, FL 32259
11 SUZETTE GUAFFE		150 FLY LINE DR. ST JOHNS FL 32259
12 Kim Weinglass		130 Meadow Creek Dr St Johns, FL 32259
13 Jeremy Weinglass		130 Meadow Creek Dr. St Johns, FL 32259
14 Beth White		177 Twilight Tear Way St Johns FL 32259
15 Marisa Olsen		201 Silkgrass Place St. John's, FL 32259
16 Andrea DiMemmo		160 Silkgrass Pl, St. Johns FL 32259
17 Jamie Hartel		89 Silkgrass Pl., St. Johns FL 32259
18 ERIC KIVERA		746 Kendall Crossing Dr. St. Johns FL 32259.
19 Maura Briggs		160 Wild Sage Dr, St Johns FL 32259
20 Lindsey Mahoney		182 Coosaw Ct. St. Johns, FL 32259
21 Sarah Dorich		110 Sapelo Pl St. Johns, FL 32259

Documents and visual aids for presentation must be submitted by the assigned timeline for the indicated hearings.

EXHIBIT 5.6

**FURTHER SUPPLEMENTAL AFFIDAVIT OF CONTINUOUS USE FOR BONA FIDE
AGRICULTURAL PURPOSES**

STATE OF FLORIDA

COUNTY OF DUVAL

EXHIBIT D

BCC September 1, 2026
Agenda Item No. Reg 03
Presenter: Alison Watson

Before me this day personally appeared James M. Coleman, Jr., ("Affiant"), who being by me first duly sworn deposes and says:

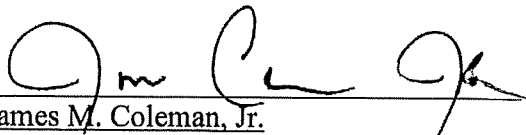
1. I am currently the President of Callahan Timber Company, LLC ("**Callahan Timber**"), P.O. Box 87, Callahan, Florida, 32011.
2. On behalf of and in conjunction with Estuary, LLC, and BR4700, LLC, Callahan Timber has conducted timber management and operations for a period of approximately 30 years at the real property described in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 (the "**Application**") and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**").
3. As part of its services, Callahan Timber's foresters prepared the Forest Management Plans dated February, 2020, and incorporated in the Application as Exhibit 5.5 (the "**Forest Management Plans**").
4. I have worked in silviculture since 1982 with Callahan Timber managing the harvesting, replanting, and planning of silviculture properties. My experience has primarily been silviculture operations in St. Johns, Nassau, Baker, Duval, Putnam, Clay, Bradford, Union, and Alachua Counties. I have completed Florida Department of Agriculture and Consumer Services/Florida Forest Service training for Silviculture Best Management Practices and maintain my credentials with continuing education.
5. This affidavit is based on my personal knowledge of the facts and statements contained herein, the education and experience outlined above, and knowledge of the BR4700 Ag Enclave Property, the timber management and operations conducted thereon, the Forest Management Plans, and publications of the Florida Department of Agriculture and Consumer Services/Florida Forest Service cited below.
6. The BR4700 Ag Enclave Property in its entirety has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026, and for a total of more than twenty years.
7. It is my understanding that, at a public hearing on the Application before the St. Johns County Board of County Commissioners held on August 19, 2026, a question was

raised regarding the use of the property with Parcel ID Number 0522400000 (291.15 acres) (the "**ICW Frontage Parcel**") which is located within the BR4700 Ag Enclave Property.

8. The ICW Frontage Parcel has been in continuous use for bona fide agricultural purposes, as defined in section 193.461, Florida Statutes, for a period of five years prior to July 1, 2026 and for a total of more than twenty years.
9. The ICW Frontage Parcel is expressly identified and included as "hardwood drain areas" in the Forest Management Plans. The Florida Department of Agriculture and Consumer Services/Florida Forest Service publishes the state's Silviculture Best Management Practices Manual ("**BMPs**"). Those BMPs specifically address areas alongside streams and water bodies, such as the ICW Frontage Parcel. The BMPs call them Special Management Zones ("**SMZs**"). The BMPs recognize SMZs as naturally vegetated filter strips, and although selective timber harvesting is allowed in SMZs, the BMPs provide restrictions on timber harvesting and other silvicultural activity in these areas.
10. The owner of the BR4700 Ag Enclave Property has employed the BMPs in its timber operations on the BR4700 Ag Enclave Property, including the ICW Frontage Parcel. The ICW Frontage Parcel serves as an SMZ and as an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.
11. Other sensitive areas, including wetlands, are expressly identified and included in the Forestry Management Plans. Special BMPs apply to, and are employed by BR4700 in, any silviculture activity allowed in such sensitive areas. Such sensitive areas are an element of the Forestry Management Plans and timber management and operations on the BR4700 Ag Enclave Property.
12. Consequently, the ICW Frontage Parcel and its use as an SMZ pursuant to the Forest Management Plans is an essential part of the use of the BR4700 Ag Enclave Property for bona fide agricultural purposes.

FURTHER AFFIANT SAYETH NOT.

Dated: August 28, 2026


James M. Coleman, Jr.
Affiant

Sworn to and subscribed before me this 28th day of August, 2026, by
J.M. Coleman, Jr. ☒ who is personally known to me or ☐ who has produced his/her
as identification and who has taken an oath.



ROBIN G. JOHNSON
Commission # HH 330157
Expires March 6, 2027

Robin G. Johnson
Notary Public, State of Florida

Name: Robin G. Johnson

My Commission Expires 3-6-27

My Commission Number is: HH 330157

EXHIBIT 3.1

**AFFIDAVIT OF BR4700 AG ENCLAVE PROPERTY BEING ADJACENT TO PLATTED
SUBDIVISIONS AND COMMERCIAL DEVELOPMENT**

STATE OF FLORIDA

COUNTY OF ST. JOHNS

Before me this day personally appeared Ellen Avery-Smith ("Affiant"), who being by me first duly sworn deposes and says:

1. I am a Florida-licensed attorney who has practiced in the areas of land use and real estate development law since 1997.
2. This affidavit is based on my personal knowledge of the facts and statements contained herein, the knowledge and experience outlined above, and information I have gathered from a review of the public records of St. Johns County.
3. Attached as **Attachments 1 through 5** are the following subdivision plats, as approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, Florida:
 - a. River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclusive.
 - b. Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.
 - c. Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.
 - d. Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.
 - e. Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.
4. The subdivision plats referenced in Paragraph 3 above subdivide the lands described therein into three or more parcels and therefor constitute "development" on such lands pursuant to Section 380.04(1), Florida Statutes (2026).
5. The real property described and depicted in **Exhibit 2** in the Application for Agricultural Enclave Certification dated July 1, 2026 and incorporated herein by this reference (the "**BR4700 Ag Enclave Property**") is located adjacent to and north of the platted subdivisions referenced in Paragraph 3 above. Furthermore, the entire southern

perimeter of the BR4700 Ag Enclave Property is adjacent to the platted subdivisions referenced in Paragraph 2 above and constitute development.

6. Attached as **Attachments 6 through 9** are the following recorded subdivision plats, as approved by the Board of County Commissioners of St. Johns County, located on the west side of South Roscoe Boulevard:
 - a. East Coast Canal Estates, recorded in Map Book 5, Page 57.
 - b. East Coast Canal Estates, Unit 2, recorded in Map Book 5, Page 63.
 - c. East Coast Canal Estates, Unit No 3, recorded in Map Book 5, Page 64.
 - d. East Coast Canal Estates, Unit 4, recorded in Map Book 5, Page 67.

All of the Public Records of St. Johns County, Florida.

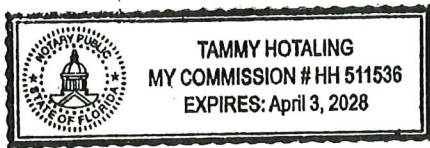
7. The subdivision plats referenced in Paragraph 6 above subdivide the lands described therein into three or more parcels and therefor constitute “development” on such lands pursuant to Section 380.04(1), Florida Statutes (2026).
8. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the platted subdivisions referenced in Paragraph 6 above and constitute development.
9. Attached as **Attachment 10** is a Master Development Plan Map of an existing commercial development known as Valley Smoke Restaurant located on the west side of South Roscoe Boulevard.
10. The BR4700 Ag Enclave Property is located across the Intracoastal Waterway and west of the commercial development referenced in Paragraph 9 above.
11. Pursuant to Section 163.3164(4)(f), Florida Statutes (2026), because the Intracoastal Waterway is a body of water or canal, the BR4700 Ag Enclave Property is located adjacent to and west of the platted subdivisions referenced in Paragraph 6 above and the commercial development referenced in Paragraph 9 above. Furthermore, the entire eastern perimeter of the BR4700 Ag Enclave Property is adjacent to the platted subdivisions referenced in Paragraphs 6 above and the commercial development referenced in Paragraph 9 above.
12. This affidavit is being given for the purpose of certifying and evidencing that the surrounding parcels adjacent to the BR4700 Ag Enclave Property’s southern and eastern perimeter boundaries are existing residential and commercial development pursuant to Section 380.04, Florida Statutes (2026).

FURTHER AFFIANT SAYETH NOT.

Dated: August 28th 2026.

Ellen Avery-Smith
Ellen Avery-Smith
Affiant

Sworn to and subscribed before me this 28th day of August, 2026, by Ellen Avery-Smith, ☒ who is personally known to me or ☐ who has produced his/her ICA as identification and who has taken an oath.



Tammy Hotaling
Notary Public, State of Florida

Name: TAMMY HOTALING

My Commission Expires April 3, 2028

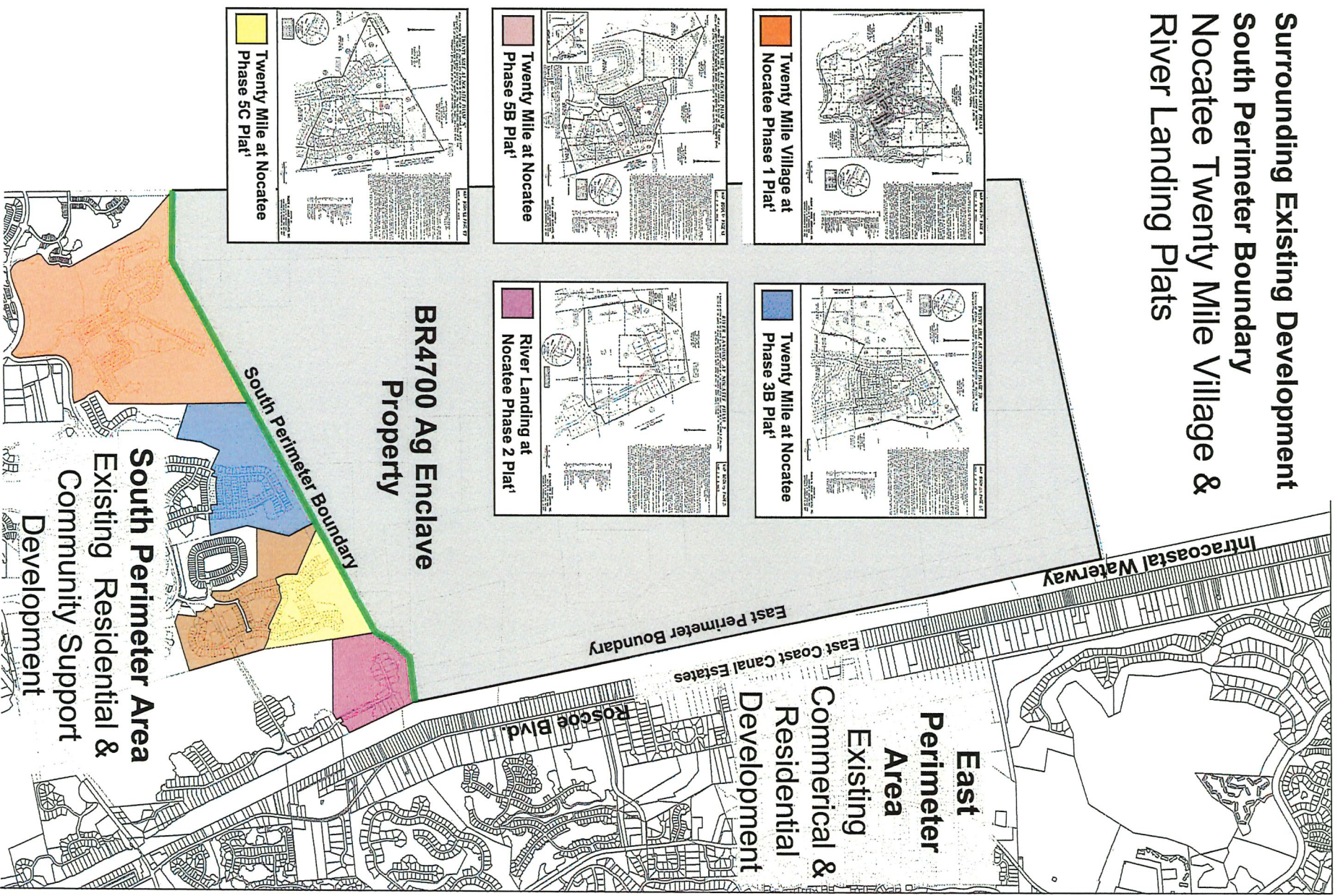
My Commission Number is: HH 511536

ATTACHMENTS 1 through 5

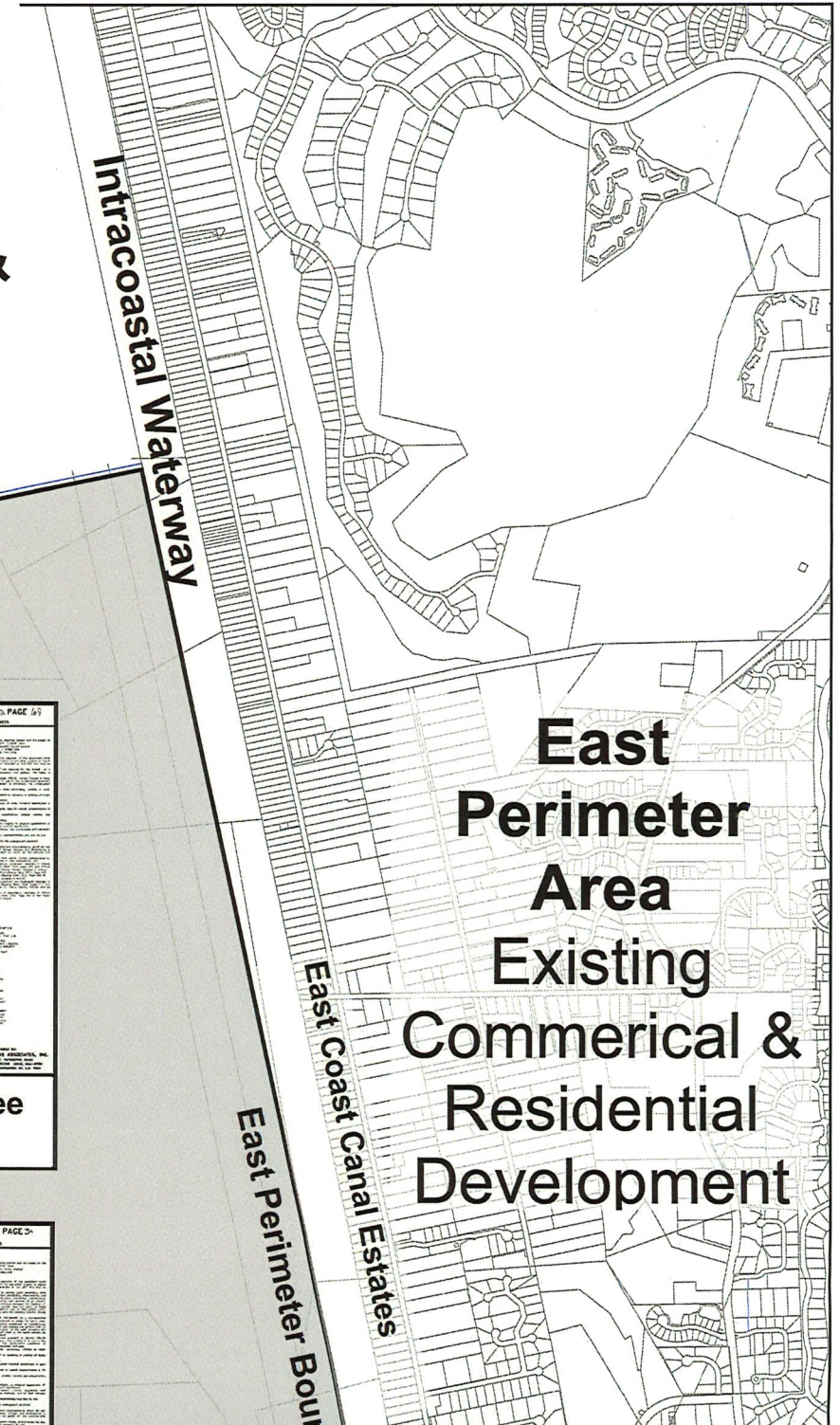
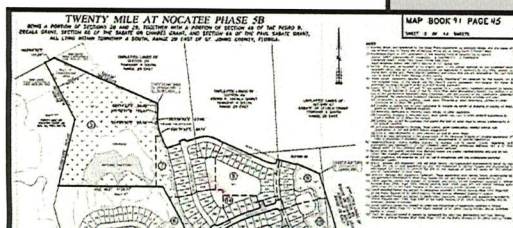
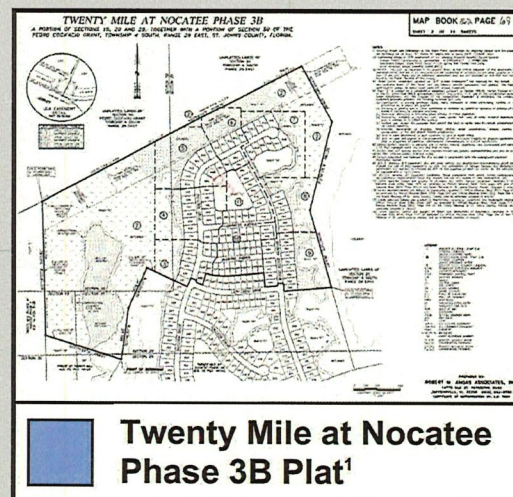
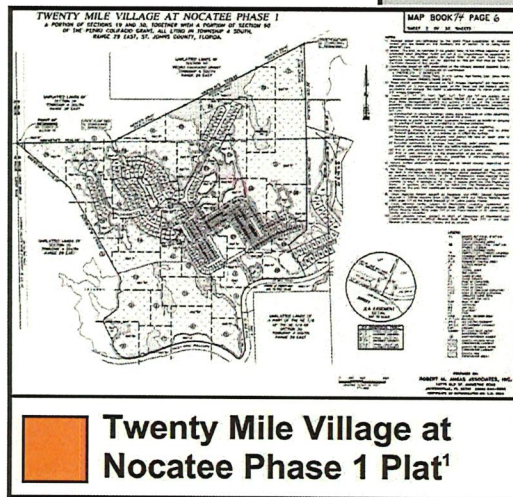
Subdivision plats, as approved by the Board of County Commissioners of St. Johns County and recorded in the Public Records of St. Johns County, Florida:

- a. River Landing at Nocatee Phase 2, recorded in Map Book 112, Pages 30-38, inclusive.**
- b. Twenty Mile at Nocatee Phase 3B, recorded in Map Book 82, Pages 68-78, inclusive.**
- c. Twenty Mile at Nocatee Phase 5B, recorded in Map Book 91, Pages 44-57, inclusive.**
- d. Twenty Mile at Nocatee Phase 5C, recorded in Map Book 92, Pages 46-56, inclusive.**
- e. Twenty Mile Village at Nocatee Phase 1, recorded in Map Book 74, Pages 5-36, inclusive.**

Surrounding Existing Development South Perimeter Boundary Nocatee Twenty Mile Village & River Landing Plats



Surrounding Existing Development South Perimeter Boundary Nocatee Twenty Mile Village & River Landing Plats



Attachment 1

**Subdivision Plat
River Landing at Nocatee Phase 2**

RIVER LANDING AT NOCATTEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANKS R. SNAKEE GRANT, SECTION 48 OF THE THOMAS STITCH GRANT, SECTION 49 OF THE REDNO R. DECAH GRANT
A SECTION 67 OF THE SHAMBE ON ALL LANE IN TOWNSHIP 4 SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK 112. PAGE 30
SHEET 1 OF 9 SHEETS
SEE SHEET 2 FOR NOTES

CAPTION

A portion of Section 41 of the Florida X, Sirenet Gort, Section 48 of the Thomas Park Gort, Section 19 of the Pedro R. Duclou Gort, Section 67 of the Sirenet or Duclou Gort and Section 66 of the Sirenet or Sirenet Gort, all lying in Township 4 South, Range 23 East, St. Johns County, Florida, being more particularly described as follows:

[illegible]

**CERTIFICATE OF APPROVAL AND ACCEPTANCE
BOARD OF COUNTY COMMISSIONERS**

This is to certify that this bill of three hundred of Newline Paper 2 has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 30th day of December, 2001. Its execution and use shall be deemed as requiring endorsement or endorsement by St. Johns County of any part of said endorsement.

[Signature]

 Clerk of County Commissioners

CERTIFICATE OF APPROVAL- GROWTH MANAGEMENT DEPARTMENT

Michael J. Robinson
Director of the Georgia Department of Transportation
100 Peachtree Street, N.E.
Atlanta, Georgia 30334
404/521-2000
mrobinson@dot.ga.gov

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that this plot of River Landing at Koger's Pines 2 has been searched and reviewed by the Office of the St. Johns County Attorney on the 20th day of December, 2011.

Pat Veltri
 Office of the County Attorney

CERTIFICATE OF CLERK

This is to certify that the plot has been examined and surveyed and it is hereby certified that it corresponds in form with the requirements of Part I Chapter 177, Division 5 of the Public Health Act, 1902, and is hereby recorded in Map Book 112, Page 61.

Witness my hand and the seal of the said Council this 29th day of January 1904.

Mayor

Ernest A. Polk, Clerk
Clerk of the Circuit Court & Comptroller

Ernest A. Polk, Clerk
Clerk of the Circuit Court & Comptroller

CERTIFICATE OF PLAT REVIEW

CERTIFICATE OF PLAT REVIEW
This is to certify that the plat has been reviewed for conformity to Part 1, Chapter 177, Revised Statutes of the State of New York, and is hereby approved for recording by the County Clerk of Sullivan County, New York, on the 11th day of May 1901.

Gail Allen

Col Green, P.S.M., County Surveyor
Professional Surveyor and Mapper
State of Texas Registered Surveyor No. 456

[illegible]

SURVEYORS CERTIFICATE

Know all men by these presents, that the undersigned, being currently licensed and regulated by the State of Florida as a Professional Surveyor and Mapper, does hereby certify that, during the past two years, under the undersigned's responsible direction and supervision, and that the well-known and famous monument of Paul L. Chandler 177 Florida Soldiers Monument, is a well-known and famous monument of the survey.

Special Agent in Charge
7th Floor of DECEMBER 2011
116. 6264
FBI/DOJ
Domestic Violence
Professional Services
Office of the Director
116. 6264

Journal 2011.

Girl Oliver
 Girl Oliver, P.S.M., County Surveyor

State of Texas Registered:

STATE OF Florida, COUNTY OF Duval

The foregoing material was collected before me, by means of [A] personal presence or [] written communication, on the 2 day of DECEMBER, 2011, by SA [V] of NY 61 NY 100 Metropolitan, the 1 Division (Inland Facility) company on behalf of the company who [X] is presently known to me or who [] has produced _____ as identification.

—

Printed Name _____

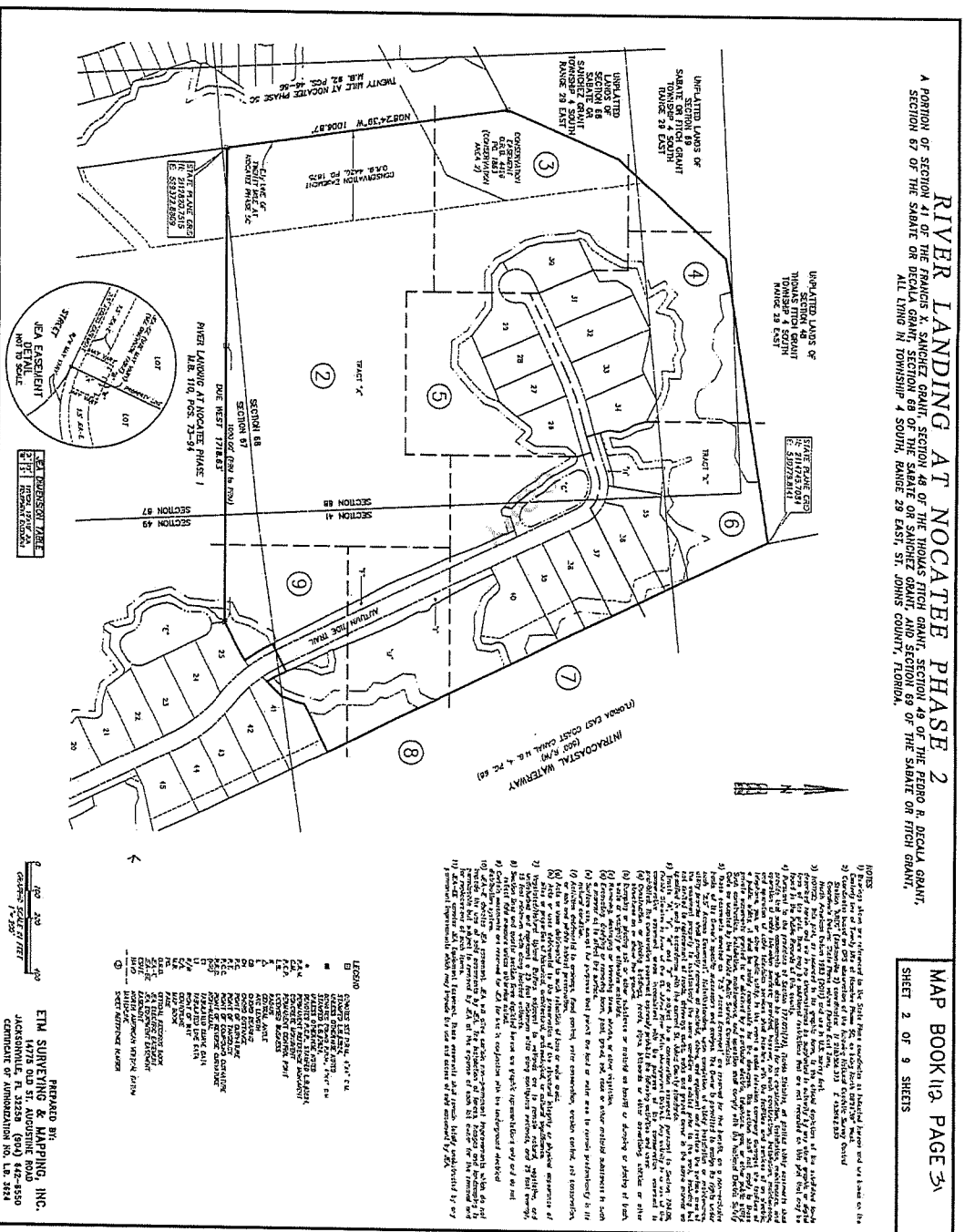
PREPARED BY:

ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. 1-8. 3874

ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. 1-8. 3874

RIVER LANDING AT NOCATEE PHASE 2

MAP BOOK 112. PAGE 31
SHEET 2 OF 9 SHEETS



PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 442-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3524

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 442-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3524

RIVER LANDING AT NOCATEE PHASE 2

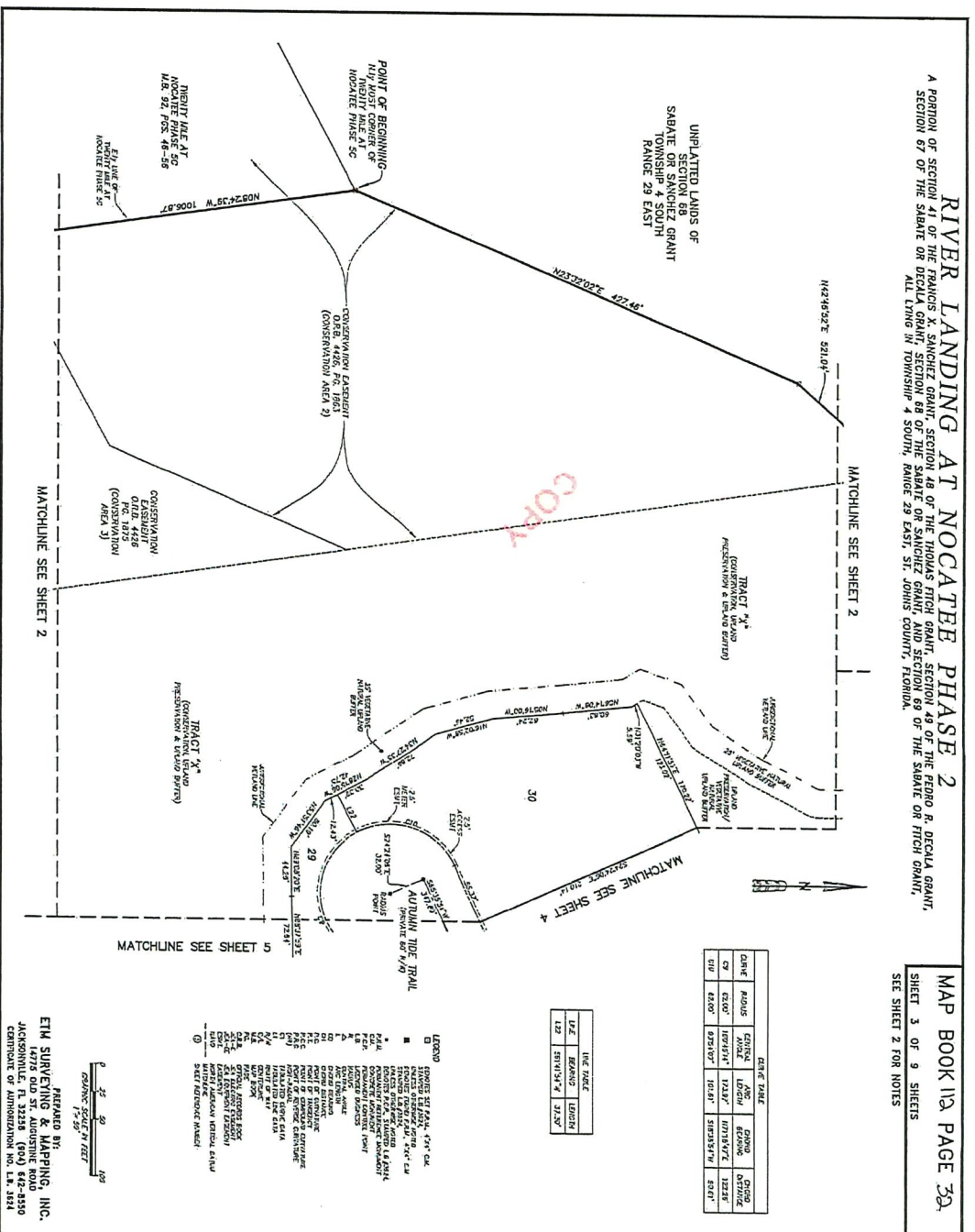
A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LING IN TOWNSHIP 34 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 112, PAGE 32.

SHEET 3 OF 9 SHEETS
SEE SHEET 2 FOR NOTES

CASE TABLE					
CASE#	ADJUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C9	62.00°	160°45'14"	123.97'	N71°16'47"E	122.55'
C10	42.00°	025°10'2"	101.61'	S18°35'54"W	99.67'

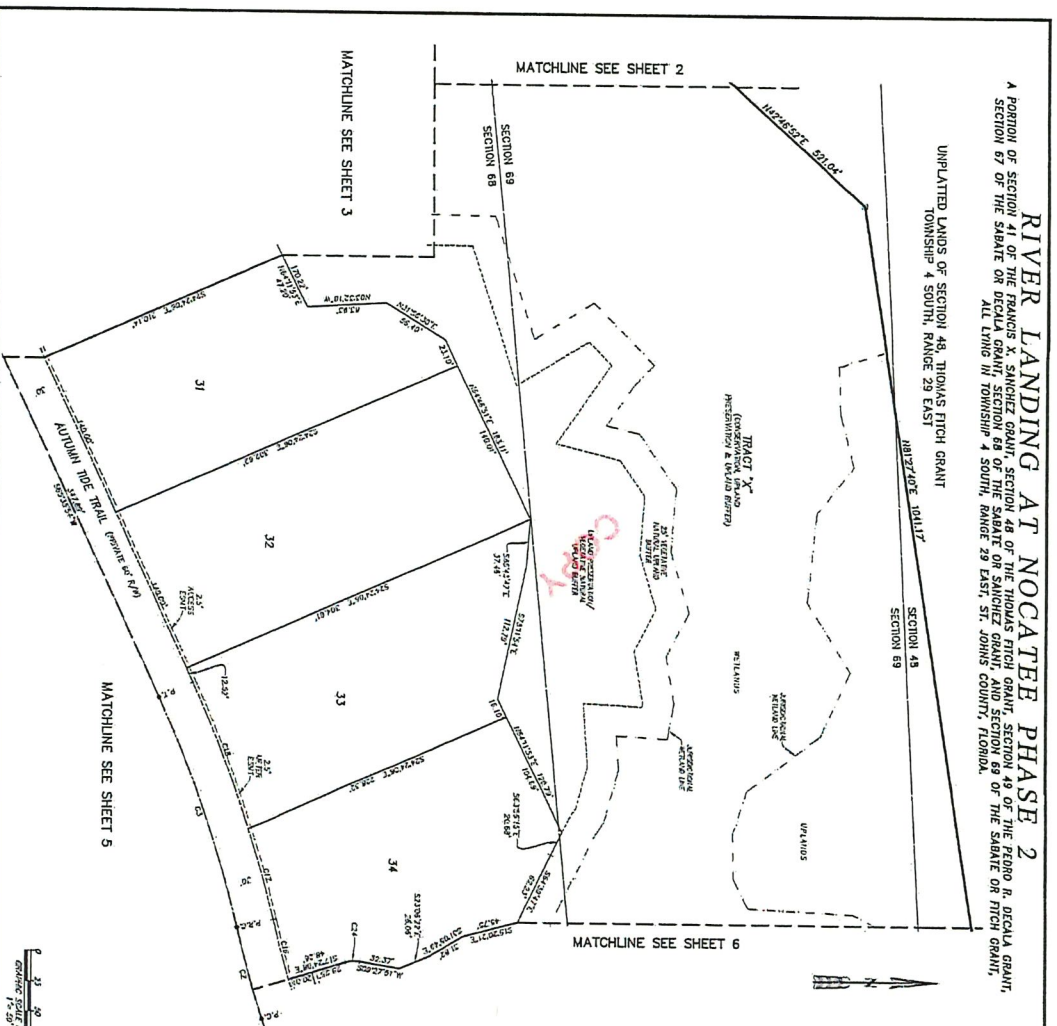
LINE TABLE	
LINE	LENGTH
122	37.50



RIVER LANDING AT NOCATTEE PHASE 2

A PORTION OF SECTION 11 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SAMBATE OR DECALA GRANT, SECTION 68 OF THE SAMBATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SAMBATE OR FITCH GRANT, ALL LING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF SECTION 48, THOMAS FITCH GRANT
TOWNSHIP 4 SOUTH, RANGE 29 EAST



	CORE LAGE				
	RADIUS	CENTRAL ANGLE	AVE. LENGTH	CHORD LENGTH	CHORD DISTANCE
C1	1000.00'	428.12°	72.45'	574.9301'	72.45'
C2	1000.00'	1125.15°	159.82'	571.1905'	159.82'
C3	920.00'	257.40°	50.15'	475.5119'	50.15'
C4	1033.00'	410.41°	72.63'	574.8419'	72.63'
C5	1033.00'	77.02°	172.61'	359.0311'	172.61'
C6	1033.00'	263.17°	11.22'	221.5910'	11.62'

MAP BOOK 112, PAGE 35

SHEET 4 OF 9 SHEETS

SEE SHEET 2 FOR NOTES

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.E. 3554

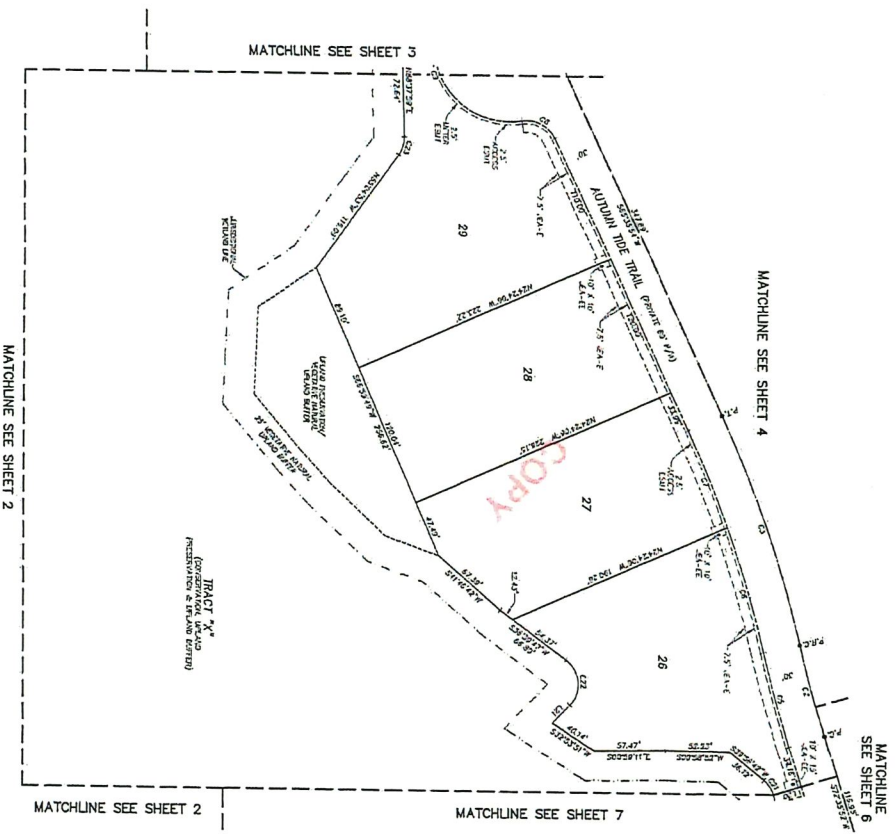
RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 44 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SAMATE OR DECALA GRANT, SECTION 68 OF THE SAMATE OR SANCHEZ GRANT, AND SECTION 68 OF THE SAMATE OR FITCH GRANT, ALL LITHO IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 112, PAGE 34

SHEET 5 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



OAK TANK					
DATE	WALLS	CROWN	INS.	CEILING	CEILING
		ANGLE	LEAKING	BEAMS	JOISTS
C1	100.00	4251°	71.4%	54°-40°-N	72.4%
C2	100.00	1120.5°	119.5%	571°-10°-E	183.2°
C3	103.00	4291°	74.8%		35.3%
C4	99.00	4210°	10.4%	58°-02°-E	102.4%
C5	92.00	5053°	82.1%	58°-02°-E	82.1%
C6	51.00	7103.4%	25.5%	58°-15°-E	25.5%
C7	42.00	1002.4%	71.5%	10°-17°-E	71.5%
C8	42.00	2230°	11.5%	55°-10°-E	11.5%
C9	42.00	8625.5%	42.4%	52°-27°-45°-E	32.8%
C10	34.00	3671.0%	14.4%	11°-13°-E	14.4%

LINE TABLE	
LINE	LENGTH
L20	1172460" 23.98
L21	1153416" 20.63

[illegible]

CHARGE SCHEM NET
1 = 50°

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3654

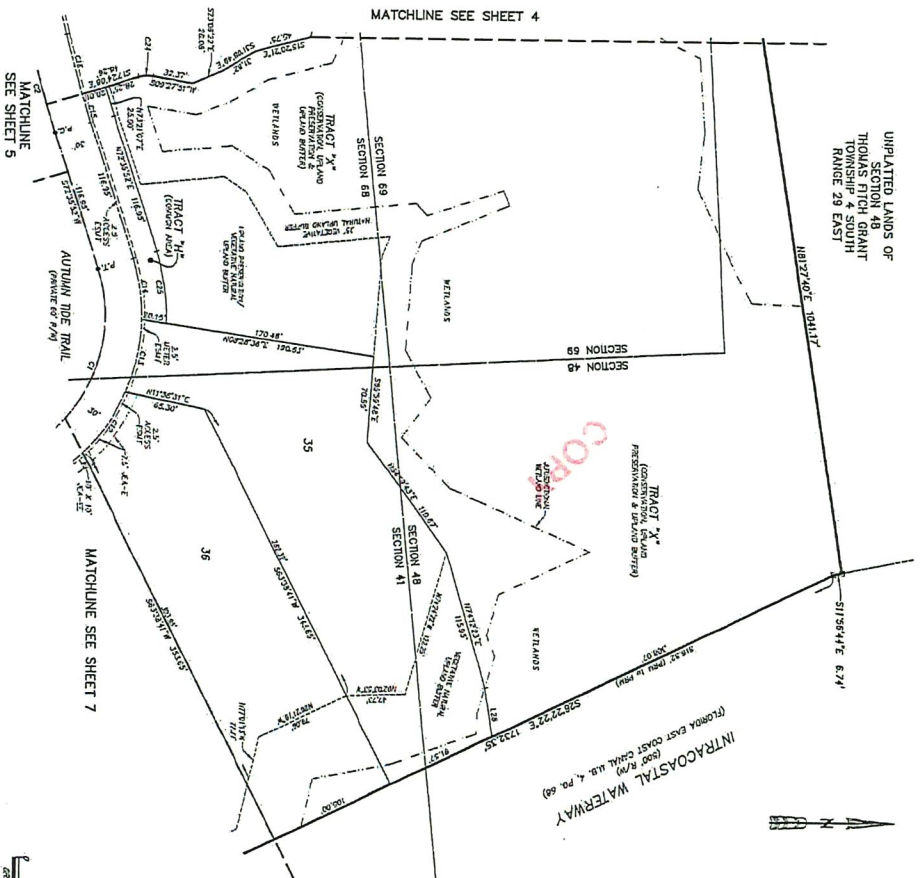
RIVER LANDING AT NOCATEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LITING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHN COUNTY, FLORIDA.

MAP BOOK 112, PAGE 35
SHEET 6 OF 9 SHEETS
SEE SHEET 2 FOR NOTES

SEE SHEET 2 FOR NOTES

UNPLATTED LANDS OF
SECTION 4B
THOMAS FITCH GRANT
TOWNSHIP 4 SOUTH
RANGE 29 EAST



OAK TABLE					
DATE	RAVUS	CEPHAL MUSC	ASC DENSITY	SPORO MUSCULI	SPORO ADHESIVE
C1	13.07	1102.93	114.07	185.73/1.76	118.84
C2	10.02.06	14.77	21.42	35.19/0.91	72.41
C12	16.07	37.00/1.3	41.87		81.49
C13	16.07	31.95/1.3	41.87	177.31/3.75	62.88
C14	18.07	19.03/1.4	31.67		51.45
C15	18.07	17.07/1.4	33.07	187.92/0.72	25.07
C16	19.07.01	23.76/0.6	26.13	117.33/1.9	58.13
C17	15.07	22.21/0.9	11.47	30.59/0.72	71.61
C18	15.07	19.72/0.9	6.05	55.18/3.77	92.46

LINE TABLE		
LINE	BEAKING	LENGTH
128	MS12739C	40.55

1	LEONARD	BOONTS, MR P.M., 174 CV
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PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-5550
CERTIFICATE OF AUTHORIZATION NO. LB, 3824

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ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3524

RIVER LANDING AT NOCATTEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LING IN TOWNSHIP 4 SOUTH, RANGE 25 EAST, 57. JOHN'S COUNTY, FLORIDA.

MAP BOOK 112 PAGE 34

SHEET 7 OF 9 SHEETS

SEE SHEET 2 FOR NOTES

CRP, mg/L				
CRP	PAO ₂	CRP/PAO ₂ ratio	APACHE II	CRP/APACHE II ratio
0.1	135.07	0.0007	14.37	0.0049
0.4	120.02	0.0033	14.43	0.0230
0.11	168.04	0.0006	15.39	0.0039
0.19	109.03	0.0017	14.59	0.0117
0.28	153.07	0.0018	14.53	0.0124
0.28	175.01	0.0016	13.33	0.0120
0.71	93.07	0.0076	14.39	0.0535
0.28	152.04	0.0019	14.39	0.0132

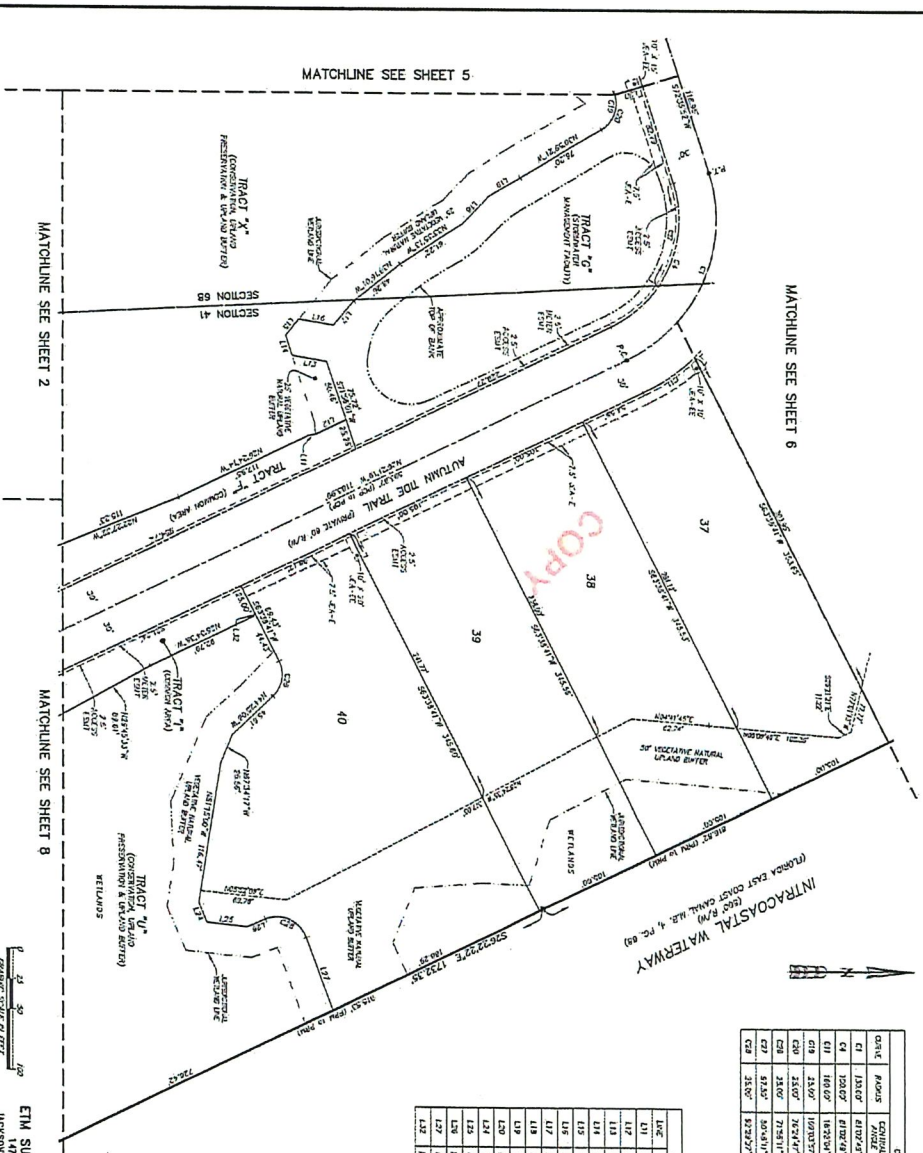
LHC TABLE			
LHC	DBE06/05	LEP07/01	LEP07/01
L12	1023.870 "A"	4.02	
L12	1035.272 "A"	28.23	
L11	570.570 "A"	38.33	
L14	570.570 "A"	19.67	
L16	1030.222 "A"	12.05	
L17	1251.170 "A"	22.59	
L19	1472.713 "A"	33.26	
L19	1017.917 "A"	35.87	
L20	1177.163 "A"	23.91	
L23	1455.542 "E"	16.84	
L24	1055.282 "E"	32.45	
L26	1422.239 "E"	16.12	
L27	1470.030 "E"	63.55	
L32	1470.030 "E"	1.07	

LEONARD

[illegible]

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624



MAP BOOK 112 PAGE 37

SHEET 8 OF 9 SHEETS
SEE SHEET 2 FOR NOTES



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CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

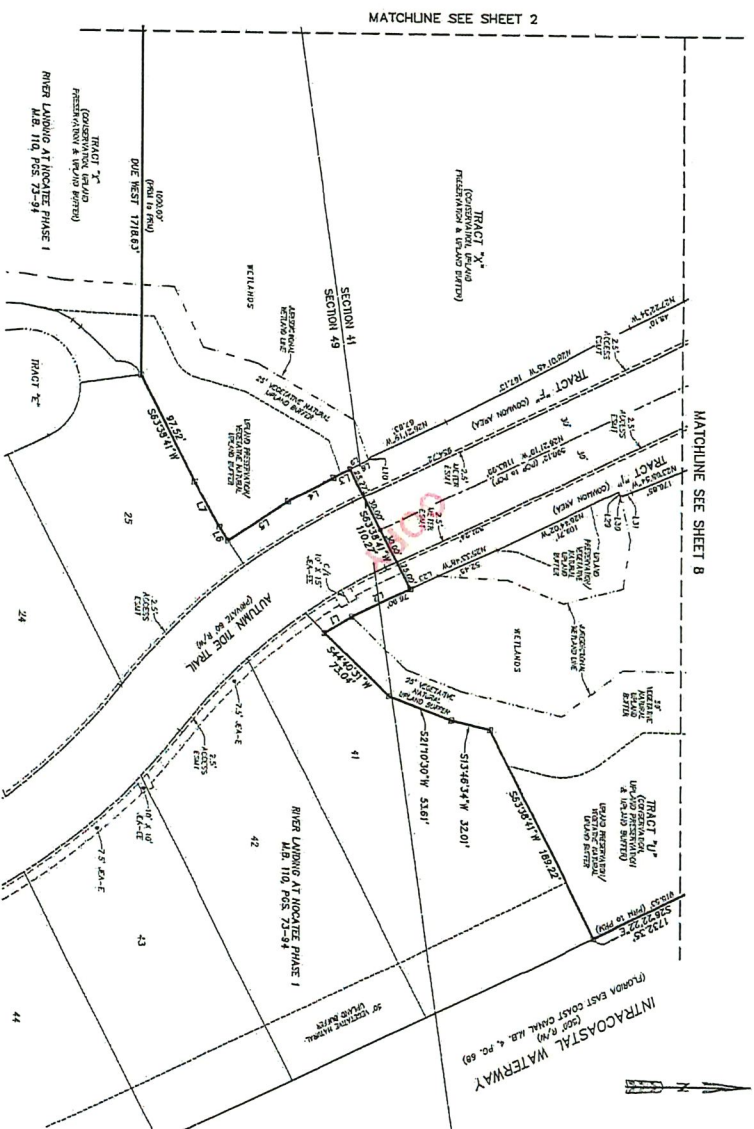
RIVER LANDING AT NOCATTEE PHASE 2

A PORTION OF SECTION 41 OF THE FRANCIS X. SANCHEZ GRANT, SECTION 48 OF THE THOMAS FITCH GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 67 OF THE SABATE OR SANCHEZ GRANT, SECTION 68 OF THE SABATE OR SANCHEZ GRANT, AND SECTION 69 OF THE SABATE OR FITCH GRANT, ALL LITING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, 5TH JOHN'S COUNTY, FLORIDA.

MAP BOOK 112 PAGE 38

SHEET 9 OF 9 SHEETS

SEE SHEET 2 FOR NOTES



	USE VALUE	
	DATE	VALUE
L1	01/01/10	53.27
L2	02/01/15	55.11
L3	32/02/15	15.65
L4	22/02/17	61.05
L5	14/12/02	24.07
L6	28/12/10	13.15
L7	30/07/02	42.35
L8	01/09/14	17.15
L9	02/07/14	21.45
L10	06/06/16	2.07
L11	02/02/17	24.75
L12	07/01/17	3.25
L13	07/01/17	3.25
L14	22/05/16	2.25
L15	02/05/16	7.45

LEGN	LEGN
1	LEGN
2	LEGN
3	LEGN
4	LEGN
5	LEGN
6	LEGN
7	LEGN
8	LEGN
9	LEGN
10	LEGN
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92	LEGN
93	LEGN
94	LEGN
95	LEGN
96	LEGN
97	LEGN
98	LEGN
99	LEGN
100	LEGN

PREPARED BY:
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3924

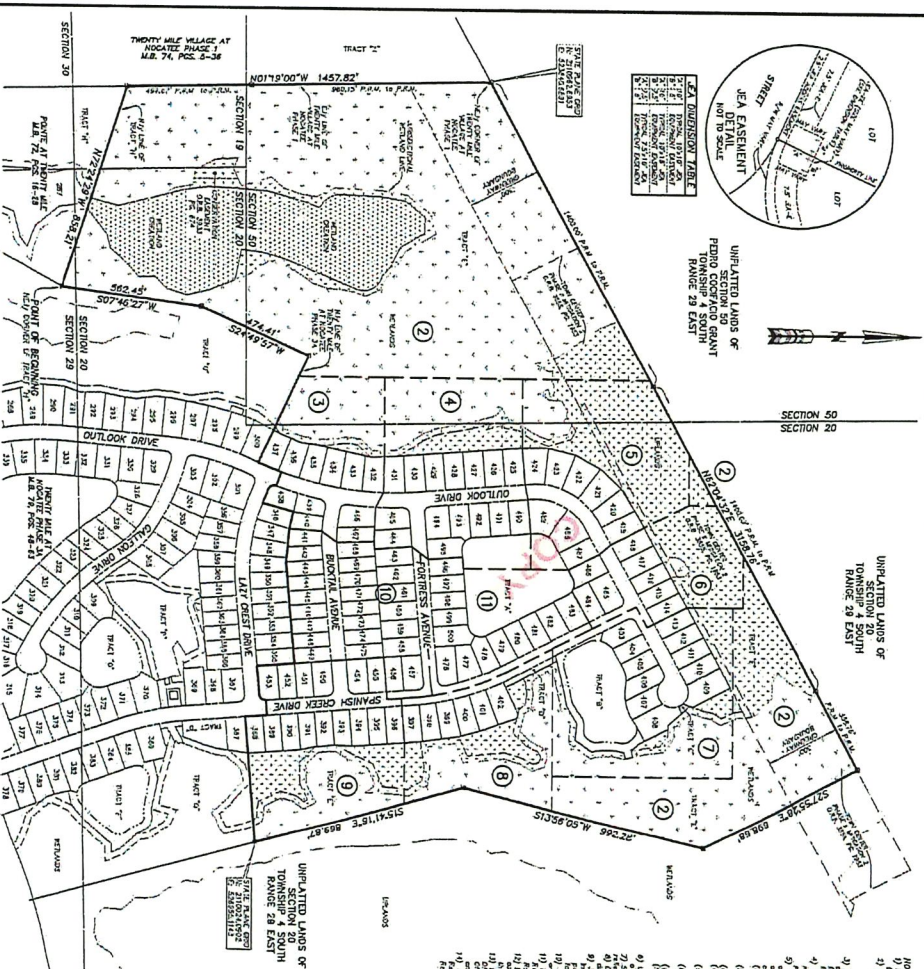


Attachment 2

**Subdivision Plat
Twenty Mile at Nocatee Phase 3B**

TWENTY MILE AT NOCATEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82 PAGE 69
SHEET 2 OF 11 SHEETS



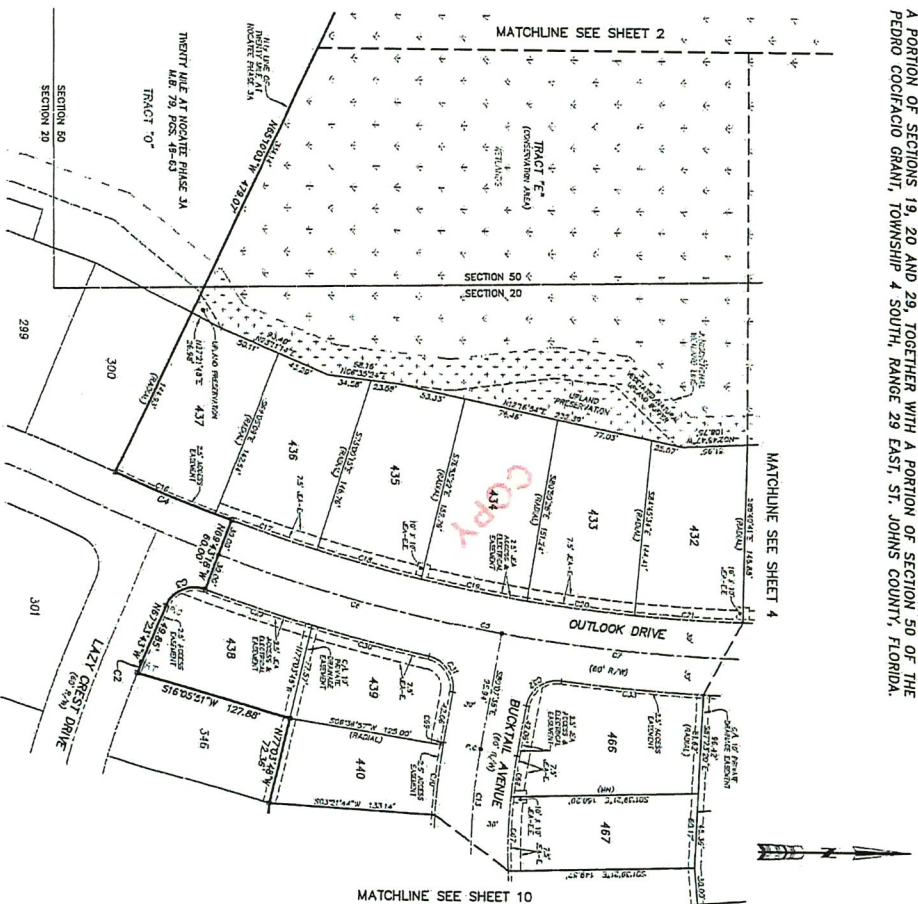
- [illegible]

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PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

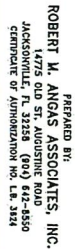


		DATE FILE			
DATE	FILE	DATE	FILE	DATE	FILE
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63	25012	63	25013	63	25014
64	25015	64	25016	64	25017
65	25018	65	25019	65	25020
66	25021	66	25022	66	25023
67	25024	67	25025	67	25026
68	25027	68	25028	68	25029
69	25030	69	25031	69	25032
70	25033	70	25034	70	25035
71	25036	71	25037	71	25038
72	25039	72	25040	72	25041
73	25042	73	25043	73	25044
74	25045	74	25046	74	25047
75	25048	75	25049	75	25050
76	25051	76	25052	76	25053
77	25054	77	25055	77	25056
78	25057	78	25058	78	25059
79	25060	79	25061	79	25062
80	25063	80	25064	80	25065
81	25066	81	25067	81	25068
82	25069	82	25070	82	25071
83	25072	83	25073	83	25074
84	25075	84	25076	84	25077
85	25078	85	25079	85	25080
86	25081	86	25082	86	25083
87	25084	87	25085	87	25086
88	25087	88	25088	88	25089
89	25090	89	25091	89	25092
90	25093	90	25094	90	25095
91	25096	91	25097	91	25098
92	25099	92	25100	92	25101
93	25102	93	25103	93	25104
94	25105	94	25106	94	25107
95	25108	95	25109	95	25110
96	25111	96	25112	96	25113
97	25114	97	25115	97	25116
98	25117	98	25118	98	25119
99	25120	99	25121	99	25122
100	25123	100	25124	100	25125
101	25126	101	25127	101	25128
102	25129	102	25130	102	25131
103	25132	103	25133	103	25134
104	25135	104	25136	104	25137
105	25138	105	25139	105	25140
106	25141	106	25142	106	25143
107	25144	107	25145	107	25146
108	25147	108	25148	108	25149
109	25150	109	25151	109	25152
110	25153	110	25154	110	25155
111	25156	111	25157	111	25158
112	25159	112	25160	112	25161
113	25162	113	25163	113	25164
114	25165	114	25166	114	25167
115	25168	115	25169	115	25170
116	25171	116	25172	116	25173
117	25174	117	25175	117	25176
118	25177	118	25178	118	25179
119	25180	119	25181	119	25182
120	25183	120	25184	120	25185
121	25186	121	25187	121	25188
122	25189	122	2		

- [illegible]

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LA 3824

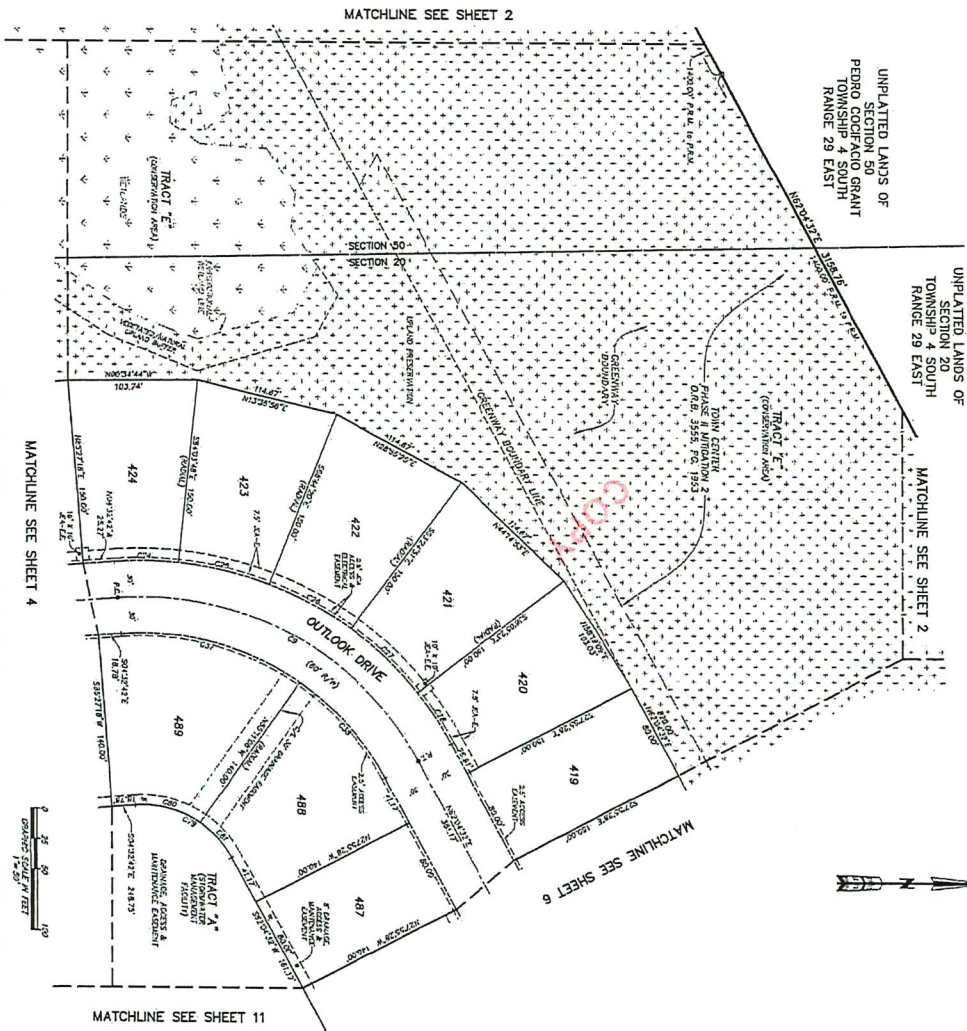
MAP BOOK 82 PAGE 7/
SHEET 4 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



TWENTY MILE AT NOCATTEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE
PEDRO COCFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF
SECTION 50
PEDRO COCFACIO GRANT
TOWNSHIP 4 SOUTH
RANGE 29 EAST

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 4 SOUTH
RANGE 29 EAST



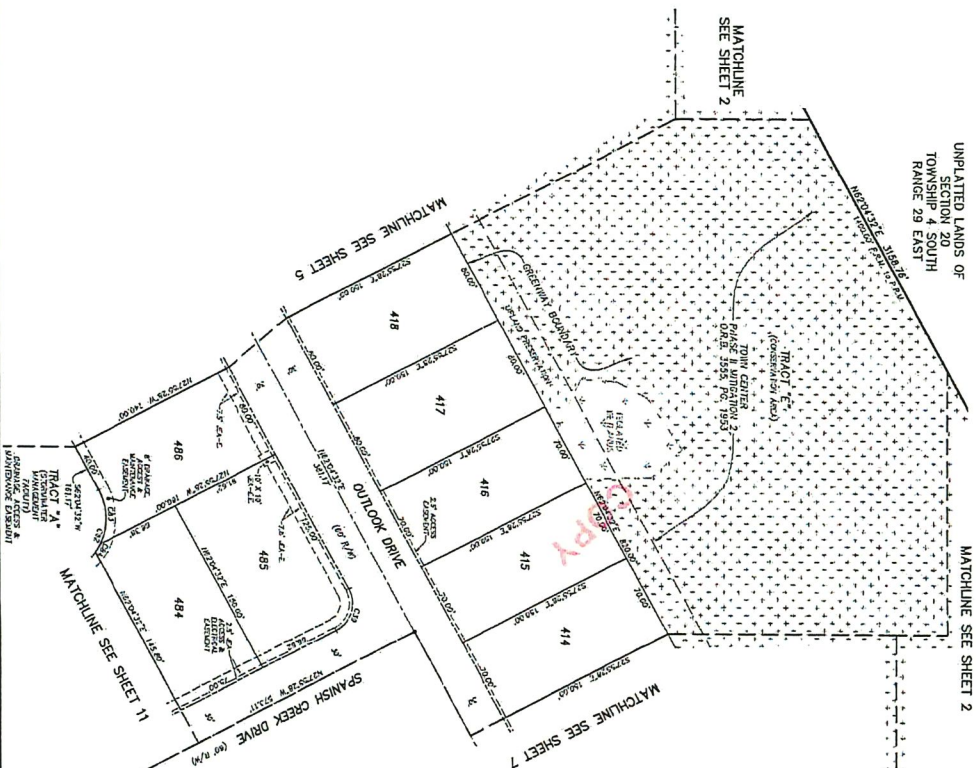
DATE	ROOM	ENTRY	NO.	NO.	NO.
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1983	1003	1984	1004	1985	1005
1986	1006	1987	1007	1988	1008
1989	1009	1990	1010	1991	1011
1992	1012	1993	1013	1994	1014
1995	1015	1996	1016	1997	1017
1998	1018	1999	1019	2000	1020
2001	1021	2002	1022	2003	1023
2004	1024	2005	1025	2006	1026
2007	1027	2008	1028	2009	1029
2010	1030	2011	1031	2012	1032
2013	1033	2014	1034	2015	1035
2016	1036	2017	1037	2018	1038
2019	1039	2020	1040	2021	1041
2022	1042	2023	1043	2024	1044
2025	1045	2026	1046	2027	1047
2028	1048	2029	1049	2030	1050
2031	1051	2032	1052	2033	1053
2034	1054	2035	1055	2036	1056
2037	1057	2038	1058	2039	1059
2040	1060	2041	1061	2042	1062
2043	1063	2044	1064	2045	1065
2046	1066	2047	1067	2048	1068
2049	1069	2050	1070	2051	1071
2052	1072	2053	1073	2054	1074
2055	1075	2056	1076	2057	1077
2058	1078	2059	1079	2060	1080
2061	1081	2062	1082	2063	1083
2064	1084	2065	1085	2066	1086
2067	1087	2068	1088	2069	1089
2070	1090	2071	1091	2072	1092
2073	1093	2074	1094	2075	1095
2076	1096	2077	1097	2078	1098
2079	1099	2080	1100	2081	1101
2082	1102	2083	1103	2084	1104
2085	1105	2086	1106	2087	1107
2088	1108	2089	1109	2090	1110
2091	1111	2092	1112	2093	1113
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2103	1123	2104	1124	2105	1125
2106	1126	2107	1127	2108	1128
2109	1129	2110	1130	2111	1131
2112	1132	2113	1133	2114	1134
2115	1135	2116	1136	2117	1137
2118	1138	2119	1139	2120	1140
2121	1141	2122	1142	2123	1143
2124	1144	2125	1145	2126	1146
2127	1147	2128	1148	2129	1149
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2151	1171	2152	1172	2153	1173
2154	1174	2155	1175	2156	1176
2157	1177	2158	1178	2159	1179
2160	1180	2161	1181	2162	1182
2163	1183	2164	1184	2165	1185
2166	1186	2167	1187	2168	1188
2169	1189	2170	1190	2171	1191
2172	1192	2173	1193	2174	1194
2175	1195	2176	1196	2177	1197
2178	1198	2179	1199	2180	1200
2181	1201	2182	1202	2183	1203
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2196	1216	2197	1217	2198	1218
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2208	1228	2209	1229	2210	1230
2211	1231	2212	1232	2213	1233
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2238	1258	2239	1259	2240	1260
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2253	1273	2254	1274	2255	1275
2256	1276	2257	1277	2258	1278
2259	1279	2260	1280	2261	1281
2262	1282	2263	1283	2264	1284
2265	1285	2266	1286	2267	1287
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2292	1312	2293	1313	2294	1314
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2337	1357	2338	1358	2339	1359
2340	1360	2341	1361	2342	1362
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2535	1555	2536	1556	2537	1557
2538	1558	2539	1559	2540	1560
2541	1561	2542	1562	2543	1563
2544	1564	25			

TWENTY MILE AT NOCATTEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEERO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 4 SOUTH
RANGE 29 EAST

MATCHLINE SEE SHEET 2



CART TABLE					
CONE	ADJUS	CONV/AL	ARC	BL/SEC	DEPO
		MM/AL	LENTH		ESTIMCE
C29	24.63	90.0030	30.37	072557.84	11.30
C32	36.67	97.0030	74.54	072557.84	70.71
C33	36.67	50.8148	44.38	58838.17	44.72
C34	36.67	83.5537	7.55	160737.44	7.87

MAP BOOK 82 PAGE 73

SHEET 6 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

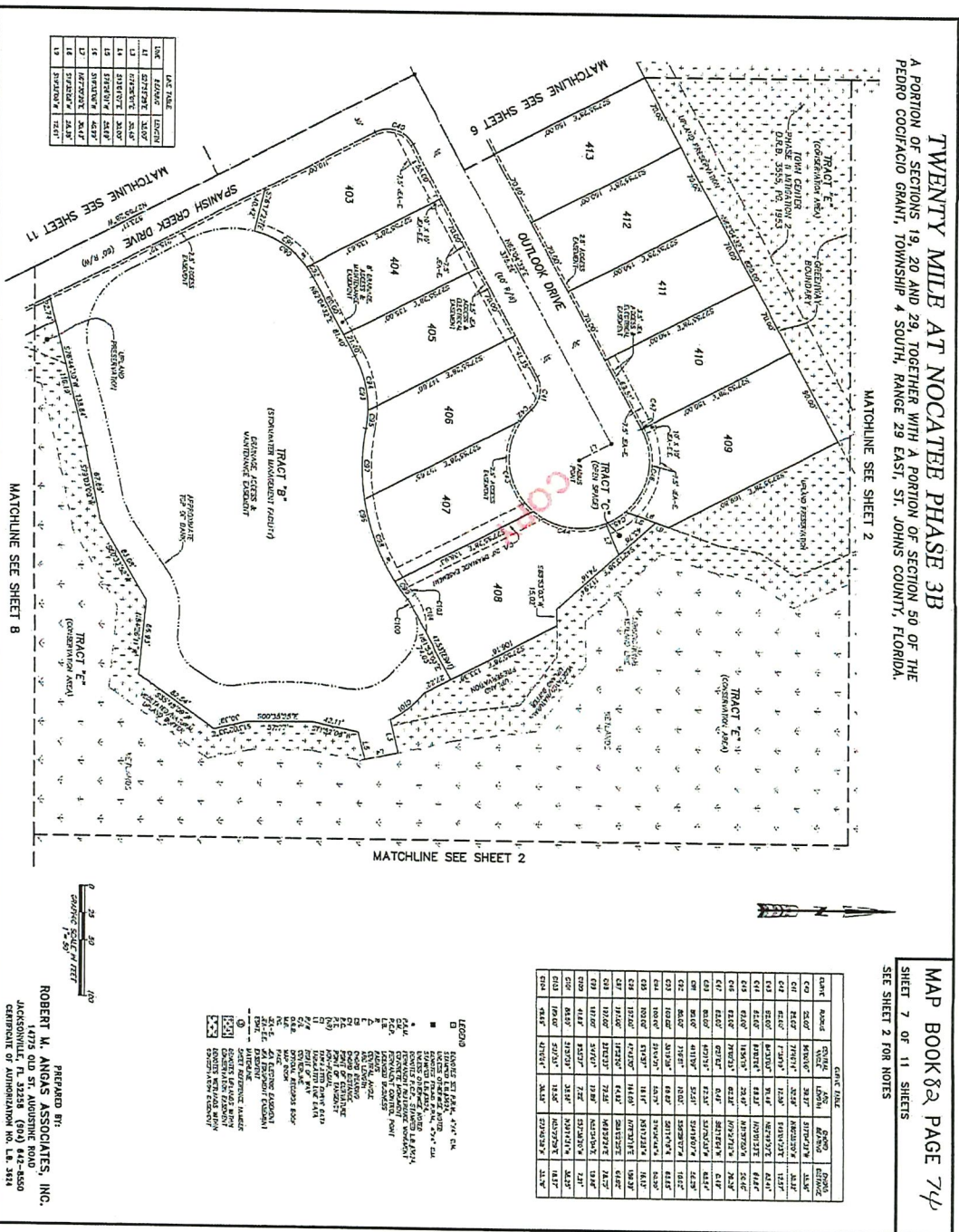
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.

14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

TWENTY MILE AT NOCATEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE
PEDRO COCIFICADO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



TWENTY MILE AT NOCATEE PHASE 3B

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82, PAGE 75

SHEET 8 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

[illegible]

UNPLATTED LANDS OF
SECTION 20
TOWNSHIP 4 SOUTH
RANGE 29 EAST

[illegible]

MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 10

MATCHLINE SEE SHEET 11

MATCHLINE SEE SHEET 7

MATCHLINE
SEE SHEET 2

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3124

TWENTY MILE AT NOCATEE PHASE 3B

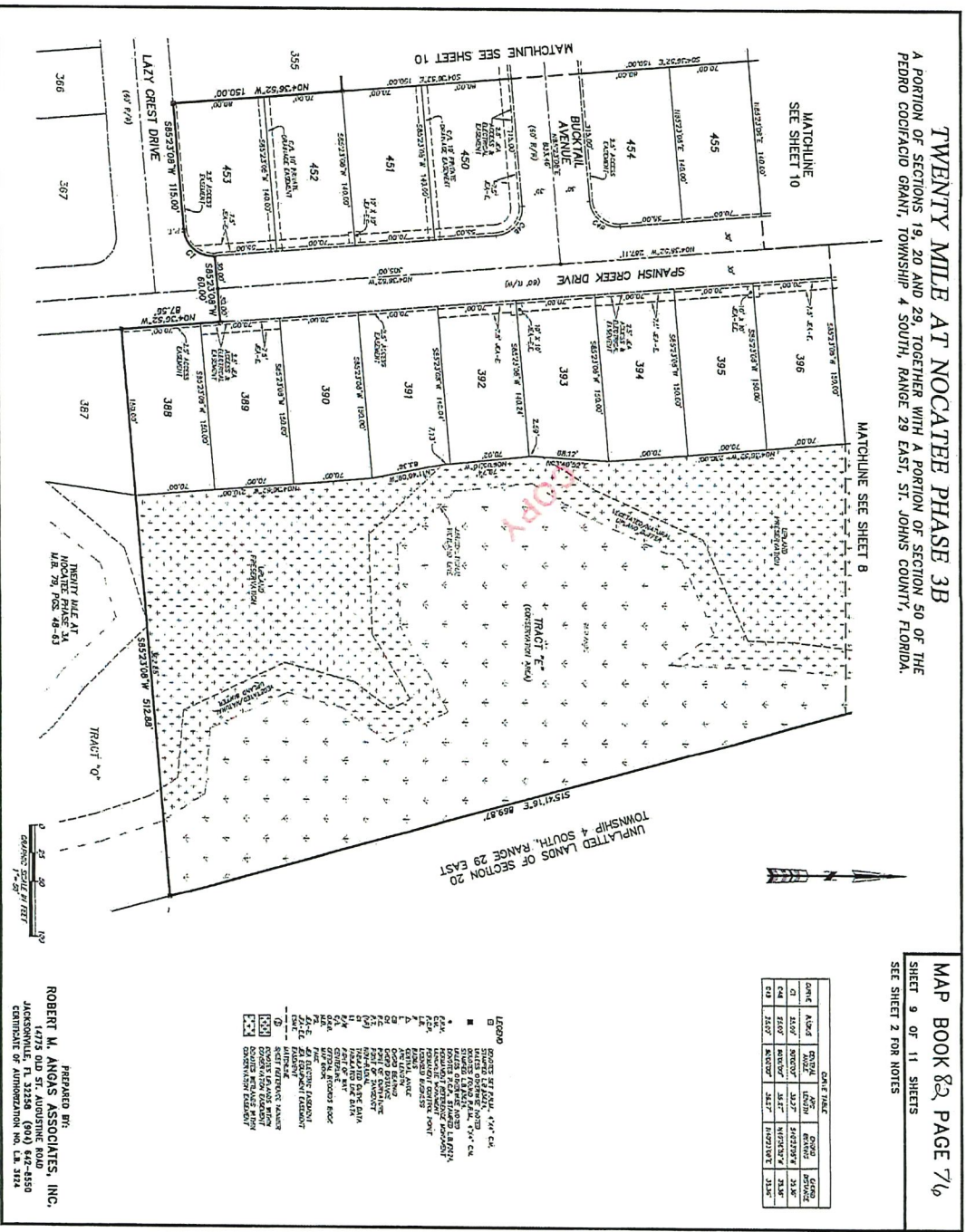
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82, PAGE 740

SHEET 9 OF 11 SHEETS

SEE SHEET 2 FOR NOTES

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C49	22.00°	40.0000°	34.77°	44.92216°	23.30°

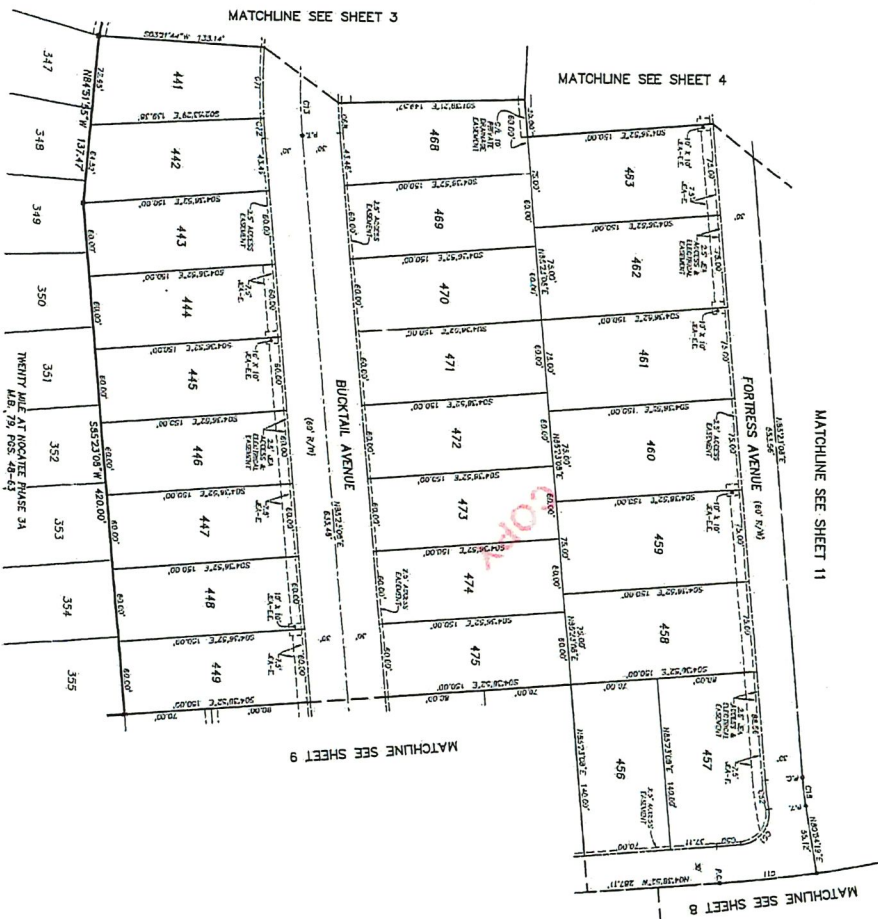


TWENTY MILE AT NOCATTEE PHASE 3B
A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCHRAN GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 82, PAGE 77

SHEET 10 OF 11 SHEETS

SEE SHEET 2 FOR NOTES



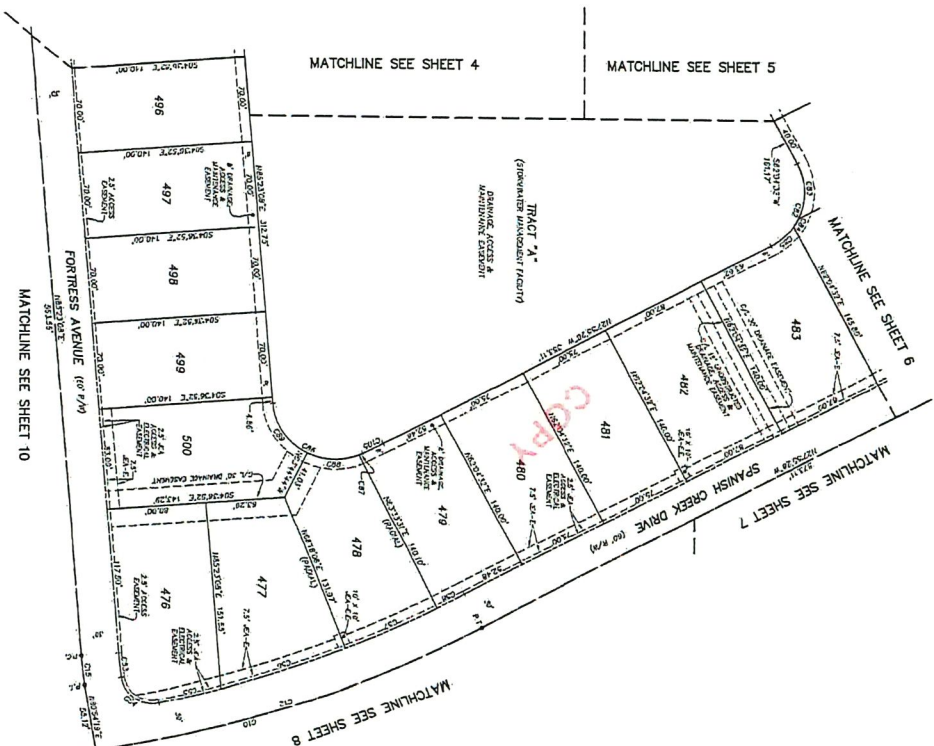
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A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEIRO COCIFICACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

A PORTION OF SECTIONS 19, 20 AND 29, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COCIFACIO GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

[illegible]

0 25 50 100
GRAPHIC SCALE IN FEET
1" = 50'

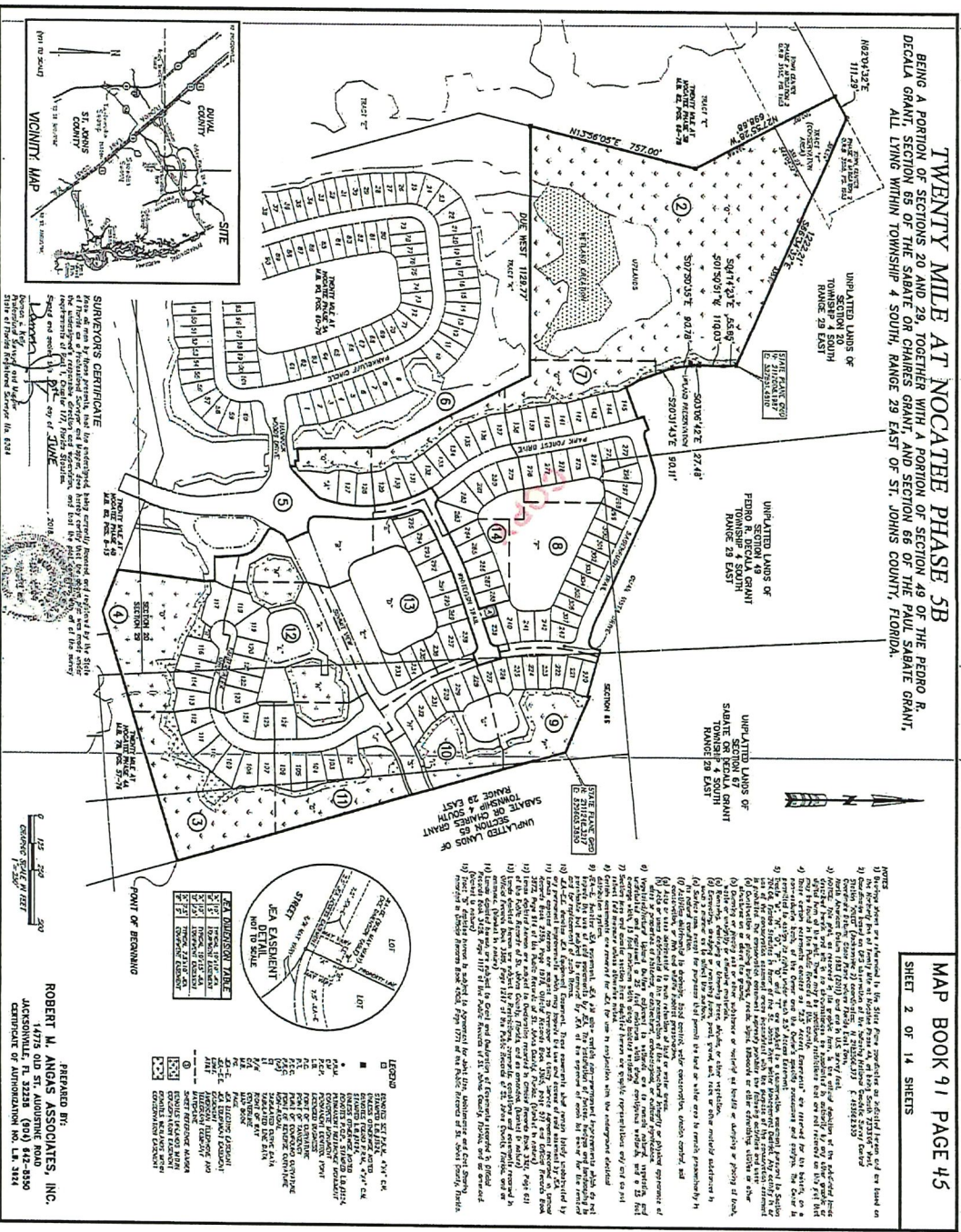
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3524

Attachment 3

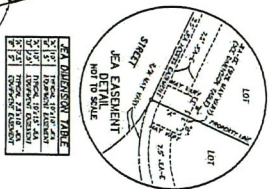
**Subdivision Plat
Twenty Mile at Nocatee Phase 5B**

TWENTY MILE AT NOCATTEE PHASE 5B BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 55 OF THE SABATE OR CHAINES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 45
 SHEET 2 OF 14 SHEETS



- NOTES:**
- 1) The plat is subject to the State of Florida's Right of Public Eminent Domain and the State of Florida's Right of Public Eminent Domain.
 - 2) The plat is subject to the State of Florida's Right of Public Eminent Domain and the State of Florida's Right of Public Eminent Domain.
 - 3) The plat is subject to the State of Florida's Right of Public Eminent Domain and the State of Florida's Right of Public Eminent Domain.
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 - 14) The plat is subject to the State of Florida's Right of Public Eminent Domain and the State of Florida's Right of Public Eminent Domain.
 - 15) The plat is subject to the State of Florida's Right of Public Eminent Domain and the State of Florida's Right of Public Eminent Domain.



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PREPARED BY:
 ROBERT M. ANGUS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32218 (904) 442-8350
 CERTIFICATE OF AUTHORIZATION NO. LC 3184

TWENTY MILE AT NOCATTEE PHASE 5B

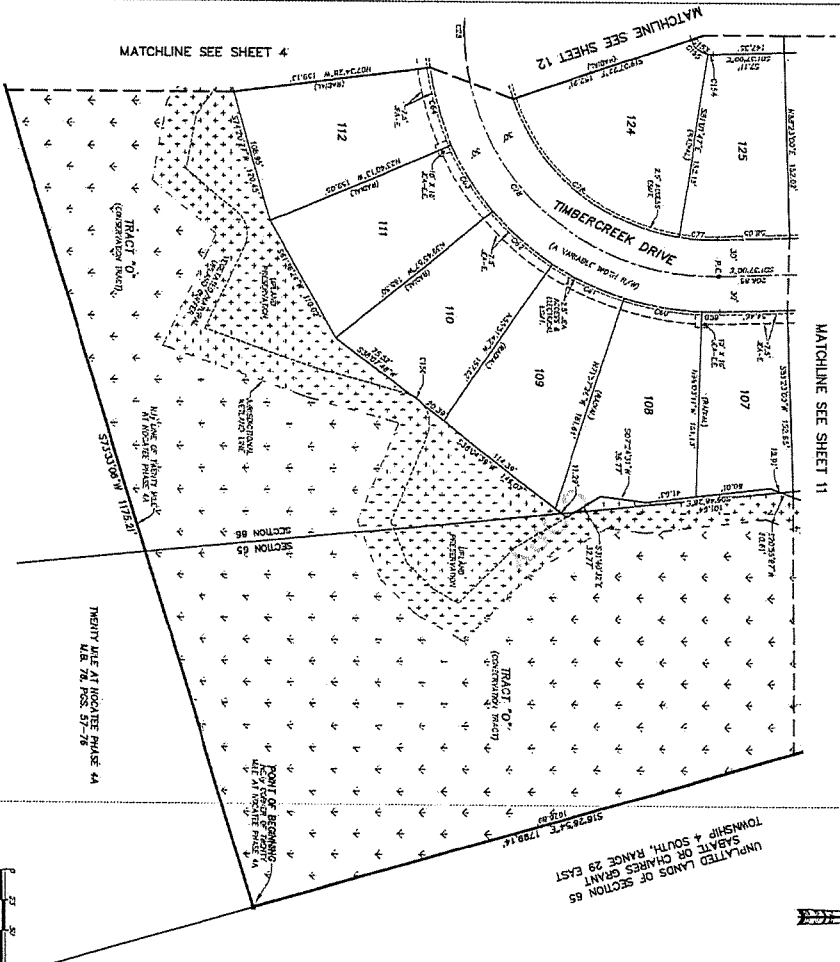
BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHARES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 46

SHEET 3 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

DATE		DEPTH		TEMP.		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL		WIND		WAVE		SEA		SWELL			
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[illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.,
14773 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3824

TWENTY MILE AT NOCATTEE PHASE 5B
BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R.
DECALA GRANT, SECTION 65 OF THE SABATE OR CHARES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT,
ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 47

SHEET 4 OF 14 SHEETS

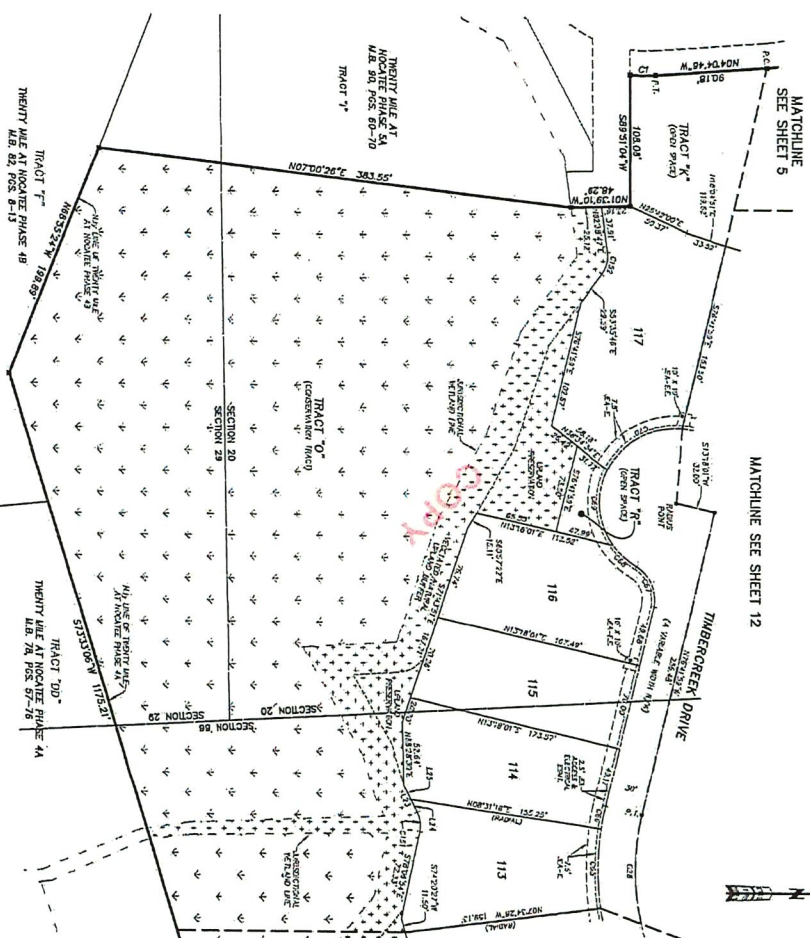
SEE SHEET 2 FOR NOTES

COURT MARK				
LINE	64055	64056	64057	64058
C1	116.0'	115.0'	23.5'	108.0'
C2	25.0'	115.0'	25.0'	108.0'
C3	25.0'	115.0'	25.0'	108.0'
C4	25.0'	115.0'	25.0'	108.0'
C5	25.0'	115.0'	25.0'	108.0'
C6	25.0'	115.0'	25.0'	108.0'
C7	25.0'	115.0'	25.0'	108.0'
C8	25.0'	115.0'	25.0'	108.0'
C9	25.0'	115.0'	25.0'	108.0'
C10	25.0'	115.0'	25.0'	108.0'
C11	25.0'	115.0'	25.0'	108.0'
C12	25.0'	115.0'	25.0'	108.0'

LINE MARK	
L1	116.0'
L2	115.0'
L3	23.5'
L4	108.0'

- LEGEND**
- 1. 116.0' 115.0' 23.5' 108.0'
 - 2. 25.0' 115.0' 25.0' 108.0'
 - 3. 25.0' 115.0' 25.0' 108.0'
 - 4. 25.0' 115.0' 25.0' 108.0'
 - 5. 25.0' 115.0' 25.0' 108.0'
 - 6. 25.0' 115.0' 25.0' 108.0'
 - 7. 25.0' 115.0' 25.0' 108.0'
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 - 11. 25.0' 115.0' 25.0' 108.0'
 - 12. 25.0' 115.0' 25.0' 108.0'

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-4850
CERTIFICATE OF ADOPTION NO. LR 1813



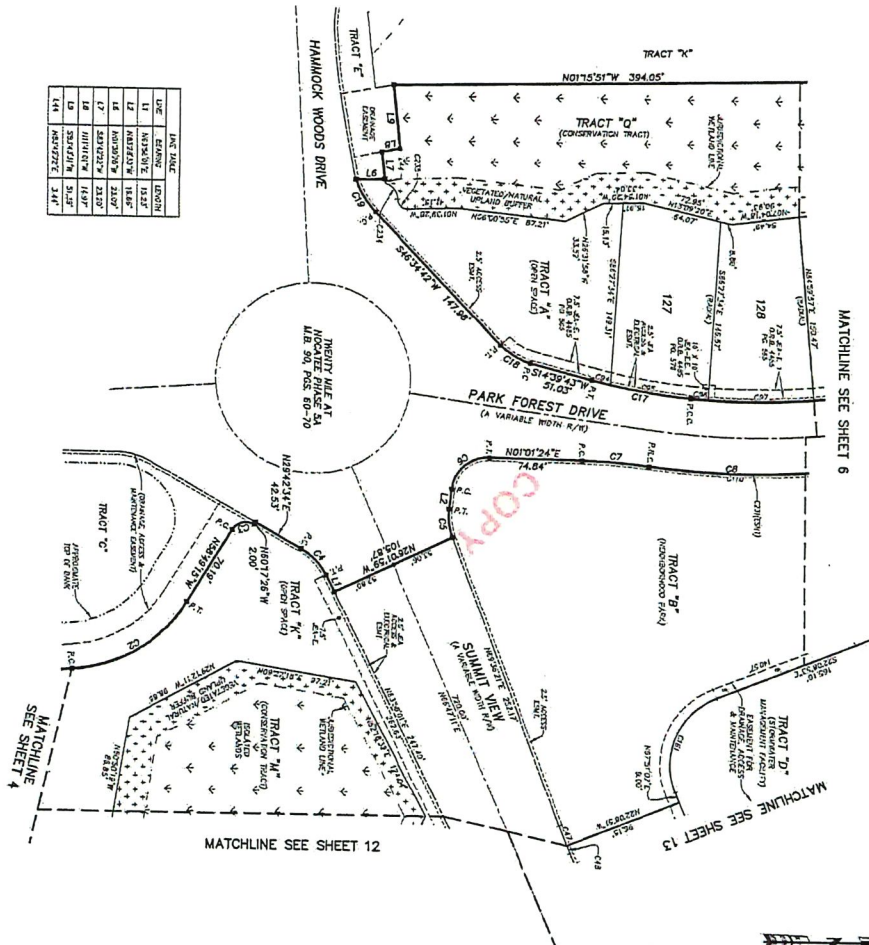
0 20 40 60 80 100
FOOT SCALE IN FEET
1" = 50'

TWENTY MILE AT NOCATEE PHASE 5B
 BEING A PORTION OF SECTIONS 20 AND 29 TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R.
 DECALA GRANT, SECTION 65 OF THE SABAL PALM PLANTATION GRANT, AND SECTION 68 OF THE PAUL SABAL GRANT,
 ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 48

SHEET 5 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	DISTANCE
1	N 89° 51' 12" E	13.32'
2	N 89° 51' 12" E	13.32'
3	N 89° 51' 12" E	13.32'
4	N 89° 51' 12" E	13.32'
5	N 89° 51' 12" E	13.32'
6	N 89° 51' 12" E	13.32'
7	N 89° 51' 12" E	13.32'
8	N 89° 51' 12" E	13.32'
9	N 89° 51' 12" E	13.32'
10	N 89° 51' 12" E	13.32'

LINE	BEARING	DISTANCE	BEARING	DISTANCE	BEARING	DISTANCE
1	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
2	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
3	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
4	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
5	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
6	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
7	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
8	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
9	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'
10	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'	N 89° 51' 12" E	13.32'

- LEGEND**
- EXISTING BUILDING
 - EXISTING ROAD
 - ▨ EXISTING FENCE
 - ▧ EXISTING DRAINAGE
 - ▩ EXISTING ELEVATION
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 1111 S. W. 11TH AVE., SUITE 100
 JACKSONVILLE, FL 32218 (904) 440-1111
 CERTIFICATE OF AUTHORIZATION NO. LB 3811

BING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHANES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

BING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHANES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

[illegible]

①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.E. 3824

MAP BOOK 91 PAGE 50

SHEET 7 OF 14 SHEETS
SEE SHEET 2 FOR NOTES

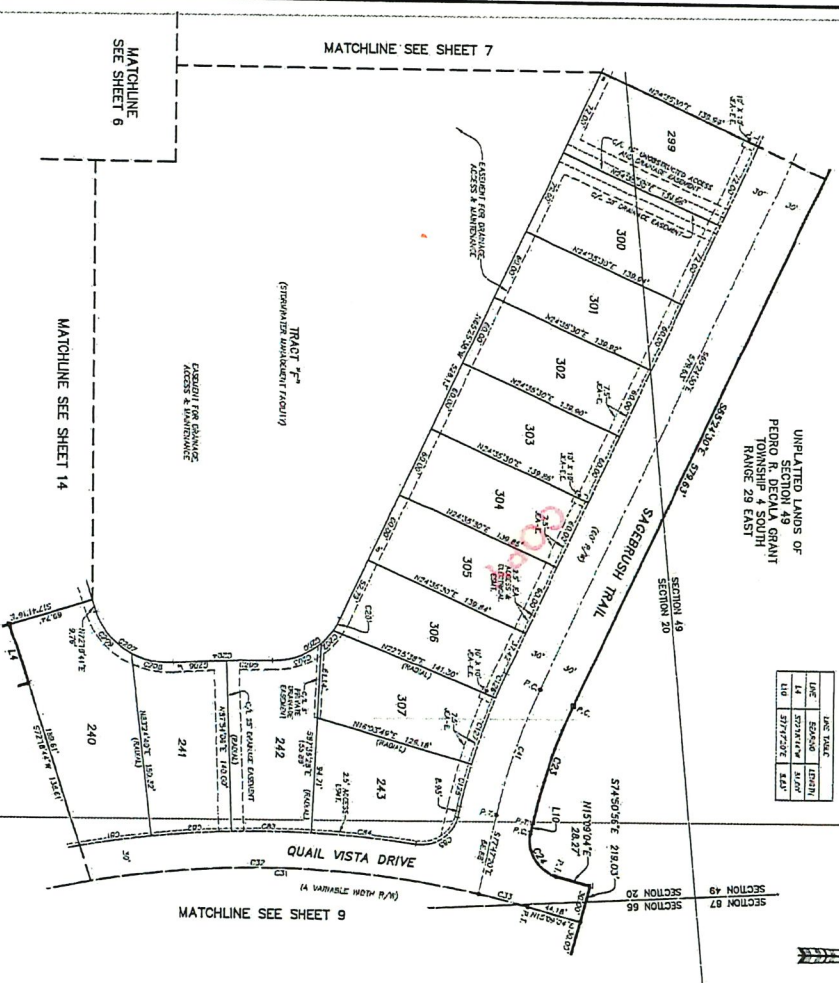
[illegible][illegible]

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ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3874

TWENTY MILE AT NOCATTEE PHASE 5B

BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAMES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

LINE TABLE		
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LA	5727A16W	31.00
L10	5771720E	8.63



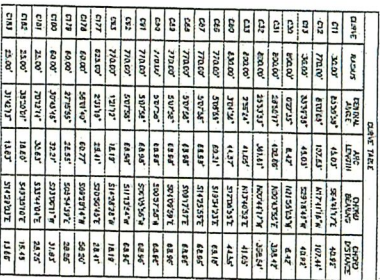
		DATE TIME				
		DATE	TIME	COORD	COORD	COORD
		DATE	TIME	COORD	COORD	COORD
C20K	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C21	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C22	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C23	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C24	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C25	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C26	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C27	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C28	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C29	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C30	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C31	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C32	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C33	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C34	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C35	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C36	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C37	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C38	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C39	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C40	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C41	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C42	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C43	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C44	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C45	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C46	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C47	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C48	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C49	R100S	20/03/07	14:27	105.55073	1.428	105.55073
C50	R100S	20/03/07	14:27	105.55073	1.428	105.55073

1	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3624

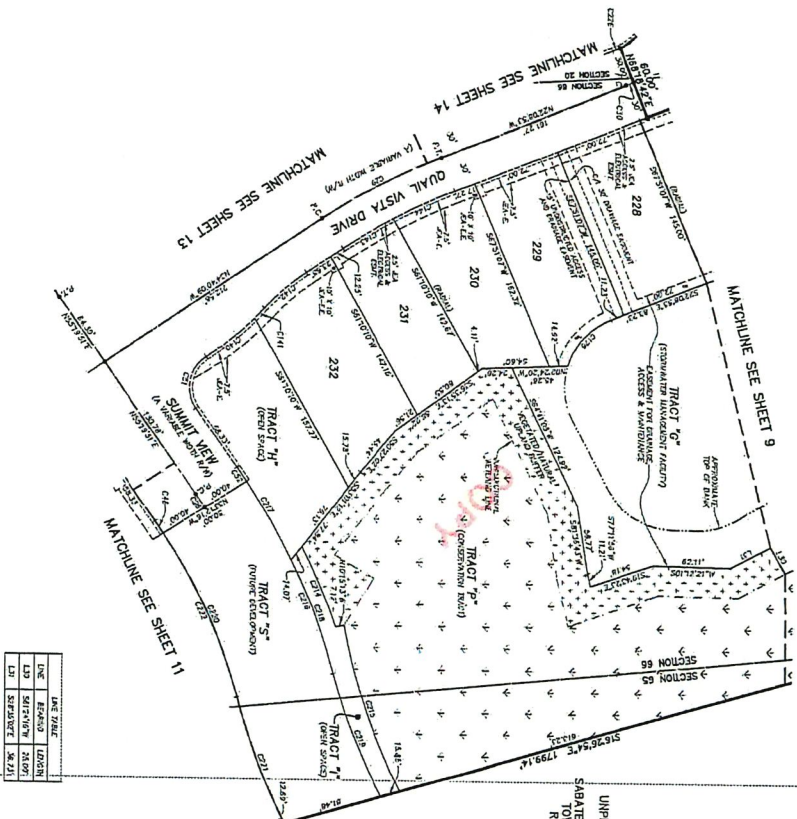
MAP BOOK 91 PAGE 52

SHEET 9 OF 14 SHEETS

[illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.R. 3884

TWENTY MILE AT NOCATEE PHASE 5B
BEING A PORTION OF SECTIONS 20 AND 29 TOGETHER WITH A PORTION OF SECTION 46 OF THE PENNO R.
DECALA GRANT, SECTION 65 OF THE SABATE OR CHAIES GRANT, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.
ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.



UNPLATTED LANDS OF
SECTION 65
SABATE OR CHAIES GRANT
TOWNSHIP 4 SOUTH
RANGE 29 EAST

LINE	ACROSS	LENGTH	AREA	PERCENT
C1	50.00	12.50	625.00	1.44
C2	50.00	12.50	625.00	1.44
C3	50.00	12.50	625.00	1.44
C4	50.00	12.50	625.00	1.44
C5	50.00	12.50	625.00	1.44
C6	50.00	12.50	625.00	1.44
C7	50.00	12.50	625.00	1.44
C8	50.00	12.50	625.00	1.44
C9	50.00	12.50	625.00	1.44
C10	50.00	12.50	625.00	1.44
C11	50.00	12.50	625.00	1.44
C12	50.00	12.50	625.00	1.44
C13	50.00	12.50	625.00	1.44
C14	50.00	12.50	625.00	1.44
C15	50.00	12.50	625.00	1.44
C16	50.00	12.50	625.00	1.44
C17	50.00	12.50	625.00	1.44
C18	50.00	12.50	625.00	1.44
C19	50.00	12.50	625.00	1.44
C20	50.00	12.50	625.00	1.44
C21	50.00	12.50	625.00	1.44
C22	50.00	12.50	625.00	1.44
C23	50.00	12.50	625.00	1.44
C24	50.00	12.50	625.00	1.44
C25	50.00	12.50	625.00	1.44
C26	50.00	12.50	625.00	1.44
C27	50.00	12.50	625.00	1.44
C28	50.00	12.50	625.00	1.44
C29	50.00	12.50	625.00	1.44
C30	50.00	12.50	625.00	1.44
C31	50.00	12.50	625.00	1.44
C32	50.00	12.50	625.00	1.44
C33	50.00	12.50	625.00	1.44
C34	50.00	12.50	625.00	1.44
C35	50.00	12.50	625.00	1.44
C36	50.00	12.50	625.00	1.44
C37	50.00	12.50	625.00	1.44
C38	50.00	12.50	625.00	1.44
C39	50.00	12.50	625.00	1.44
C40	50.00	12.50	625.00	1.44
C41	50.00	12.50	625.00	1.44
C42	50.00	12.50	625.00	1.44
C43	50.00	12.50	625.00	1.44
C44	50.00	12.50	625.00	1.44
C45	50.00	12.50	625.00	1.44
C46	50.00	12.50	625.00	1.44
C47	50.00	12.50	625.00	1.44
C48	50.00	12.50	625.00	1.44
C49	50.00	12.50	625.00	1.44
C50	50.00	12.50	625.00	1.44
C51	50.00	12.50	625.00	1.44
C52	50.00	12.50	625.00	1.44
C53	50.00	12.50	625.00	1.44
C54	50.00	12.50	625.00	1.44
C55	50.00	12.50	625.00	1.44
C56	50.00	12.50	625.00	1.44
C57	50.00	12.50	625.00	1.44
C58	50.00	12.50	625.00	1.44
C59	50.00	12.50	625.00	1.44
C60	50.00	12.50	625.00	1.44
C61	50.00	12.50	625.00	1.44
C62	50.00	12.50	625.00	1.44
C63	50.00	12.50	625.00	1.44
C64	50.00	12.50	625.00	1.44
C65	50.00	12.50	625.00	1.44
C66	50.00	12.50	625.00	1.44
C67	50.00	12.50	625.00	1.44
C68	50.00	12.50	625.00	1.44
C69	50.00	12.50	625.00	1.44
C70	50.00	12.50	625.00	1.44
C71	50.00	12.50	625.00	1.44
C72	50.00	12.50	625.00	1.44
C73	50.00	12.50	625.00	1.44
C74	50.00	12.50	625.00	1.44
C75	50.00	12.50	625.00	1.44
C76	50.00	12.50	625.00	1.44
C77	50.00	12.50	625.00	1.44
C78	50.00	12.50	625.00	1.44
C79	50.00	12.50	625.00	1.44
C80	50.00	12.50	625.00	1.44
C81	50.00	12.50	625.00	1.44
C82	50.00	12.50	625.00	1.44
C83	50.00	12.50	625.00	1.44
C84	50.00	12.50	625.00	1.44
C85	50.00	12.50	625.00	1.44
C86	50.00	12.50	625.00	1.44
C87	50.00	12.50	625.00	1.44
C88	50.00	12.50	625.00	1.44
C89	50.00	12.50	625.00	1.44
C90	50.00	12.50	625.00	1.44
C91	50.00	12.50	625.00	1.44
C92	50.00	12.50	625.00	1.44
C93	50.00	12.50	625.00	1.44
C94	50.00	12.50	625.00	1.44
C95	50.00	12.50	625.00	1.44
C96	50.00	12.50	625.00	1.44
C97	50.00	12.50	625.00	1.44
C98	50.00	12.50	625.00	1.44
C99	50.00	12.50	625.00	1.44
C100	50.00	12.50	625.00	1.44

LINE	ACROSS	LENGTH
L1	50.00	12.50
L2	50.00	12.50
L3	50.00	12.50
L4	50.00	12.50
L5	50.00	12.50
L6	50.00	12.50
L7	50.00	12.50
L8	50.00	12.50
L9	50.00	12.50
L10	50.00	12.50
L11	50.00	12.50
L12	50.00	12.50
L13	50.00	12.50
L14	50.00	12.50
L15	50.00	12.50
L16	50.00	12.50
L17	50.00	12.50
L18	50.00	12.50
L19	50.00	12.50
L20	50.00	12.50
L21	50.00	12.50
L22	50.00	12.50
L23	50.00	12.50
L24	50.00	12.50
L25	50.00	12.50
L26	50.00	12.50
L27	50.00	12.50
L28	50.00	12.50
L29	50.00	12.50
L30	50.00	12.50
L31	50.00	12.50
L32	50.00	12.50
L33	50.00	12.50
L34	50.00	12.50
L35	50.00	12.50
L36	50.00	12.50
L37	50.00	12.50
L38	50.00	12.50
L39	50.00	12.50
L40	50.00	12.50
L41	50.00	12.50
L42	50.00	12.50
L43	50.00	12.50
L44	50.00	12.50
L45	50.00	12.50
L46	50.00	12.50
L47	50.00	12.50
L48	50.00	12.50
L49	50.00	12.50
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L61	50.00	12.50
L62	50.00	12.50
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L64	50.00	12.50
L65	50.00	12.50
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L69	50.00	12.50
L70	50.00	12.50
L71	50.00	12.50
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L95	50.00	12.50
L96	50.00	12.50
L97	50.00	12.50
L98	50.00	12.50
L99	50.00	12.50
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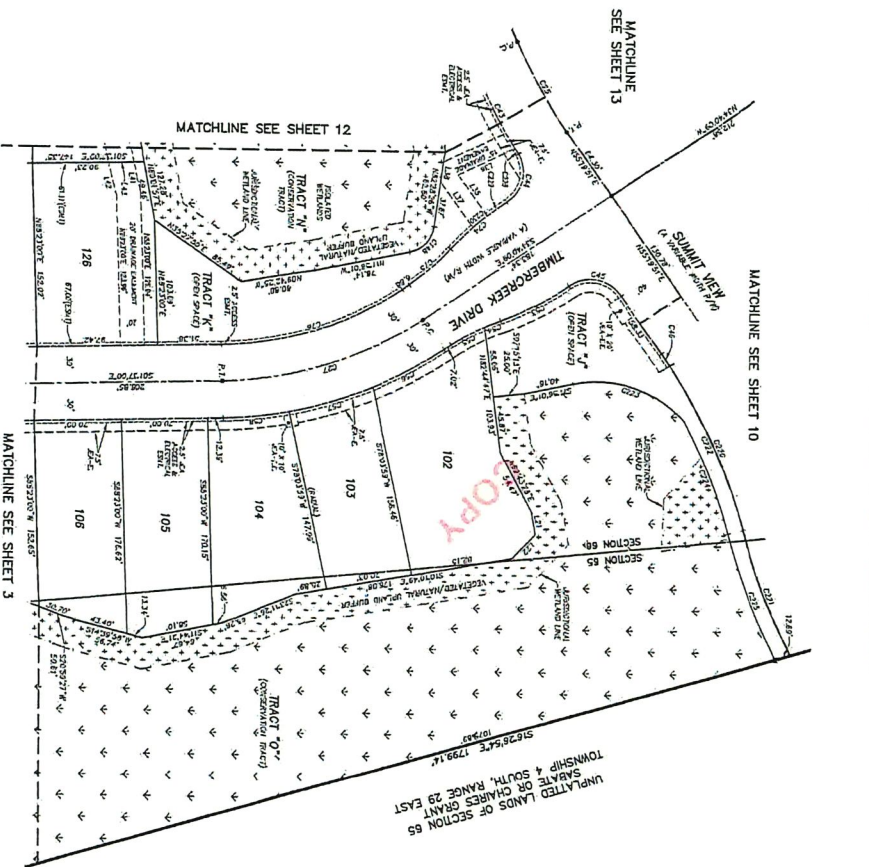
REPARA BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 942-8550
CERTIFICATE OF AUTHORIZATION NO. LA 3012

TWENTY MILE AT NOCATEE PHASE 5B
BEING A PORTION OF SECTIONS 20 AND 29, TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R.
DECALA GRANT, SECTION 15 OF THE SABATE OR CHARES GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT,
ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 54

SHEET 11 OF 14 SHEETS

SEE SHEET 2 FOR NOTES



LINE	BEARING	LENGTH
101	S 89° 50' 00" E	10.00
102	S 89° 50' 00" E	10.00
103	S 89° 50' 00" E	10.00
104	S 89° 50' 00" E	10.00
105	S 89° 50' 00" E	10.00
106	S 89° 50' 00" E	10.00
107	S 89° 50' 00" E	10.00
108	S 89° 50' 00" E	10.00
109	S 89° 50' 00" E	10.00
110	S 89° 50' 00" E	10.00
111	S 89° 50' 00" E	10.00
112	S 89° 50' 00" E	10.00
113	S 89° 50' 00" E	10.00
114	S 89° 50' 00" E	10.00
115	S 89° 50' 00" E	10.00
116	S 89° 50' 00" E	10.00
117	S 89° 50' 00" E	10.00
118	S 89° 50' 00" E	10.00
119	S 89° 50' 00" E	10.00
120	S 89° 50' 00" E	10.00

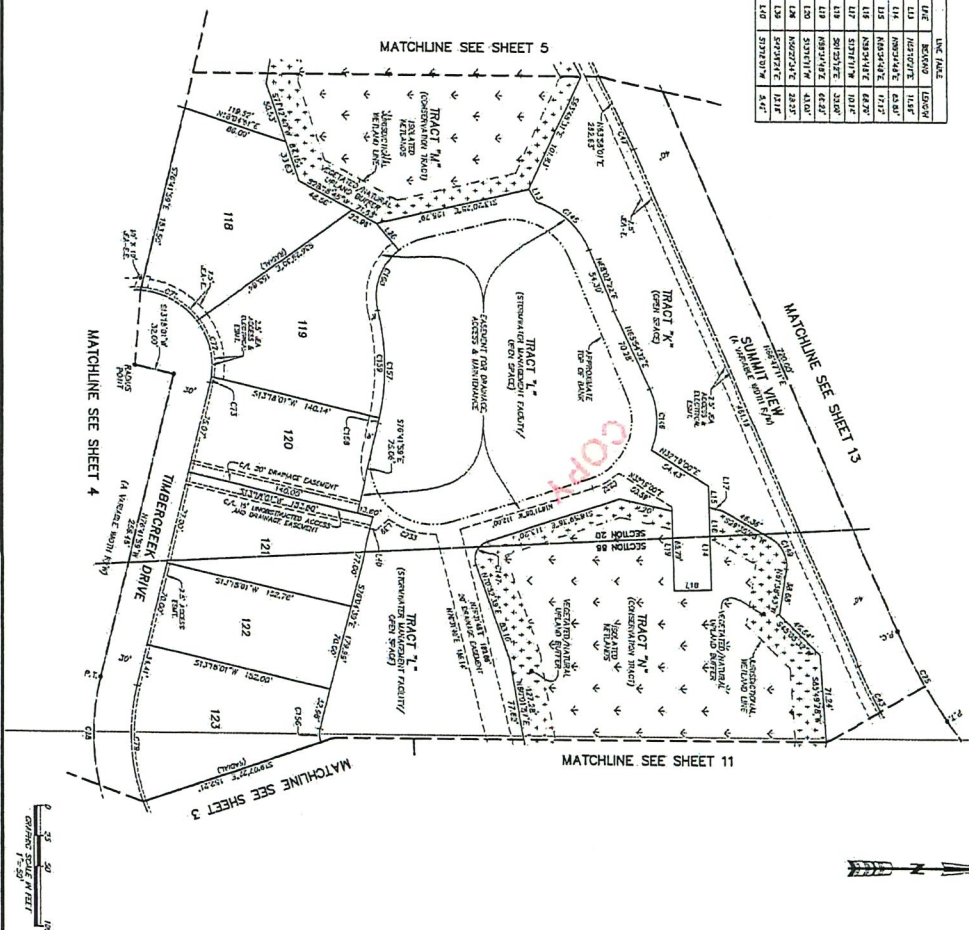
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
121	S 89° 50' 00" E	10.00	131	S 89° 50' 00" E	10.00	221	S 89° 50' 00" E	10.00
122	S 89° 50' 00" E	10.00	132	S 89° 50' 00" E	10.00	222	S 89° 50' 00" E	10.00
123	S 89° 50' 00" E	10.00	133	S 89° 50' 00" E	10.00	223	S 89° 50' 00" E	10.00
124	S 89° 50' 00" E	10.00	134	S 89° 50' 00" E	10.00	224	S 89° 50' 00" E	10.00
125	S 89° 50' 00" E	10.00	135	S 89° 50' 00" E	10.00	225	S 89° 50' 00" E	10.00
126	S 89° 50' 00" E	10.00	136	S 89° 50' 00" E	10.00	226	S 89° 50' 00" E	10.00
127	S 89° 50' 00" E	10.00	137	S 89° 50' 00" E	10.00	227	S 89° 50' 00" E	10.00
128	S 89° 50' 00" E	10.00	138	S 89° 50' 00" E	10.00	228	S 89° 50' 00" E	10.00
129	S 89° 50' 00" E	10.00	139	S 89° 50' 00" E	10.00	229	S 89° 50' 00" E	10.00
130	S 89° 50' 00" E	10.00	140	S 89° 50' 00" E	10.00	230	S 89° 50' 00" E	10.00
131	S 89° 50' 00" E	10.00	141	S 89° 50' 00" E	10.00	231	S 89° 50' 00" E	10.00
132	S 89° 50' 00" E	10.00	142	S 89° 50' 00" E	10.00	232	S 89° 50' 00" E	10.00
133	S 89° 50' 00" E	10.00	143	S 89° 50' 00" E	10.00	233	S 89° 50' 00" E	10.00
134	S 89° 50' 00" E	10.00	144	S 89° 50' 00" E	10.00	234	S 89° 50' 00" E	10.00
135	S 89° 50' 00" E	10.00	145	S 89° 50' 00" E	10.00	235	S 89° 50' 00" E	10.00
136	S 89° 50' 00" E	10.00	146	S 89° 50' 00" E	10.00	236	S 89° 50' 00" E	10.00
137	S 89° 50' 00" E	10.00	147	S 89° 50' 00" E	10.00	237	S 89° 50' 00" E	10.00
138	S 89° 50' 00" E	10.00	148	S 89° 50' 00" E	10.00	238	S 89° 50' 00" E	10.00
139	S 89° 50' 00" E	10.00	149	S 89° 50' 00" E	10.00	239	S 89° 50' 00" E	10.00
140	S 89° 50' 00" E	10.00	150	S 89° 50' 00" E	10.00	240	S 89° 50' 00" E	10.00

- LEGEND**
- 1. BOUNDARY LINE
 - 2. RIGHT-OF-WAY LINE
 - 3. EASEMENT LINE
 - 4. ADJACENT LANDS
 - 5. SECTION CORNER
 - 6. TRACT CORNER
 - 7. SECTION 15
 - 8. SECTION 20
 - 9. SECTION 29
 - 10. SECTION 49
 - 11. SECTION 66
 - 12. SECTION 15
 - 13. SECTION 20
 - 14. SECTION 29
 - 15. SECTION 49
 - 16. SECTION 66
 - 17. SECTION 15
 - 18. SECTION 20
 - 19. SECTION 29
 - 20. SECTION 49
 - 21. SECTION 66
 - 22. SECTION 15
 - 23. SECTION 20
 - 24. SECTION 29
 - 25. SECTION 49
 - 26. SECTION 66
 - 27. SECTION 15
 - 28. SECTION 20
 - 29. SECTION 29
 - 30. SECTION 49
 - 31. SECTION 66
 - 32. SECTION 15
 - 33. SECTION 20
 - 34. SECTION 29
 - 35. SECTION 49
 - 36. SECTION 66
 - 37. SECTION 15
 - 38. SECTION 20
 - 39. SECTION 29
 - 40. SECTION 49
 - 41. SECTION 66
 - 42. SECTION 15
 - 43. SECTION 20
 - 44. SECTION 29
 - 45. SECTION 49
 - 46. SECTION 66
 - 47. SECTION 15
 - 48. SECTION 20
 - 49. SECTION 29
 - 50. SECTION 49
 - 51. SECTION 66
 - 52. SECTION 15
 - 53. SECTION 20
 - 54. SECTION 29
 - 55. SECTION 49
 - 56. SECTION 66
 - 57. SECTION 15
 - 58. SECTION 20
 - 59. SECTION 29
 - 60. SECTION 49
 - 61. SECTION 66
 - 62. SECTION 15
 - 63. SECTION 20
 - 64. SECTION 29
 - 65. SECTION 49
 - 66. SECTION 66
 - 67. SECTION 15
 - 68. SECTION 20
 - 69. SECTION 29
 - 70. SECTION 49
 - 71. SECTION 66
 - 72. SECTION 15
 - 73. SECTION 20
 - 74. SECTION 29
 - 75. SECTION 49
 - 76. SECTION 66
 - 77. SECTION 15
 - 78. SECTION 20
 - 79. SECTION 29
 - 80. SECTION 49
 - 81. SECTION 66
 - 82. SECTION 15
 - 83. SECTION 20
 - 84. SECTION 29
 - 85. SECTION 49
 - 86. SECTION 66
 - 87. SECTION 15
 - 88. SECTION 20
 - 89. SECTION 29
 - 90. SECTION 49
 - 91. SECTION 66
 - 92. SECTION 15
 - 93. SECTION 20
 - 94. SECTION 29
 - 95. SECTION 49
 - 96. SECTION 66
 - 97. SECTION 15
 - 98. SECTION 20
 - 99. SECTION 29
 - 100. SECTION 49

PREPARED BY:
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11111 N. W. 11TH AVENUE, SUITE 100
DADE COUNTY, FLORIDA 33150
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FAX (305) 444-1112
CERTIFICATE OF AUTHORIZATION NO. LB 3414

SHEET 12 OF 14 SHEETS

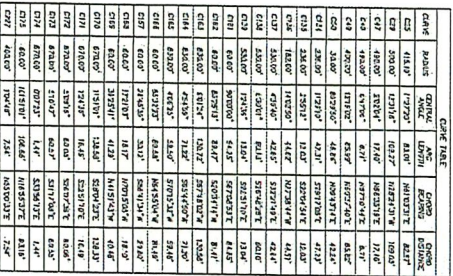
LINE NAME		
LINE	DESCRIPTION	LINE/M
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LL4	H209.21447E	63.803
LL5	H63.54447E	17.137
LL6	H39.34447E	66.767
LL7	S137.6117E	10.147
LL8	S01.25327E	33.603
LL9	H09.34447E	64.237
LL0	S131.6117E	43.037
LL1	H40.27247E	28.057
LL2	S47.2147E	12.147
LL3	S131.6117E	34.477

[illegible][illegible]

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CERTIFICATE OF AUTHORIZATION NO. L.B. 3614

MAP BOOK 91 PAGE 56

SHEET 13 OF 14 SHEETS

[illegible]

PREPARED BY:
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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32228 (804) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

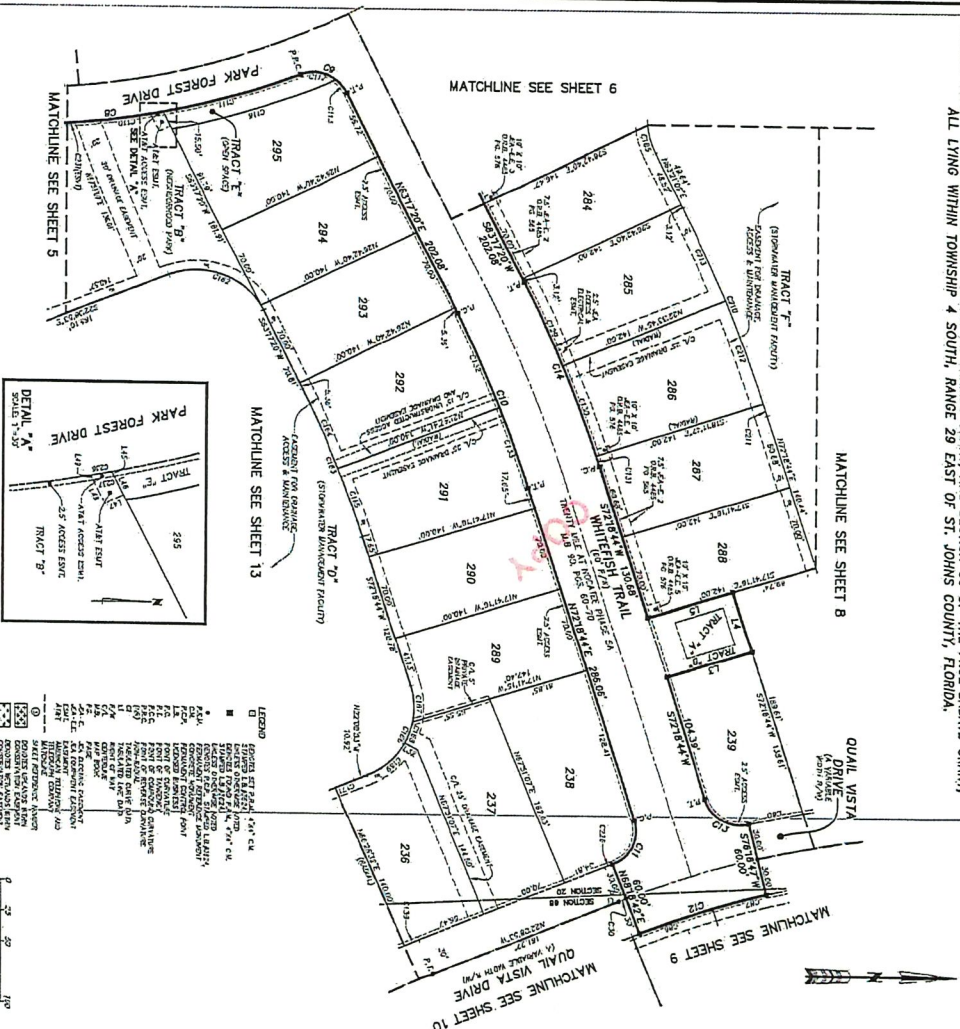
BEING A PORTION OF SECTIONS 20 AND 29 TOGETHER WITH A PORTION OF SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 65 OF THE SABATE OR CHAMBERS GRANT, AND SECTION 66 OF THE PAUL SABATE GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 91 PAGE 57

SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR NOTES

Date	Time	Lat	Long	Alt	EPR Data		
					PR	PR	PR
01/01/2018	00:00	31.00	103.00	10.00	10.00	10.00	
01/01/2018	00:05	31.05	103.05	10.05	10.05	10.05	
01/01/2018	00:10	31.10	103.10	10.10	10.10	10.10	
01/01/2018	00:15	31.15	103.15	10.15	10.15	10.15	
01/01/2018	00:20	31.20	103.20	10.20	10.20	10.20	
01/01/2018	00:25	31.25	103.25	10.25	10.25	10.25	
01/01/2018	00:30	31.30	103.30	10.30	10.30	10.30	
01/01/2018	00:35	31.35	103.35	10.35	10.35	10.35	
01/01/2018	00:40	31.40	103.40	10.40	10.40	10.40	
01/01/2018	00:45	31.45	103.45	10.45	10.45	10.45	
01/01/2018	00:50	31.50	103.50	10.50	10.50	10.50	
01/01/2018	00:55	31.55	103.55	10.55	10.55	10.55	
01/01/2018	01:00	31.60	103.60	10.60	10.60	10.60	
01/01/2018	01:05	31.65	103.65	10.65	10.65	10.65	
01/01/2018	01:10	31.70	103.70	10.70	10.70	10.70	
01/01/2018	01:15	31.75	103.75	10.75	10.75	10.75	
01/01/2018	01:20	31.80	103.80	10.80	10.80	10.80	
01/01/2018	01:25	31.85	103.85	10.85	10.85	10.85	
01/01/2018	01:30	31.90	103.90	10.90	10.90	10.90	
01/01/2018	01:35	31.95	103.95	10.95	10.95	10.95	
01/01/2018	01:40	32.00	104.00	11.00	11.00	11.00	
01/01/2018	01:45	32.05	104.05	11.05	11.05	11.05	
01/01/2018	01:50	32.10	104.10	11.10	11.10	11.10	
01/01/2018	01:55	32.15	104.15	11.15	11.15	11.15	
01/01/2018	02:00	32.20	104.20	11.20	11.20	11.20	
01/01/2018	02:05	32.25	104.25	11.25	11.25	11.25	
01/01/2018	02:10	32.30	104.30	11.30	11.30	11.30	
01/01/2018	02:15	32.35	104.35	11.35	11.35	11.35	
01/01/2018	02:20	32.40	104.40	11.40	11.40	11.40	
01/01/2018	02:25	32.45	104.45	11.45	11.45	11.45	
01/01/2018	02:30	32.50	104.50	11.50	11.50	11.50	
01/01/2018	02:35	32.55	104.55	11.55	11.55	11.55	
01/01/2018	02:40	32.60	104.60	11.60	11.60	11.60	
01/01/2018	02:45	32.65	104.65	11.65	11.65	11.65	
01/01/2018	02:50	32.70	104.70	11.70	11.70	11.70	
01/01/2018	02:55	32.75	104.75	11.75	11.75	11.75	
01/01/2018	03:00	32.80	104.80	11.80	11.80	11.80	
01/01/2018	03:05	32.85	104.85	11.85	11.85	11.85	
01/01/2018	03:10	32.90	104.90	11.90	11.90	11.90	
01/01/2018	03:15	32.95	104.95	11.95	11.95	11.95	
01/01/2018	03:20	33.00	105.00	12.00	12.00	12.00	
01/01/2018	03:25	33.05	105.05	12.05	12.05	12.05	
01/01/2018	03:30	33.10	105.10	12.10	12.10	12.10	
01/01/2018	03:35	33.15	105.15	12.15	12.15	12.15	
01/01/2018	03:40	33.20	105.20	12.20	12.20	12.20	
01/01/2018	03:45	33.25	105.25	12.25	12.25	12.25	
01/01/2018	03:50	33.30	105.30	12.30	12.30	12.30	
01/01/2018	03:55	33.35	105.35	12.35	12.35	12.35	
01/01/2018	04:00	33.40	105.40	12.40	12.40	12.40	
01/01/2018	04:05	33.45	105.45	12.45	12.45	12.45	
01/01/2018	04:10	33.50	105.50	12.50	12.50	12.50	
01/01/2018	04:15	33.55	105.55	12.55	12.55	12.55	
01/01/2018	04:20	33.60	105.60	12.60	12.60	12.60	
01/01/2018	04:25	33.65	105.65	12.65	12.65	12.65	
01/01/2018	04:30	33.70	105.70	12.70	12.70	12.70	
01/01/2018	04:35	33.75	105.75	12.75	12.75	12.75	
01/01/2018	04:40	33.80	105.80	12.80	12.80	12.80	
01/01/2018	04:45	33.85	105.85	12.85	12.85	12.85	
01/01/2018	04:50	33.90	105.90	12.90	12.90	12.90	
01/01/2018	04:55	33.95	105.95	12.95	12.95	12.95	
01/01/2018	05:00	34.00	106.00	13.00	13.00	13.00	



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32250 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3424

LINE TABLE		
LINE	BEARING	LENGTH
13	N17°11'6"W	72.38
14	S72°34'4"W	51.00
15	S71°11'6"E	72.35
132	N25°15'00"E	11.67
145	S63°17'20"W	2.80
149	S63°17'20"W	10.00
147	S35°12'40"E	10.00
148	S63°17'20"W	12.88
149	S63°17'20"W	2.51

Attachment 4

**Subdivision Plat
Twenty Mile at Nocatee Phase 5C**

MAP BOOK 92 PAGE 40
SHEET 1 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

A portion of Section 29, together with a portion of Section 41 of the Florence X. School Dist. Section 49 of the Perry A. School Dist. Section 65 of the Paul Smith School Dist. Section 67 of the Seattle or the Detho Grant and Section 68 of the Seattle or Sammamish School Dist. are hereby within Township 4 South, Range 28 East of the 6th Principal Meridian, being more particularly described as follows:

[illegible]

The undersigned hereby certifies that it is the best interests of the mortgagee, lender or other mortgagee interested in the subject property that the mortgagee, lender or other mortgagee be permitted to participate in the sale of the property in Official Records Book 200, Page 4, of the Public Records of St. Johns County, Florida ("Notice"). The undersigned hereby joins and consents to be a witness by the terms of the first described in the Assignment and Distribution section hereof, and agrees that the Mortgage should be subordinated to said elections.

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The foregoing Bureau was duly organized before me this 21 day of April, 1904, at St. Louis, Mo. and I, the Chairman of the Interstate Commerce Commission, do hereby certify that the foregoing is a true and correct copy of the original filed with me in my official capacity as Chairman of the Interstate Commerce Commission, at St. Louis, Mo., on this 21st day of April, 1904.

My Commission Expires May 9, 1904
Examination Number CG 060968

John E. Mullen
Notary Public, State of Illinois at Large
J. H. A. E. Miller

This is cordily, first, this pet of family life, at Naciret House for his pen approved and occupied by the Board of the County Commissioners of St. Louis County, Mo., on the 21st day of May, 1881. This conclusion shall not be deemed as requiring redemption or maintenance by St. Louis County of any part of 2500 dollars.

Wm. C. C.
 Wm. C. C. of St. Louis County, Mo.

It is to certify that the post of Deputy Director of Fisheries and Aquaculture Department for St. John County, Florida, on this day of _____, 2011.

Steve Bond
 Steve Bond
 County Government Administrator

This is to certify that the said of Twenty Nine of Justice Peace 25 has been promissed and returned by the
Office of the County Attorney on this _____ day of _____, 2018.

This is to certify that I have searched and copied and that it appears in form of a
 transcript of Order 177, Florida Statutes, and is recorded in Map Book
 of the public records of St. Johns County, Florida, on this 21 day of August, 2013.

Clerk of the Circuit Court

[illegible][illegible]

These findings are similar to those in the UK, and the small size of the study may suggest that estimates of future milk yield may not be as accurate. However, the present study was carried out in a dairy herd with a high level of milk production, and it is possible that the results may differ in a herd with a lower level of production. The authors would like to thank the staff of the Dairy Research Institute, Shinfield, for their assistance in carrying out the study.

Any citizen concerned about an IRS audit should give his tax returns, including all schedules, to the IRS. The IRS may not audit a taxpayer who has provided the IRS with all the information it needs to audit. The IRS may not audit a taxpayer who has provided the IRS with all the information it needs to audit. The IRS may not audit a taxpayer who has provided the IRS with all the information it needs to audit.

direct efforts, working with the priority of the board of directors.

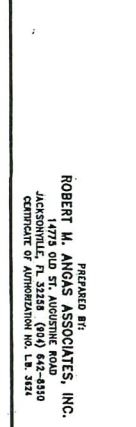
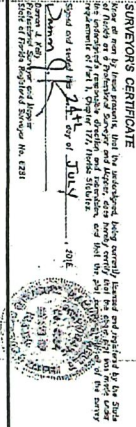
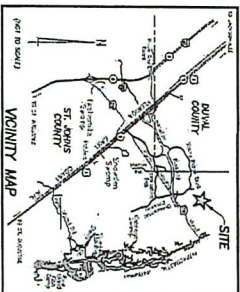
STATE OF FLORIDA, COUNTY OF Duval

Notary Public

My Comm. Expires

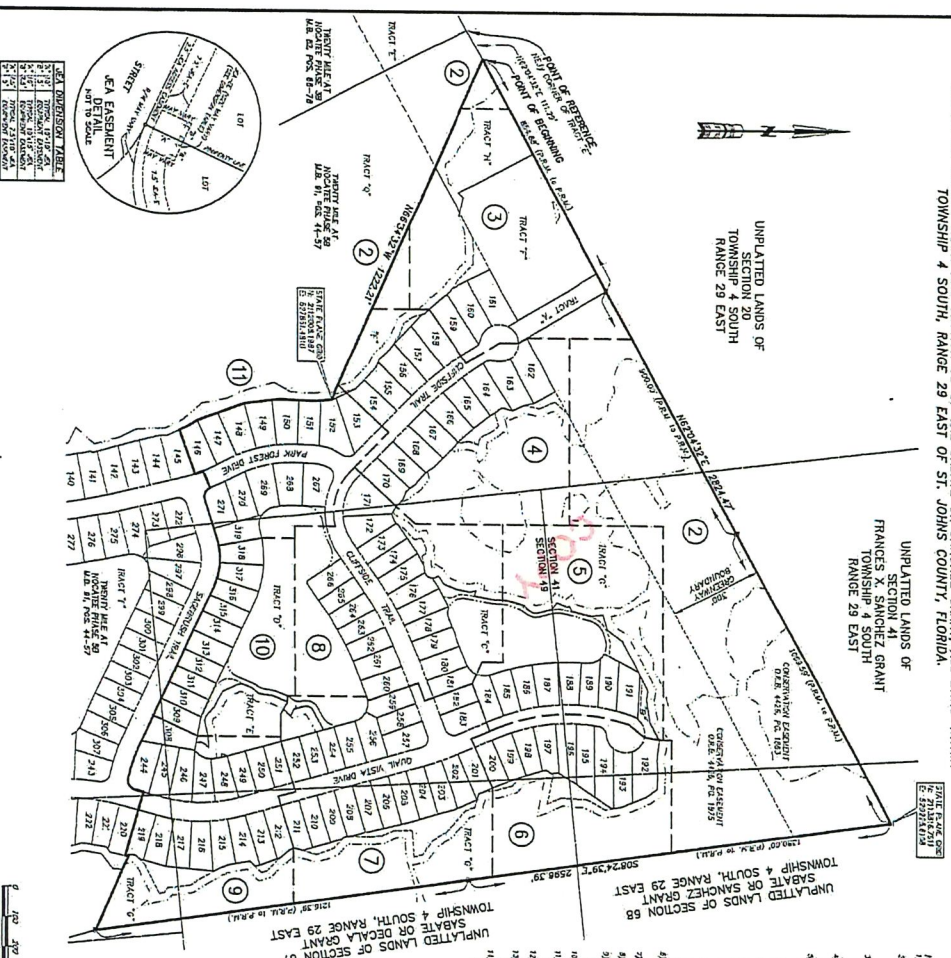
My Commission Expires May 9, 2021
Commission Number 5666908
Steve E Miller
History Public, State of Florida at Large
Home WINTER HILL

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32238 (904) 642-8950
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824



TWENTY MILE AT NOCATEE PHASE 5C BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 19 OF THE PULCO R. DECALA GRANT, SECTION 66 OF THE PAUL SABAIE GRANT, SECTION 67 OF THE SECTION 19 OF THE PULCO R. DECALA GRANT, SECTION 66 OF THE PAUL SABAIE GRANT, SECTION 67 OF THE SABAIE OR DECALA GRANT, SECTION 19 OF THE PULCO R. DECALA GRANT, SECTION 66 OF THE PAUL SABAIE GRANT, SECTION 67 OF THE TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92, PAGE 47 SHEET 2 OF 11 SHEETS



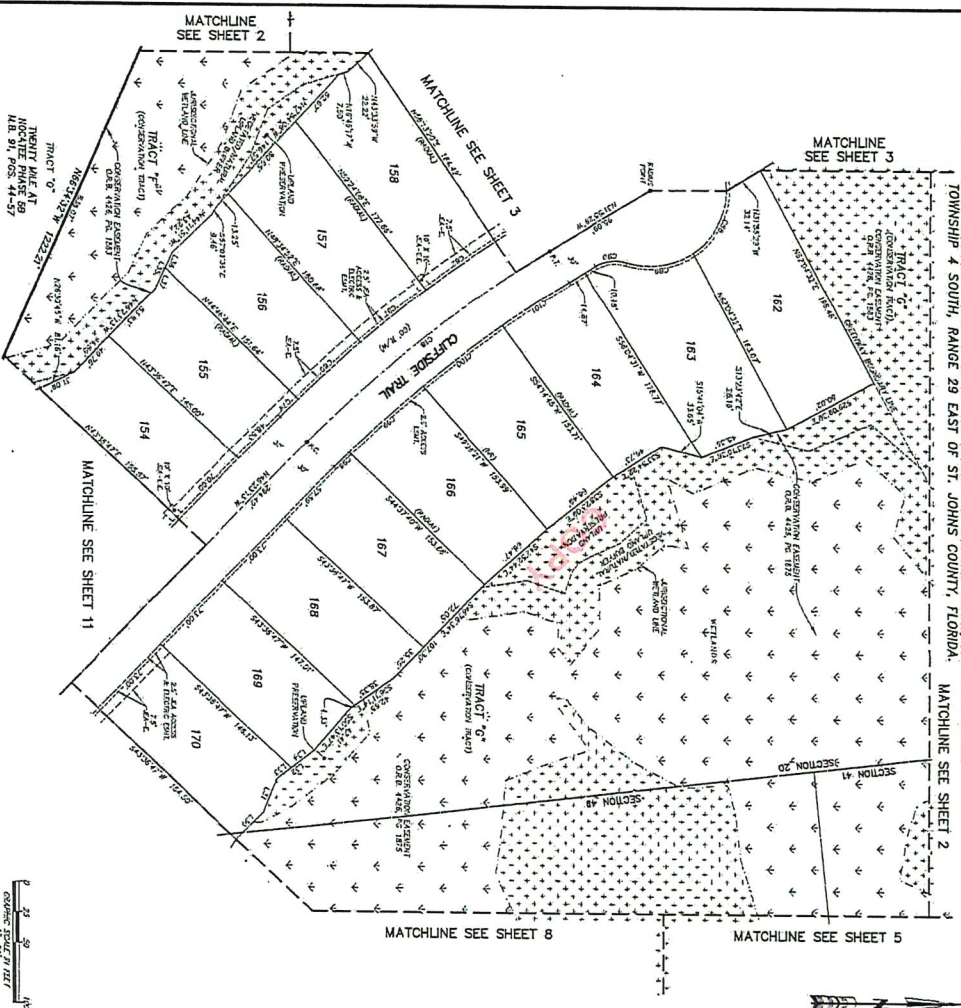
- NOTES
- 1) All areas shown on this map are shown in the State of Florida, and are shown in the State of Florida, and are shown in the State of Florida.
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PREPARED BY:
 ROBERT M. ANGAS ASSOCIATES, INC.
 14735 OLD ST. ANTHONY ROAD
 JACKSONVILLE, FL 32218 (904) 942-8550
 CERTIFICATE OF AUTHORIZATION NO. LC 3181

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PERRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHN'S COUNTY, FLORIDA.



		DATE FILE			
CONF	BUIS	CONTROL	FILE	DATE	FILE
CD	AL	AL	LNTH	AL	DOO
C1	100.00	147.94	22.4	2678797.4	22.4
C2	100.00	26.87	26.87	501625.5	26.87
C3	100.00	37.04	4.35	5011025	4.35
C4	100.00	7.01	0.67	530927.9	0.67
C5	100.00	0.01	0.01	530927.9	0.01
C6	15.00	25.54	16.67	147212.4	22.17
C7	61.00	47.13	58.10	767920.0	58.10
C8	30.00	19.93	22.61	50570.4	22.61
C9	30.00	15.91	7.16	505219.1	7.16
C10	30.00	14.47	8.47	505219.1	8.47
C11	30.00	14.47	8.47	505219.1	8.47
C12	30.00	14.47	8.47	505219.1	8.47
C13	30.00	14.47	8.47	505219.1	8.47
C14	30.00	14.47	8.47	505219.1	8.47
C15	30.00	14.47	8.47	505219.1	8.47
C16	30.00	14.47	8.47	505219.1	8.47
C17	30.00	14.47	8.47	505219.1	8.47
C18	30.00	14.47	8.47	505219.1	8.47
C19	30.00	14.47	8.47	505219.1	8.47
C20	30.00	14.47	8.47	505219.1	8.47
C21	30.00	14.47	8.47	505219.1	8.47
C22	30.00	14.47	8.47	505219.1	8.47
C23	30.00	14.47	8.47	505219.1	8.47
C24	30.00	14.47	8.47	505219.1	8.47
C25	30.00	14.47	8.47	505219.1	8.47
C26	30.00	14.47	8.47	505219.1	8.47
C27	30.00	14.47	8.47	505219.1	8.47
C28	30.00	14.47	8.47	505219.1	8.47
C29	30.00	14.47	8.47	505219.1	8.47
C30	30.00	14.47	8.47	505219.1	8.47
C31	30.00	14.47	8.47	505219.1	8.47
C32	30.00	14.47	8.47	505219.1	8.47
C33	30.00	14.47	8.47	505219.1	8.47
C34	30.00	14.47	8.47	505219.1	8.47
C35	30.00	14.47	8.47	505219.1	8.47
C36	30.00	14.47	8.47	505219.1	8.47
C37	30.00	14.47	8.47	505219.1	8.47
C38	30.00	14.47	8.47	505219.1	8.47
C39	30.00	14.47	8.47	505219.1	8.47
C40	30.00	14.47	8.47	505219.1	8.47
C41	30.00	14.47	8.47	505219.1	8.47
C42	30.00	14.47	8.47	505219.1	8.47
C43	30.00	14.47	8.47	505219.1	8.47
C44	30.00	14.47	8.47	505219.1	8.47
C45	30.00	14.47	8.47	505219.1	8.47
C46	30.00	14.47	8.47	505219.1	8.47
C47	30.00	14.47	8.47	505219.1	8.47
C48	30.00	14.47	8.47	505219.1	8.47
C49	30.00	14.47	8.47	505219.1	8.47
C50	30.00	14.47	8.47	505219.1	8.47
C51	30.00	14.47	8.47	505219.1	8.47
C52	30.00	14.47	8.47	505219.1	8.47
C53	30.00	14.47	8.47	505219.1	8.47
C54	30.00	14.47	8.47	505219.1	8.47
C55	30.00	14.47	8.47	505219.1	8.47
C56	30.00	14.47	8.47	505219.1	8.47

LINE TABLE		
LINE	DESCRIPTION	AMOUNT
130	5467.5131E	32.14
131	M6315154	18.45
132	53740705E	32.33
133	53740705E	14.65
134	51740605E	20.69
135	M6315154	33.92
136	M6315154	14.11
137	M6315154	12.51

- [illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3524

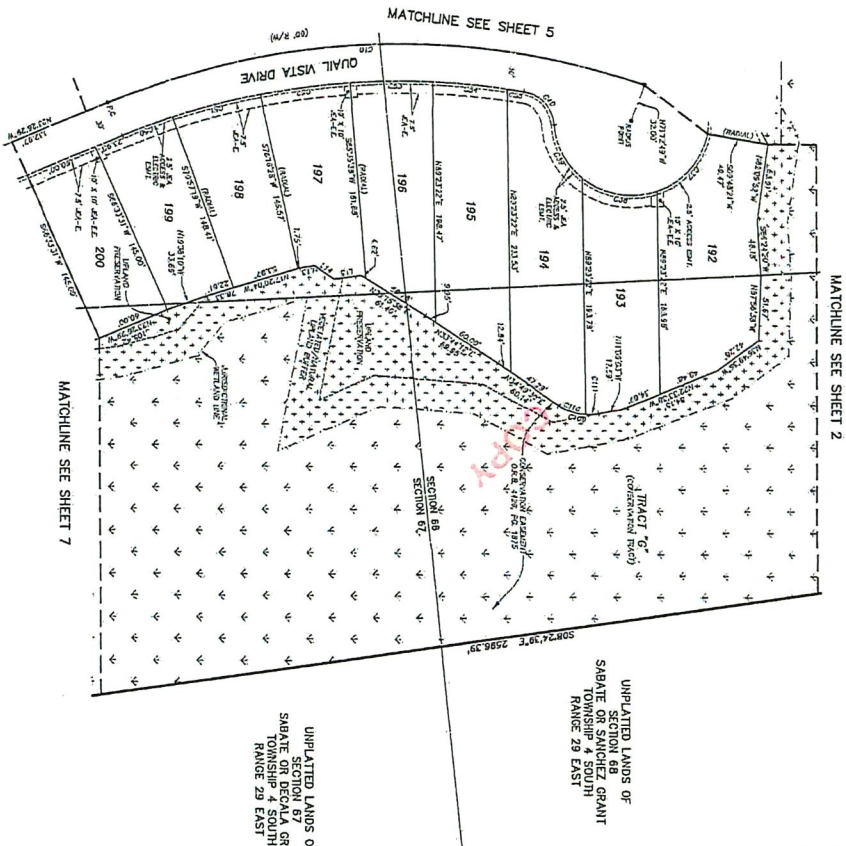
BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

[illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
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CERTIFICATE OF AUTHORIZATION NO. L.B. 3524

TWENTY MILE AT NOCATEE PHASE 5C
BEING A PORTION OF SECTION 20 TOGETHER WITH A PORTION OF SECTION 41 OF THE RANGES X, SANCHEZ GRANT,
SECTION 44 OF THE RANGES X, SANCHEZ GRANT, SECTION 45 OF THE RANGES X, SANCHEZ GRANT, SECTION 67 OF THE
SABATE OR DECAU GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN
TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHN'S COUNTY, FLORIDA.

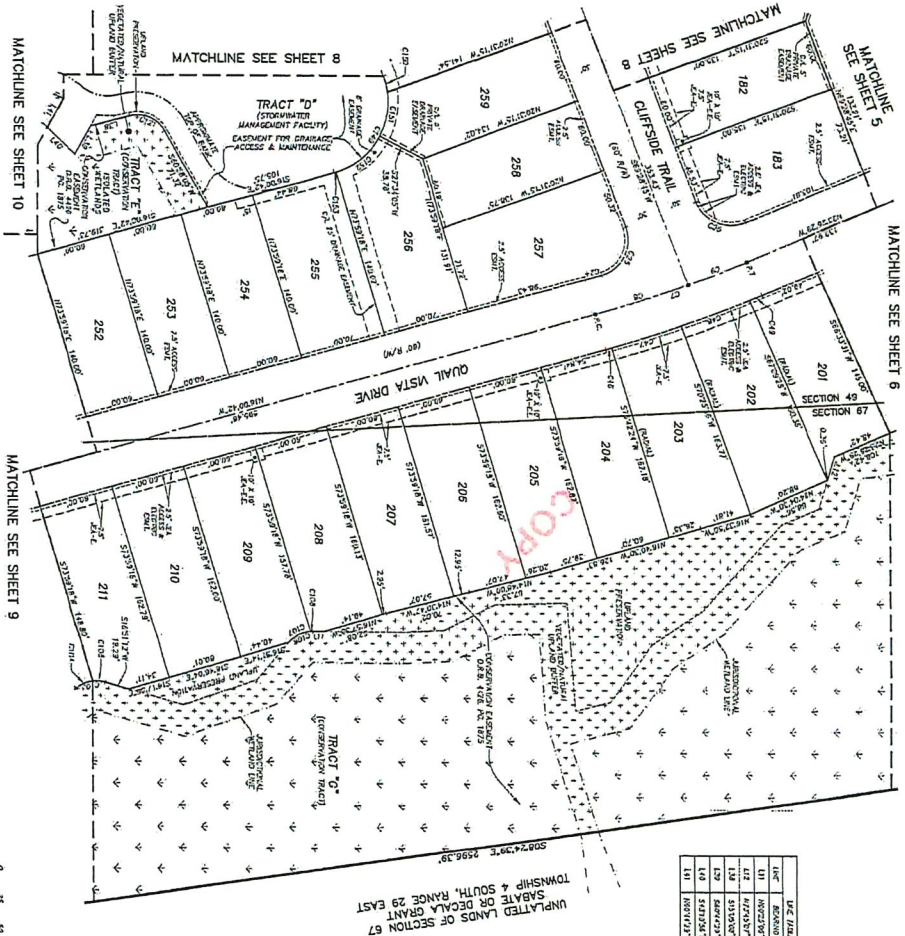


CONT. TABLE				
GRANT	PLAT	SECTION	TRACT	SECTION
601	60101	60101	60101	60101
602	60201	60201	60201	60201
603	60301	60301	60301	60301
604	60401	60401	60401	60401
605	60501	60501	60501	60501
606	60601	60601	60601	60601
607	60701	60701	60701	60701
608	60801	60801	60801	60801
609	60901	60901	60901	60901
610	61001	61001	61001	61001
611	61101	61101	61101	61101
612	61201	61201	61201	61201
613	61301	61301	61301	61301
614	61401	61401	61401	61401
615	61501	61501	61501	61501
616	61601	61601	61601	61601
617	61701	61701	61701	61701
618	61801	61801	61801	61801
619	61901	61901	61901	61901
620	62001	62001	62001	62001
621	62101	62101	62101	62101
622	62201	62201	62201	62201
623	62301	62301	62301	62301
624	62401	62401	62401	62401
625	62501	62501	62501	62501
626	62601	62601	62601	62601
627	62701	62701	62701	62701
628	62801	62801	62801	62801
629	62901	62901	62901	62901
630	63001	63001	63001	63001
631	63101	63101	63101	63101
632	63201	63201	63201	63201
633	63301	63301	63301	63301
634	63401	63401	63401	63401
635	63501	63501	63501	63501
636	63601	63601	63601	63601
637	63701	63701	63701	63701
638	63801	63801	63801	63801
639	63901	63901	63901	63901
640	64001	64001	64001	64001
641	64101	64101	64101	64101
642	64201	64201	64201	64201
643	64301	64301	64301	64301
644	64401	64401	64401	64401
645	64501	64501	64501	64501
646	64601	64601	64601	64601
647	64701	64701	64701	64701
648	64801	64801	64801	64801
649	64901	64901	64901	64901
650	65001	65001	65001	65001
651	65101	65101	65101	65101
652	65201	65201	65201	65201
653	65301	65301	65301	65301
654	65401	65401	65401	65401
655	65501	65501	65501	65501
656	65601	65601	65601	65601
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658	65801	65801	65801	65801
659	65901	65901	65901	65901
660	66001	66001	66001	66001
661	66101	66101	66101	66101
662	66201	66201	66201	66201
663	66301	66301	66301	66301
664	66401	66401	66401	66401
665	66501	66501	66501	66501
666	66601	66601	66601	66601
667	66701	66701	66701	66701
668	66801	66801	66801	66801
669	66901	66901	66901	66901
670	67001	67001	67001	67001
671	67101	67101	67101	67101
672	67201	67201	67201	67201
673	67301	67301	67301	67301
674	67401	67401	67401	67401
675	67501	67501	67501	67501
676	67601	67601	67601	67601
677	67701	67701	67701	67701
678	67801	67801	67801	67801
679	67901	67901	67901	67901
680	68001	68001	68001	68001
681	68101	68101	68101	68101
682	68201	68201	68201	68201
683	68301	68301	68301	68301
684	68401	68401	68401	68401
685	68501	68501	68501	68501
686	68601	68601	68601	68601
687	68701	68701	68701	68701
688	68801	68801	68801	68801
689	68901	68901	68901	68901
690	69001	69001	69001	69001
691	69101	69101	69101	69101
692	69201	69201	69201	69201
693	69301	69301	69301	69301
694	69401	69401	69401	69401
695	69501	69501	69501	69501
696	69601	69601	69601	69601
697	69701	69701	69701	69701
698	69801	69801	69801	69801
699	69901	69901	69901	69901
700	70001	70001	70001	70001

LAND TABLE	
1-2	SECTION 1
1-3	SECTION 2
1-4	SECTION 3
1-5	SECTION 4
1-6	SECTION 5
1-7	SECTION 6
1-8	SECTION 7
1-9	SECTION 8
1-10	SECTION 9
1-11	SECTION 10
1-12	SECTION 11
1-13	SECTION 12
1-14	SECTION 13
1-15	SECTION 14
1-16	SECTION 15
1-17	SECTION 16
1-18	SECTION 17
1-19	SECTION 18
1-20	SECTION 19
1-21	SECTION 20
1-22	SECTION 21
1-23	SECTION 22
1-24	SECTION 23
1-25	SECTION 24
1-26	SECTION 25
1-27	SECTION 26
1-28	SECTION 27
1-29	SECTION 28
1-30	SECTION 29
1-31	SECTION 30
1-32	SECTION 31
1-33	SECTION 32
1-34	SECTION 33
1-35	SECTION 34
1-36	SECTION 35
1-37	SECTION 36
1-38	SECTION 37
1-39	SECTION 38
1-40	SECTION 39
1-41	SECTION 40
1-42	SECTION 41
1-43	SECTION 42
1-44	SECTION 43
1-45	SECTION 44
1-46	SECTION 45
1-47	SECTION 46
1-48	SECTION 47
1-49	SECTION 48
1-50	SECTION 49
1-51	SECTION 50
1-52	SECTION 51
1-53	SECTION 52
1-54	SECTION 53
1-55	SECTION 54
1-56	SECTION 55
1-57	SECTION 56
1-58	SECTION 57
1-59	SECTION 58
1-60	SECTION 59
1-61	SECTION 60
1-62	SECTION 61
1-63	SECTION 62
1-64	SECTION 63
1-65	SECTION 64
1-66	SECTION 65
1-67	SECTION 66
1-68	SECTION 67
1-69	SECTION 68
1-70	SECTION 69
1-71	SECTION 70
1-72	SECTION 71
1-73	SECTION 72
1-74	SECTION 73
1-75	SECTION 74
1-76	SECTION 75
1-77	SECTION 76
1-78	SECTION 77
1-79	SECTION 78
1-80	SECTION 79
1-81	SECTION 80
1-82	SECTION 81
1-83	SECTION 82
1-84	SECTION 83
1-85	SECTION 84
1-86	SECTION 85
1-87	SECTION 86
1-88	SECTION 87
1-89	SECTION 88
1-90	SECTION 89
1-91	SECTION 90
1-92	SECTION 91
1-93	SECTION 92
1-94	SECTION 93
1-95	SECTION 94
1-96	SECTION 95
1-97	SECTION 96
1-98	SECTION 97
1-99	SECTION 98
1-100	SECTION 99
1-101	SECTION 100

LEGEND
SECTION 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848

TWENTY MILE AT NOCATEE PHASE 5C
 BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT,
 SECTION 19 OF THE PAUL DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE
 SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN
 TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.



LINE	AREA	SECTION
101	100.00	100.00
102	100.00	100.00
103	100.00	100.00
104	100.00	100.00
105	100.00	100.00
106	100.00	100.00
107	100.00	100.00
108	100.00	100.00
109	100.00	100.00
110	100.00	100.00
111	100.00	100.00



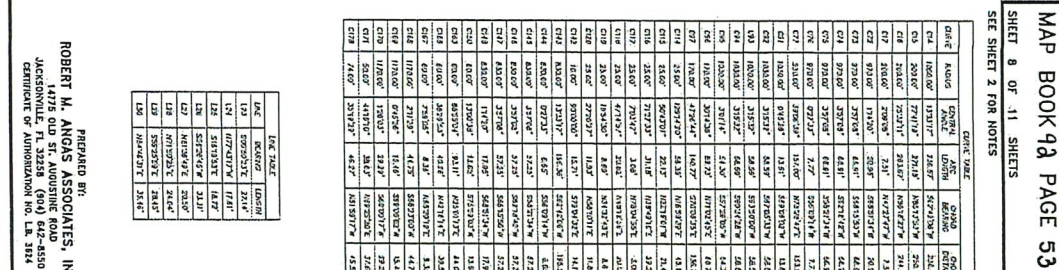
LINE	AREA	SECTION
101	100.00	100.00
102	100.00	100.00
103	100.00	100.00
104	100.00	100.00
105	100.00	100.00
106	100.00	100.00
107	100.00	100.00
108	100.00	100.00
109	100.00	100.00
110	100.00	100.00
111	100.00	100.00

MAP BOOK 93, PAGE 52
 SHEET 7 OF 11 SHEETS
 SEE SHEET 2 FOR NOTES

- LEGEND**
- 1. BOUNDARY LINE
 - 2. EASEMENT
 - 3. RIGHT-OF-WAY
 - 4. FLOOD ZONE
 - 5. UNPLATTED LANDS
 - 6. TRACT "D"
 - 7. TRACT "O"
 - 8. QUAIL VISTA DRIVE
 - 9. CLIFFSIDE PALM
 - 10. SECTION 20, 41, 19, 66, 67, 68
 - 11. UNPLATTED LANDS OF SECTION 67 SABATE OR DECALA GRANT
 - 12. MATCHLINE

PREPARED BY:
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32228 (904) 642-4550
 CERTIFICATE OF ADOPTION NO. 1818

MAP BOOK 9a PAGE 53
SHEET 8 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

[illegible]

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14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3524

TWENTY MILE AT NOCATTEE PHASE 5C
 BEING A PORTION OF SECTION 20 TOGETHER WITH PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT,
 SECTION 49 OF THE JOHN R. JACKSON GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE
 SABATE OR DECALA GRANT AND SECTION 68 OF THE PAUL SABATE GRANT, ALL LYING WITHIN
 TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHN'S COUNTY, FLORIDA.

MAP BOOK 92, PAGE 54

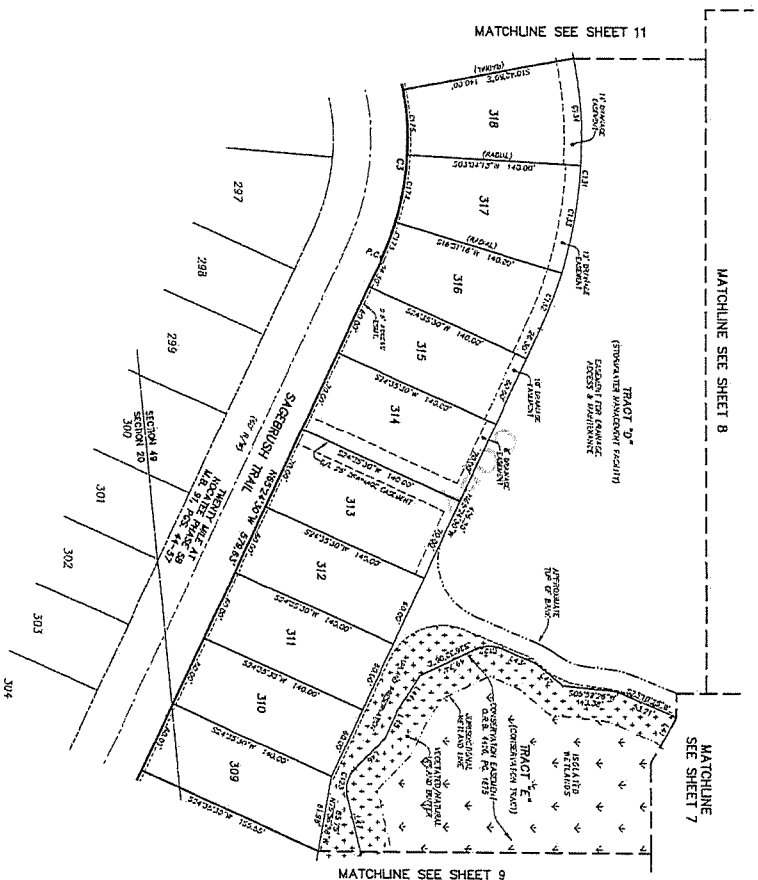
SHEET 9 OF 11 SHEETS
 SEE SHEET 2 FOR NOTES

LINE	BEARING	LENGTH
1-2	S 89° 10' 00" E	1.17
2-3	S 89° 10' 00" E	1.17
3-4	S 89° 10' 00" E	1.17
4-5	S 89° 10' 00" E	1.17
5-6	S 89° 10' 00" E	1.17
6-7	S 89° 10' 00" E	1.17
7-8	S 89° 10' 00" E	1.17
8-9	S 89° 10' 00" E	1.17
9-10	S 89° 10' 00" E	1.17
10-11	S 89° 10' 00" E	1.17
11-12	S 89° 10' 00" E	1.17
12-13	S 89° 10' 00" E	1.17
13-14	S 89° 10' 00" E	1.17
14-15	S 89° 10' 00" E	1.17
15-16	S 89° 10' 00" E	1.17
16-17	S 89° 10' 00" E	1.17
17-18	S 89° 10' 00" E	1.17
18-19	S 89° 10' 00" E	1.17
19-20	S 89° 10' 00" E	1.17
20-21	S 89° 10' 00" E	1.17
21-22	S 89° 10' 00" E	1.17
22-23	S 89° 10' 00" E	1.17
23-24	S 89° 10' 00" E	1.17
24-25	S 89° 10' 00" E	1.17
25-26	S 89° 10' 00" E	1.17
26-27	S 89° 10' 00" E	1.17
27-28	S 89° 10' 00" E	1.17
28-29	S 89° 10' 00" E	1.17
29-30	S 89° 10' 00" E	1.17
30-31	S 89° 10' 00" E	1.17
31-32	S 89° 10' 00" E	1.17
32-33	S 89° 10' 00" E	1.17
33-34	S 89° 10' 00" E	1.17
34-35	S 89° 10' 00" E	1.17
35-36	S 89° 10' 00" E	1.17
36-37	S 89° 10' 00" E	1.17
37-38	S 89° 10' 00" E	1.17
38-39	S 89° 10' 00" E	1.17
39-40	S 89° 10' 00" E	1.17
40-41	S 89° 10' 00" E	1.17
41-42	S 89° 10' 00" E	1.17
42-43	S 89° 10' 00" E	1.17
43-44	S 89° 10' 00" E	1.17
44-45	S 89° 10' 00" E	1.17
45-46	S 89° 10' 00" E	1.17
46-47	S 89° 10' 00" E	1.17
47-48	S 89° 10' 00" E	1.17
48-49	S 89° 10' 00" E	1.17
49-50	S 89° 10' 00" E	1.17
50-51	S 89° 10' 00" E	1.17
51-52	S 89° 10' 00" E	1.17
52-53	S 89° 10' 00" E	1.17
53-54	S 89° 10' 00" E	1.17
54-55	S 89° 10' 00" E	1.17
55-56	S 89° 10' 00" E	1.17
56-57	S 89° 10' 00" E	1.17
57-58	S 89° 10' 00" E	1.17
58-59	S 89° 10' 00" E	1.17
59-60	S 89° 10' 00" E	1.17
60-61	S 89° 10' 00" E	1.17
61-62	S 89° 10' 00" E	1.17
62-63	S 89° 10' 00" E	1.17
63-64	S 89° 10' 00" E	1.17
64-65	S 89° 10' 00" E	1.17
65-66	S 89° 10' 00" E	1.17
66-67	S 89° 10' 00" E	1.17
67-68	S 89° 10' 00" E	1.17
68-69	S 89° 10' 00" E	1.17
69-70	S 89° 10' 00" E	1.17
70-71	S 89° 10' 00" E	1.17
71-72	S 89° 10' 00" E	1.17
72-73	S 89° 10' 00" E	1.17
73-74	S 89° 10' 00" E	1.17
74-75	S 89° 10' 00" E	1.17
75-76	S 89° 10' 00" E	1.17
76-77	S 89° 10' 00" E	1.17
77-78	S 89° 10' 00" E	1.17
78-79	S 89° 10' 00" E	1.17
79-80	S 89° 10' 00" E	1.17
80-81	S 89° 10' 00" E	1.17
81-82	S 89° 10' 00" E	1.17
82-83	S 89° 10' 00" E	1.17
83-84	S 89° 10' 00" E	1.17
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262-263	S 89° 10' 00" E	1.17
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270-271	S 89° 10' 00" E	1.17
271-272	S 89° 10' 00" E	1.17

TWENTY MILE AT NOCATTEE PHASE 5C
BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT,
SECTION 49 OF THE PEDRO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE
SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN
TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 92 PAGE 55.

SHEET 10 OF 11 SHEETS
SEE SHEET 2 FOR NOTES



DATE TIME		LAT		LONG	
0000	0000	10.00	10.00	10.00	10.00
0001	0001	10.01	10.01	10.01	10.01
0002	0002	10.02	10.02	10.02	10.02
0003	0003	10.03	10.03	10.03	10.03
0004	0004	10.04	10.04	10.04	10.04
0005	0005	10.05	10.05	10.05	10.05
0006	0006	10.06	10.06	10.06	10.06
0007	0007	10.07	10.07	10.07	10.07
0008	0008	10.08	10.08	10.08	10.08
0009	0009	10.09	10.09	10.09	10.09
0010	0010	10.10	10.10	10.10	10.10
0011	0011	10.11	10.11	10.11	10.11
0012	0012	10.12	10.12	10.12	10.12
0013	0013	10.13	10.13	10.13	10.13
0014	0014	10.14	10.14	10.14	10.14
0015	0015	10.15	10.15	10.15	10.15
0016	0016	10.16	10.16	10.16	10.16
0017	0017	10.17	10.17	10.17	10.17
0018	0018	10.18	10.18	10.18	10.18
0019	0019	10.19	10.19	10.19	10.19
0020	0020	10.20	10.20	10.20	10.20
0021	0021	10.21	10.21	10.21	10.21
0022	0022	10.22	10.22	10.22	10.22
0023	0023	10.23	10.23	10.23	10.23
0024	0024	10.24	10.24	10.24	10.24
0025	0025	10.25	10.25	10.25	10.25
0026	0026	10.26	10.26	10.26	10.26
0027	0027	10.27	10.27	10.27	10.27
0028	0028	10.28	10.28	10.28	10.28
0029	0029	10.29	10.29	10.29	10.29
0030	0030	10.30	10.30	10.30	10.30
0031	0031	10.31	10.31	10.31	10.31
0032	0032	10.32	10.32	10.32	10.32
0033	0033	10.33	10.33	10.33	10.33
0034	0034	10.34	10.34	10.34	10.34
0035	0035	10.35	10.35	10.35	10.35
0036	0036	10.36	10.36	10.36	10.36
0037	0037	10.37	10.37	10.37	10.37
0038	0038	10.38	10.38	10.38	10.38
0039	0039	10.39	10.39	10.39	10.39
0040	0040	10.40	10.40	10.40	10.40
0041	0041	10.41	10.41	10.41	10.41
0042	0042	10.42	10.42	10.42	10.42
0043	0043	10.43	10.43	10.43	10.43
0044	0044	10.44	10.44	10.44	10.44
0045	0045	10.45	10.45	10.45	10.45
0046	0046	10.46	10.46	10.46	10.46
0047	0047	10.47	10.47	10.47	10.47
0048	0048	10.48	10.48	10.48	10.48
0049	0049	10.49	10.49	10.49	10.49
0050	0050	10.50	10.50	10.50	10.50
0051	0051	10.51	10.51	10.51	10.51
0052	0052	10.52	10.52	10.52	10.52
0053	0053	10.53	10.53	10.53	10.53
0054	0054	10.54	10.54	10.54	10.54
0055	0055	10.55	10.55	10.55	10.55
0056	0056	10.56	10.56	10.56	10.56

LIFE TABLE		
AGE	EXP. SURV.	LTAGE IN YEARS
141	1804.12794	26.85
142	5470.71678	26.40
143	5723.71876	26.91
144	5177.00772	22.85
145	595.717382	22.46
146	546.123476	22.80
147	4156.520322	47.76

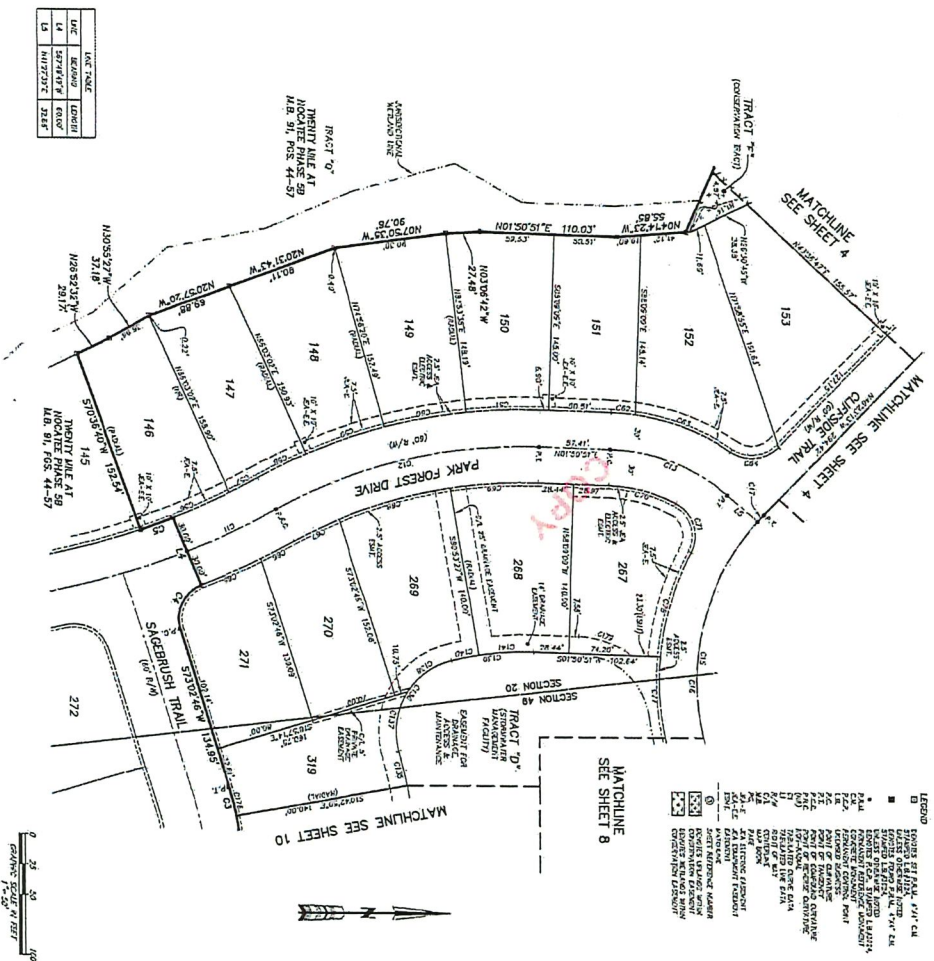
- [illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3524

DOI: 10.1002/ps.256

TWENTY MILE AT NOCATEE PHASE 5C

BEING A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 41 OF THE FRANCES X. SANCHEZ GRANT, SECTION 49 OF THE PERO R. DECALA GRANT, SECTION 66 OF THE PAUL SABATE GRANT, SECTION 67 OF THE SABATE OR DECALA GRANT AND SECTION 68 OF THE SABATE OR SANCHEZ GRANT, ALL LYING WITHIN TOWNSHIP 4 SOUTH, RANGE 29 EAST OF ST. JOHNS COUNTY, FLORIDA.

[illegible]

MAP BOOK 9a PAGE 56
SHEET 11 OF 11 SHEETS
SEE SHEET 2 FOR NOTES

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 5824

Attachment 5

**Subdivision Plat
Twenty Mile Village at Nocatee Phase 1**

MAP BOOK 74 PAGE 5
SHEET 1 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

SHEET 1 OF 32 SHEETS

ADDITIONAL DEDICATION
This is to certify that Merry Company, LLC, a Delaware limited liability company ("Owner"), is the lawful owner of the forests described in its caption above. A person with such ownership be known as Family Use. Stage of Nucleus Phase 1, and that it has caused the same to be surveyed and subdivided and that this plot meets its requirements with said survey. In North Carolina on the first and second of said forest.

[illegible]

There is a large number of different voluntary agencies active in the United States, and each has its own particular philosophy and approach. The following are some of the more prominent ones:

1. The Salvation Army: This organization is a religious and social service agency. It provides a wide range of services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

2. The United Way: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

3. The American Red Cross: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

4. The National Council on Aging: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

5. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

6. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

7. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

8. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

9. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

10. The National Council on the Elderly: This organization is a non-profit agency that provides a wide range of social services, including food, shelter, clothing, and counseling. It is known for its distinctive red uniforms and its commitment to helping the poor and needy.

by its joint tenancy at any point of need submission


Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW-COUNTY ATTORNEY

This is to certify that a total of Twenty Wages and Incentive Rates, 1, have been submitted and received by the Office of the State Board of Equalization on this 11th day of February, A.D. 2018.


County Attorney

CERTIFICATE OF CLERK

This is to certify that the following have been examined and approved as duly qualified persons by the Clerk of the Board of Supervisors of the County of San Diego, California, and are entitled to receive commissions from the State Treasurer:

Russell W. Whitland

Dated at San Diego, California, this _____ day of _____ A.D., 2013.

CLERK OF THE BOARD OF SUPERVISORS

CERTIFICATE OF PLAT REVIEW

This is to certify that the map and plat of the following property in Florida Statutes Chapter 172, Part 1,
Section 172.01, have been examined and found to conform with the provisions of said statute, on this 17th day of
October, 1998.

Notary Public in and for the State of Florida,
My Commission Expires on 12/31/2000

Carol Collins
Carol Collins, Notary Public
License Number 1484

On this date, the undersigned party has caused this deed and specification to be executed by its duly authorized officer, acting by and thru the authority of its board of directors.

STATE OF FLORIDA, COUNTY OF ST. JOHNS 13

My commission expires May 9, 2012

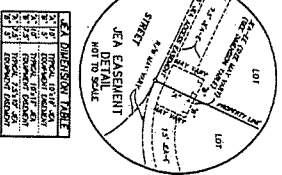
By _____
Notary Public in and for the State of Florida, my commission expires May 9, 2012

Prepared by:
ROBERT M. ANGUS ASSOCIATES, INC.
14775 DOWS DRIVE, SUITE 200
JACKSONVILLE, FL 32218 (904) 848-8850
CERTIFICATE OF ADOPTION NOV. 16, 2011

_____ DINKER ADVANCE COMPANY, LLC
A Private Equity owned company
By _____
Notary Public in and for the State of Florida, my commission expires May 9, 2012

_____ SHAW, E. Miller
Notary Public in and for the State of Florida, my commission expires May 9, 2012

MAP BOOK 74 PAGE 6
SHEET 2 OF 32 SHEETS

[illegible]

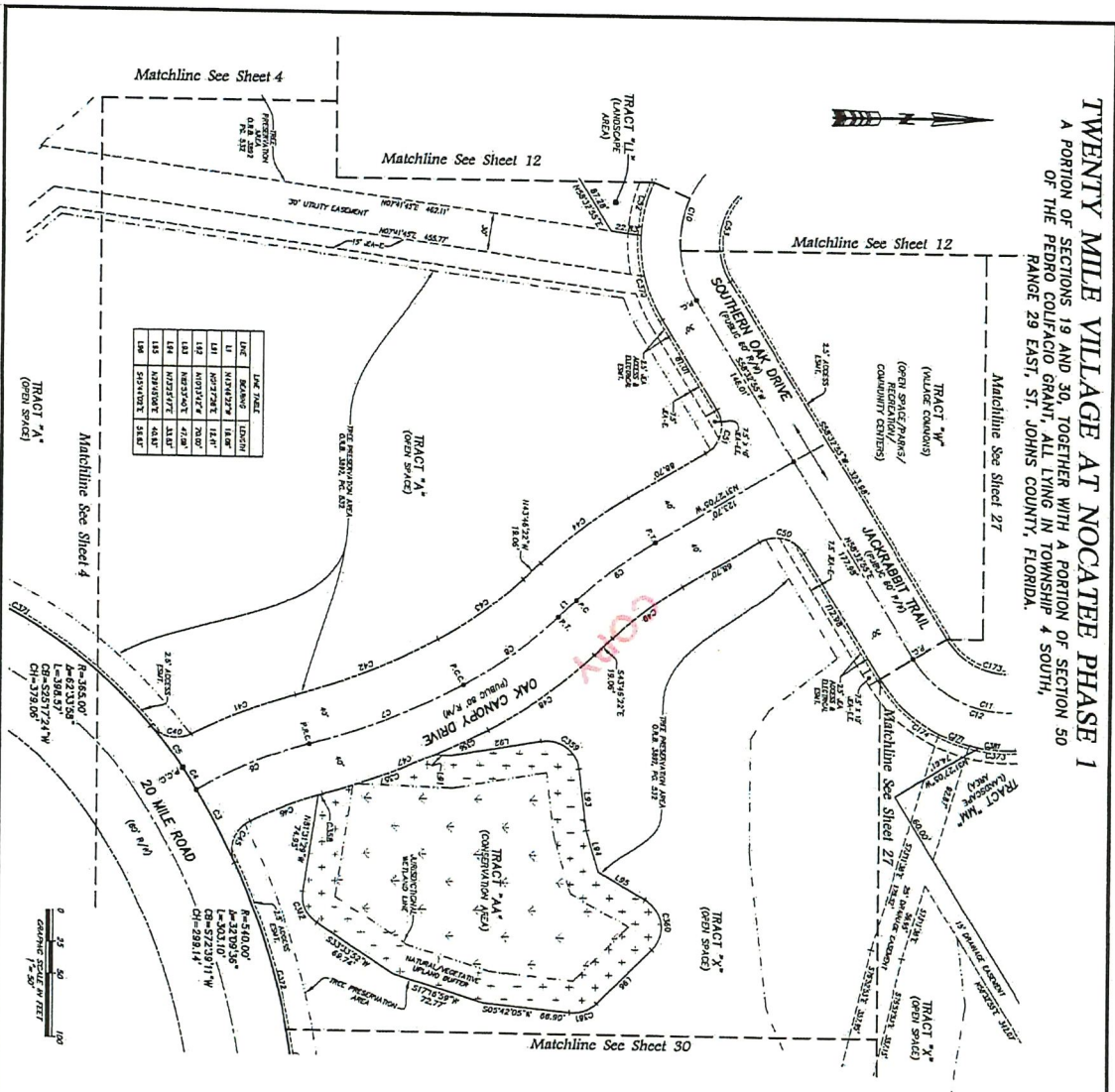
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32228 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3834

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLPACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 7

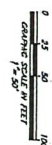
SHEET 3 OF 32 SHEETS

SEE SHEET 2 FOR NOTES



LINK TABLE

LINE	BEARING	LENGTH
11	N 15° 12' 30" E	18.00'
12	N 75° 27' 00" E	11.00'
13	N 85° 31' 00" E	70.00'
14	N 85° 31' 00" E	47.00'
15	N 85° 31' 00" E	21.00'
16	S 85° 31' 00" E	46.00'
17	S 85° 31' 00" E	34.00'



DEED TABLE

LINE	BEARING	LENGTH	BEARING	LENGTH
C1	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C2	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C3	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C4	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C5	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C6	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C7	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C8	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C9	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C10	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C11	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C12	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C13	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C14	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C15	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C16	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C17	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C18	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C19	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C20	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C21	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C22	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C23	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C24	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C25	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C26	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C27	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C28	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C29	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C30	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C31	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C32	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C33	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C34	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C35	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C36	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C37	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C38	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C39	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C40	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C41	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C42	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C43	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C44	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C45	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C46	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C47	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C48	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C49	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C50	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C51	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C52	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C53	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C54	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C55	N 15° 00' E	81.00'	E 11° 00' W	81.00'
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C68	N 15° 00' E	81.00'	E 11° 00' W	81.00'
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C73	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C74	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C75	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C76	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C77	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C78	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C79	N 15° 00' E	81.00'	E 11° 00' W	81.00'
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C81	N 15° 00' E	81.00'	E 11° 00' W	81.00'
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C83	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C84	N 15° 00' E	81.00'	E 11° 00' W	81.00'
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C87	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C88	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C89	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C90	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C91	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C92	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C93	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C94	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C95	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C96	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C97	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C98	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C99	N 15° 00' E	81.00'	E 11° 00' W	81.00'
C100	N 15° 00' E	81.00'	E 11° 00' W	81.00'

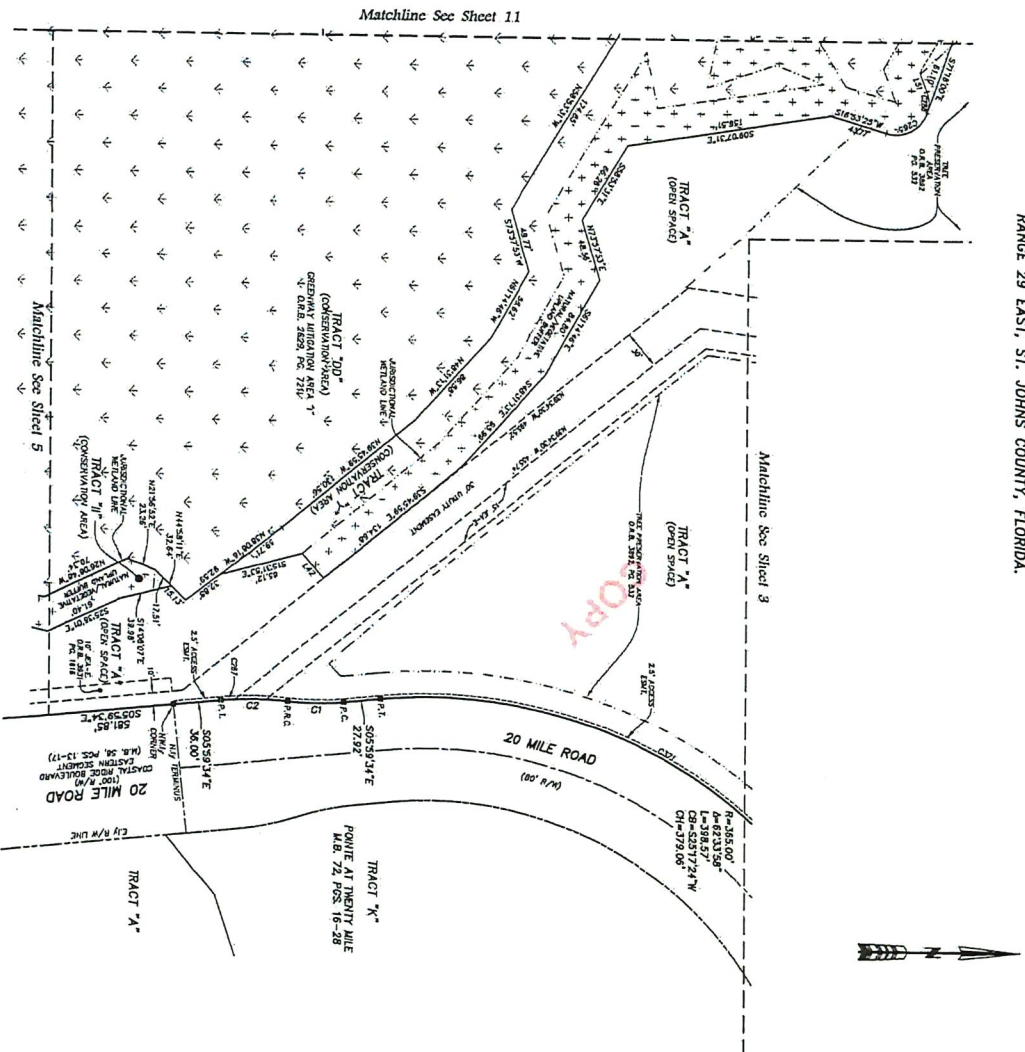
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. LR 3121

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 4 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

DRIVE TIME					
DATE	RINGS	CENTRAL HOLE	APC LDS	DRIVE RINGS	DRIVE DISTANCE
C1	230.00'	12151.0'	42.17'	50000.0'	42.18'
C2	230.00'	12151.0'	36.11'	50000.0'	36.07'
C3	230.00'	48112.5'	33.44'	41711.7'	34.79'
C4	230.00'	48112.5'	18.85'	50000.0'	18.84'
C5	230.00'	27372.5'	11.05'	58103.5'	10.87'
C6	230.00'	48072.8'	11.05'	58103.5'	10.87'
C7	234.00'	38875.0'	31.14'	53100.15'	34.23'

LINE TABLE		
LINE	MEASUREMENT	LENGTH
142	5507401" W	25.00'
151	44823844"E	14.57'



①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

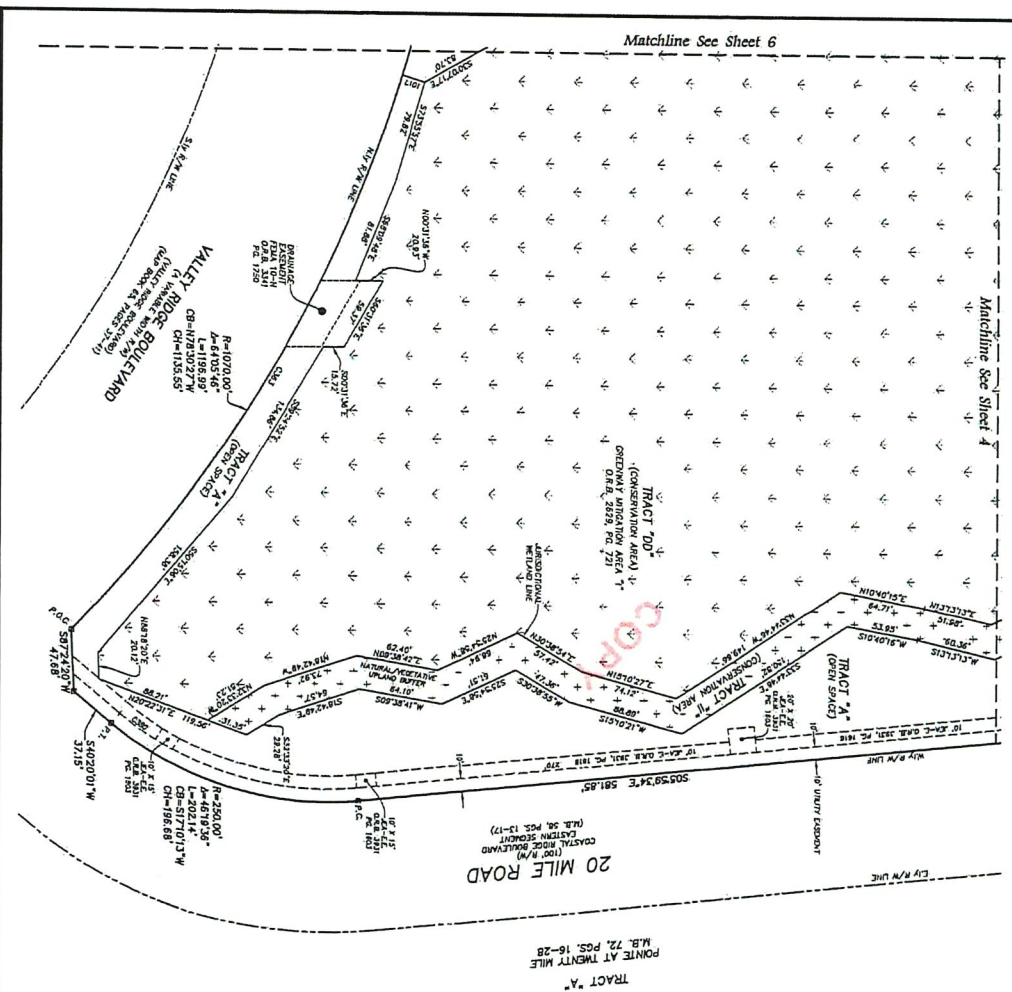
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3821

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

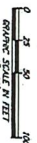
SHEET 5 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

DATA TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CMS	1032.00'	28.31 DL	57.44'	N45.53W	478.87'
CMS	245.00'	80.51°	33.74'	N30.10°E	33.72'

LINE TABLE		
LINE	BEARING	LENGTH
1101	S76°41'27"W	18.17



①	②	③	④	⑤	⑥	⑦	⑧	⑨	⑩	⑪	⑫	⑬	⑭	⑮	⑯	⑰	⑱	⑲	⑳	㉑	㉒	㉓	㉔	㉕	㉖	㉗	㉘	㉙	㉚	㉛	㉜	㉝	㉞	㉟	㊱	㊲	㊳	㊴	㊵	㊶	㊷	㊸	㊹	㊺	㊻	㊼	㊽	㊾	㊿																																																		
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100



ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 644-6550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 6 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

SEE SHEET 2 FOR NOTES

LINE TABLE		
LINE	BEARING	LENGTH
1101	S 64° 12' 22" W	18.17
1102	N 70° 3' 20" W	11.53

CUMT TABLE				
CUMT	PACUS	CENTRAL ANGLE	ARC LENGTH	CHORD RADIUS
CMS	167m 00"	37° 45' 1"	83.5 00"	88.2 41'
CUS	167m 00"	37° 18' 3"	43.38"	43.38"

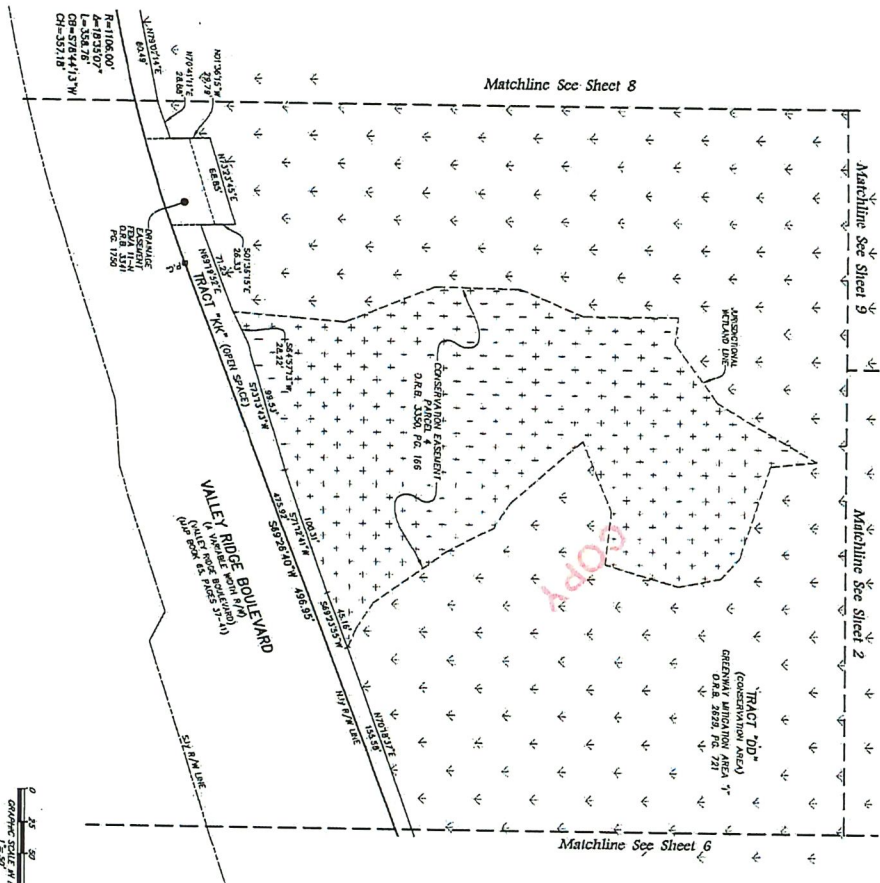
- [illegible]

0 25 50 100
GRAPHIC SCALE IN FEET

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32228 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 5824

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE //
 SHEET 7 OF 32 SHEETS
 SEE SHEET 2 FOR NOTES



GRAPHIC SCALE IN FEET
 0 25 50 100
 1" = 50'

- LEGEND**
- ROADS SET BACK 4'-0" C.A.
 - ROADS SET BACK 10'-0" C.A.
 - ROADS SET BACK 15'-0" C.A.
 - ROADS SET BACK 20'-0" C.A.
 - ROADS SET BACK 25'-0" C.A.
 - ROADS SET BACK 30'-0" C.A.
 - ROADS SET BACK 35'-0" C.A.
 - ROADS SET BACK 40'-0" C.A.
 - ROADS SET BACK 45'-0" C.A.
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 - ROADS SET BACK 85'-0" C.A.
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 - ROADS SET BACK 995'-0" C.A.
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PREPARED BY:
 ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32218 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. LR 3824

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 12.

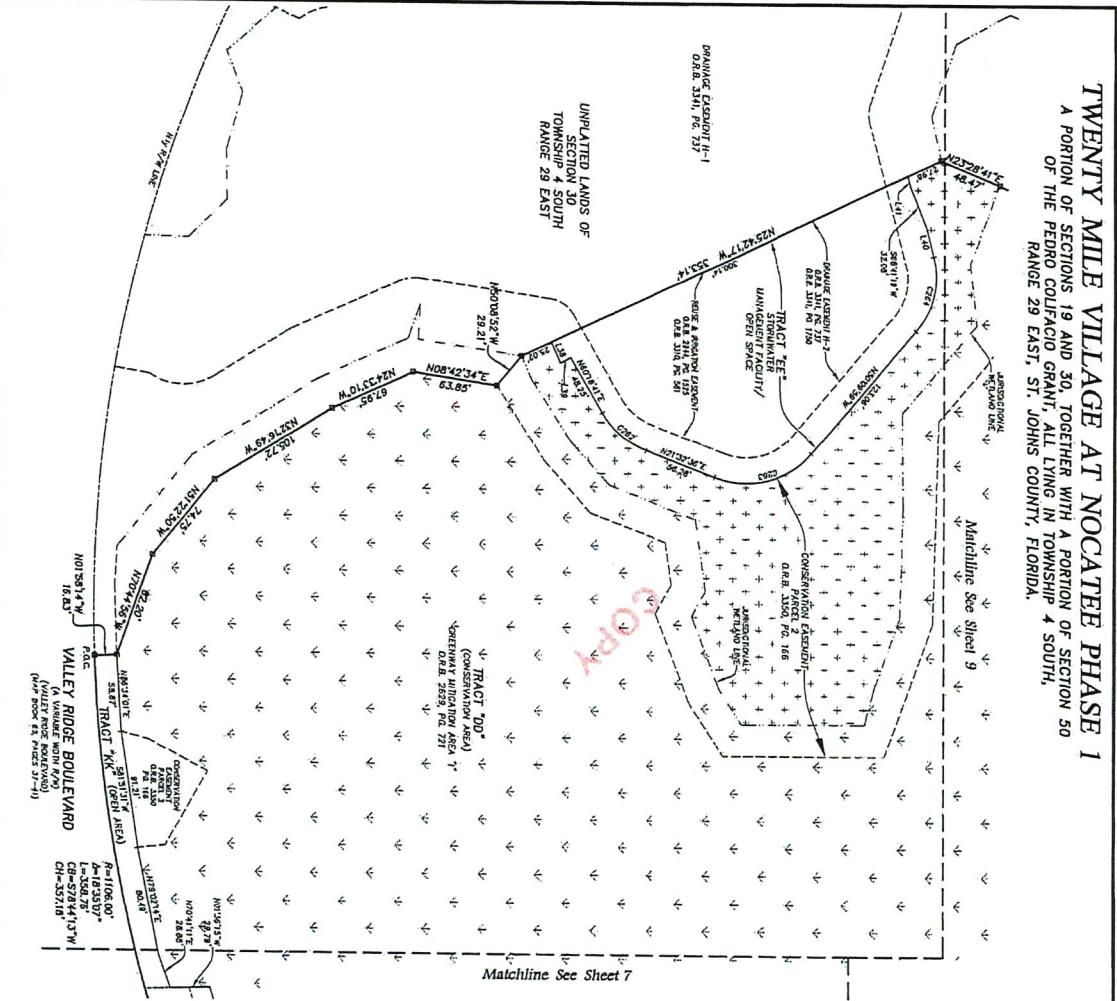
SHEET 8 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

DATE	PLAN	AS	DATE	PLAN	AS
10/1	10/1	10/1	10/1	10/1	10/1
10/2	10/2	10/2	10/2	10/2	10/2
10/3	10/3	10/3	10/3	10/3	10/3
10/4	10/4	10/4	10/4	10/4	10/4
10/5	10/5	10/5	10/5	10/5	10/5

DATE	PLAN	AS	DATE	PLAN	AS
10/1	10/1	10/1	10/1	10/1	10/1
10/2	10/2	10/2	10/2	10/2	10/2
10/3	10/3	10/3	10/3	10/3	10/3
10/4	10/4	10/4	10/4	10/4	10/4
10/5	10/5	10/5	10/5	10/5	10/5

- LEGEND
- 1. DRAINAGE EXCLUDED 11-1
 - 2. DRAINAGE EXCLUDED 11-1
 - 3. DRAINAGE EXCLUDED 11-1
 - 4. DRAINAGE EXCLUDED 11-1
 - 5. DRAINAGE EXCLUDED 11-1
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ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32218 (904) 942-8550
CORPORATE OF JACOBSONSON INC. LN. 31X1



A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 9 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



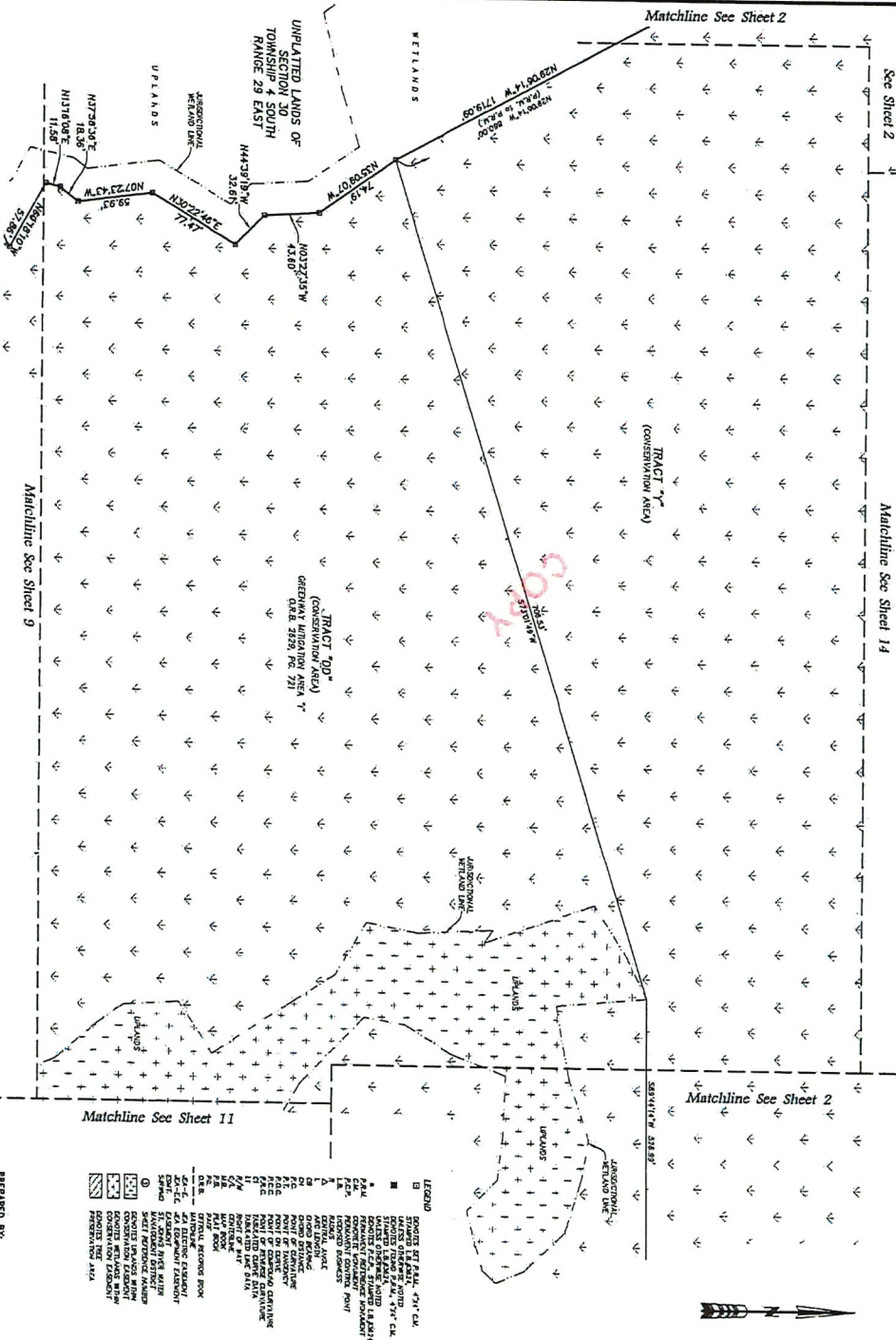
A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Matchline
See Sheet 2

Matchline See Sheet 14

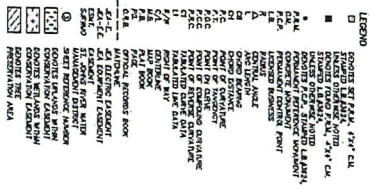
SHEET 10 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 5124

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

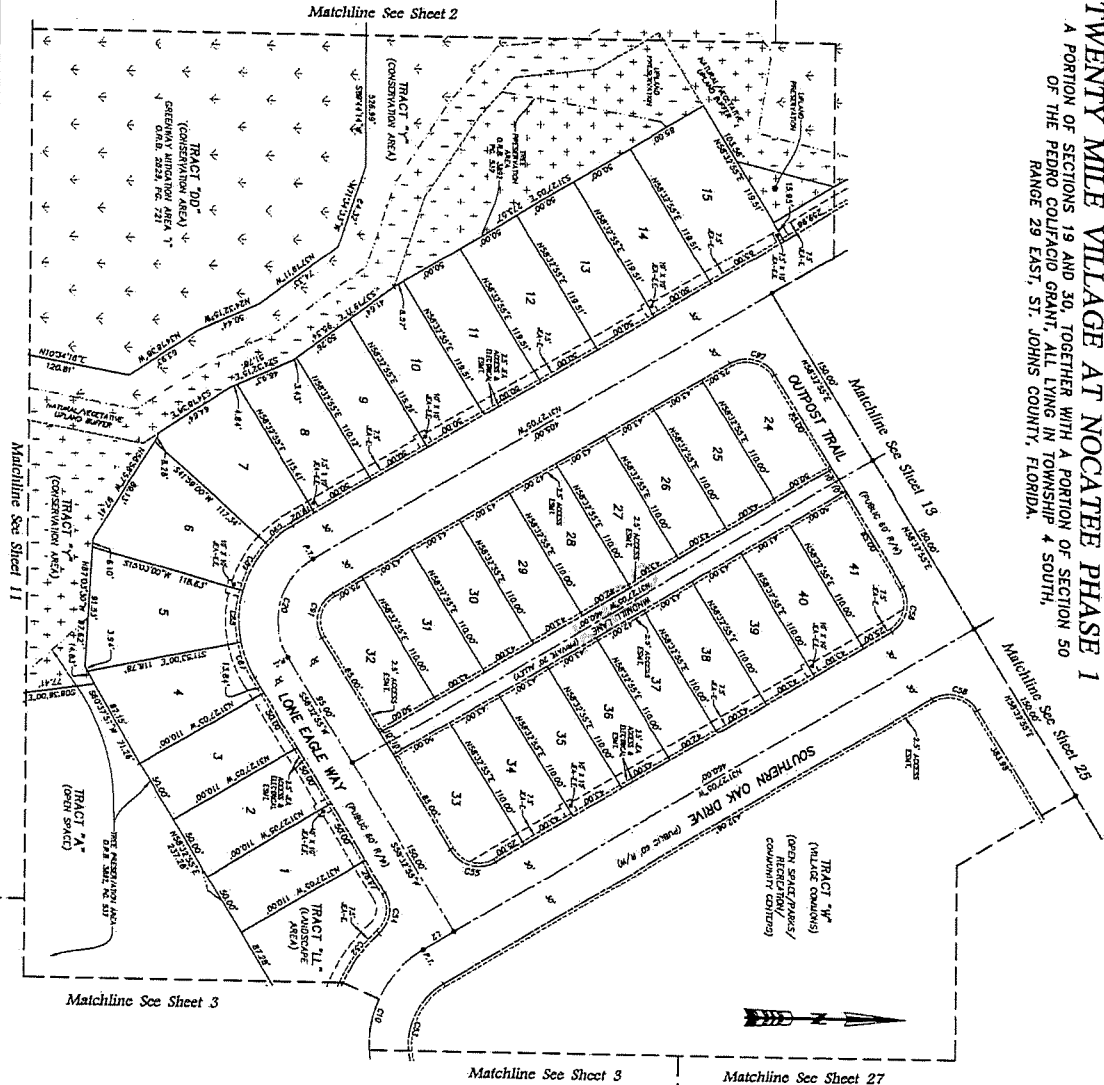
SHEET 11 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3824

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

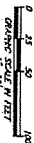
SEE SHEET 2 FOR NOTES

[illegible]

LINE TABLE		
LINE	REMARKS	LENGTH
12	N51°27'05"W	27.08'

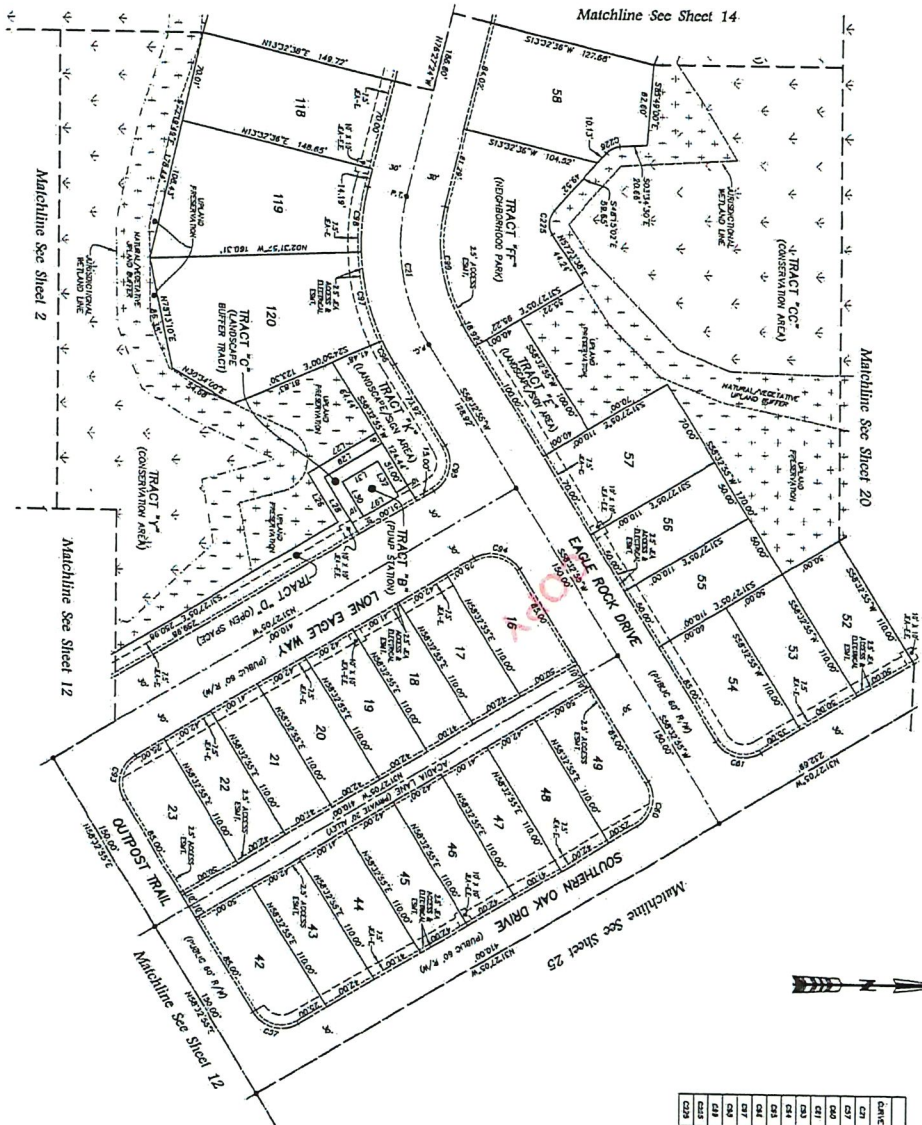
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ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL. 32256 (904) 642-6550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3624



TWENTY MILE VILLAGE AT NOCATTEE PHASE 1
 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
 OF THE PEDRO COLUACIO GRAHAM, ALL LYING IN TOWNSHIP 4 SOUTH,
 RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 17
 SHEET 13 OF 32 SHEETS
 SEE SHEET 2 FOR NOTES



LINE	FROM	TO	DATE	BY
C1	10.00'	10.00'	10/1/00	10/1/00
C2	10.00'	10.00'	10/1/00	10/1/00
C3	10.00'	10.00'	10/1/00	10/1/00
C4	10.00'	10.00'	10/1/00	10/1/00
C5	10.00'	10.00'	10/1/00	10/1/00
C6	10.00'	10.00'	10/1/00	10/1/00
C7	10.00'	10.00'	10/1/00	10/1/00
C8	10.00'	10.00'	10/1/00	10/1/00
C9	10.00'	10.00'	10/1/00	10/1/00
C10	10.00'	10.00'	10/1/00	10/1/00
C11	10.00'	10.00'	10/1/00	10/1/00
C12	10.00'	10.00'	10/1/00	10/1/00
C13	10.00'	10.00'	10/1/00	10/1/00
C14	10.00'	10.00'	10/1/00	10/1/00
C15	10.00'	10.00'	10/1/00	10/1/00
C16	10.00'	10.00'	10/1/00	10/1/00
C17	10.00'	10.00'	10/1/00	10/1/00
C18	10.00'	10.00'	10/1/00	10/1/00
C19	10.00'	10.00'	10/1/00	10/1/00
C20	10.00'	10.00'	10/1/00	10/1/00

LINE	DATE	BY
1	10/1/00	10/1/00
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3	10/1/00	10/1/00
4	10/1/00	10/1/00
5	10/1/00	10/1/00
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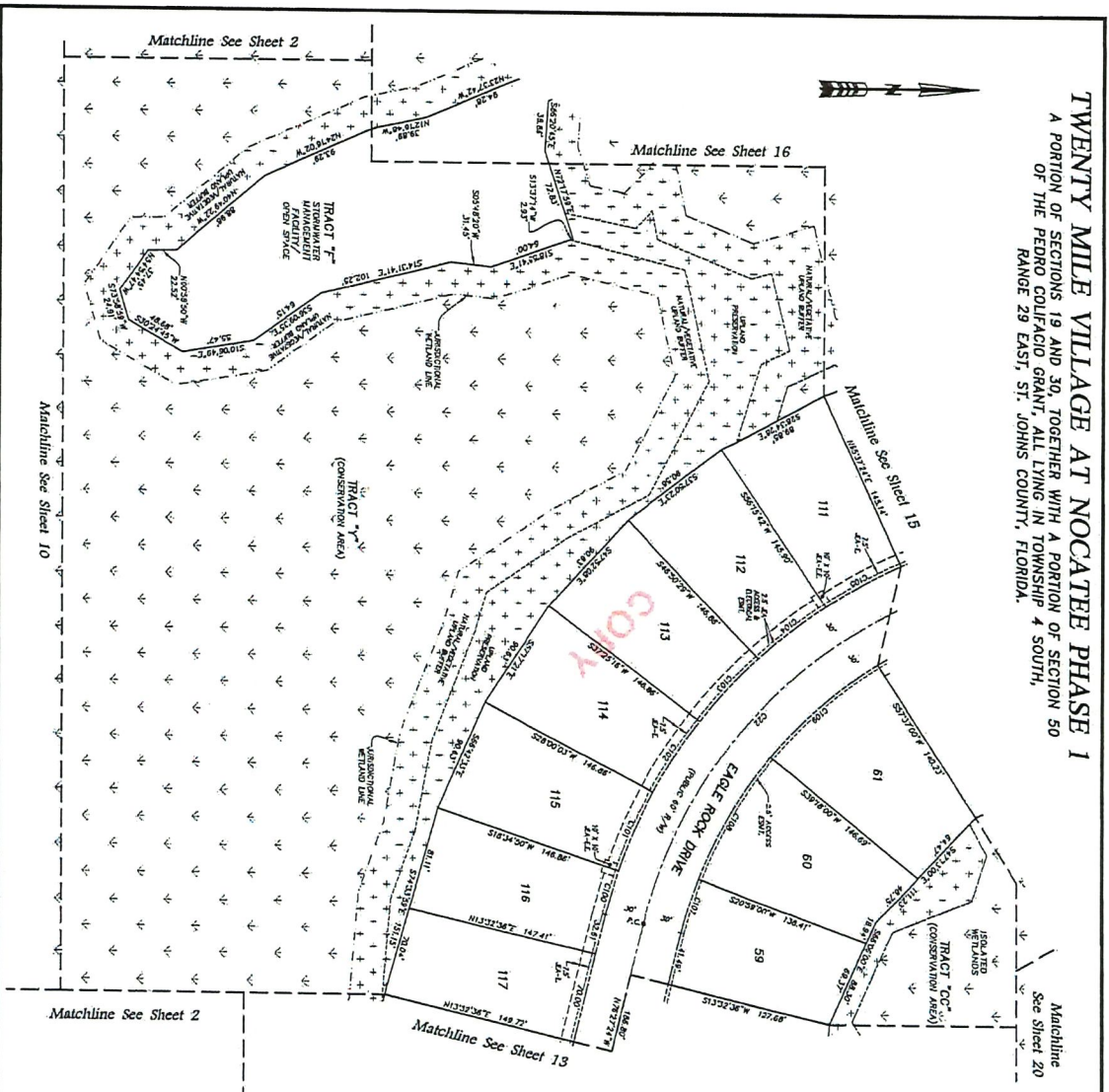
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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32218 (904) 644-8550
 CERTIFICATE OF AUTHORIZATION NO. 1E 3028

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 18
SHEET 14 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

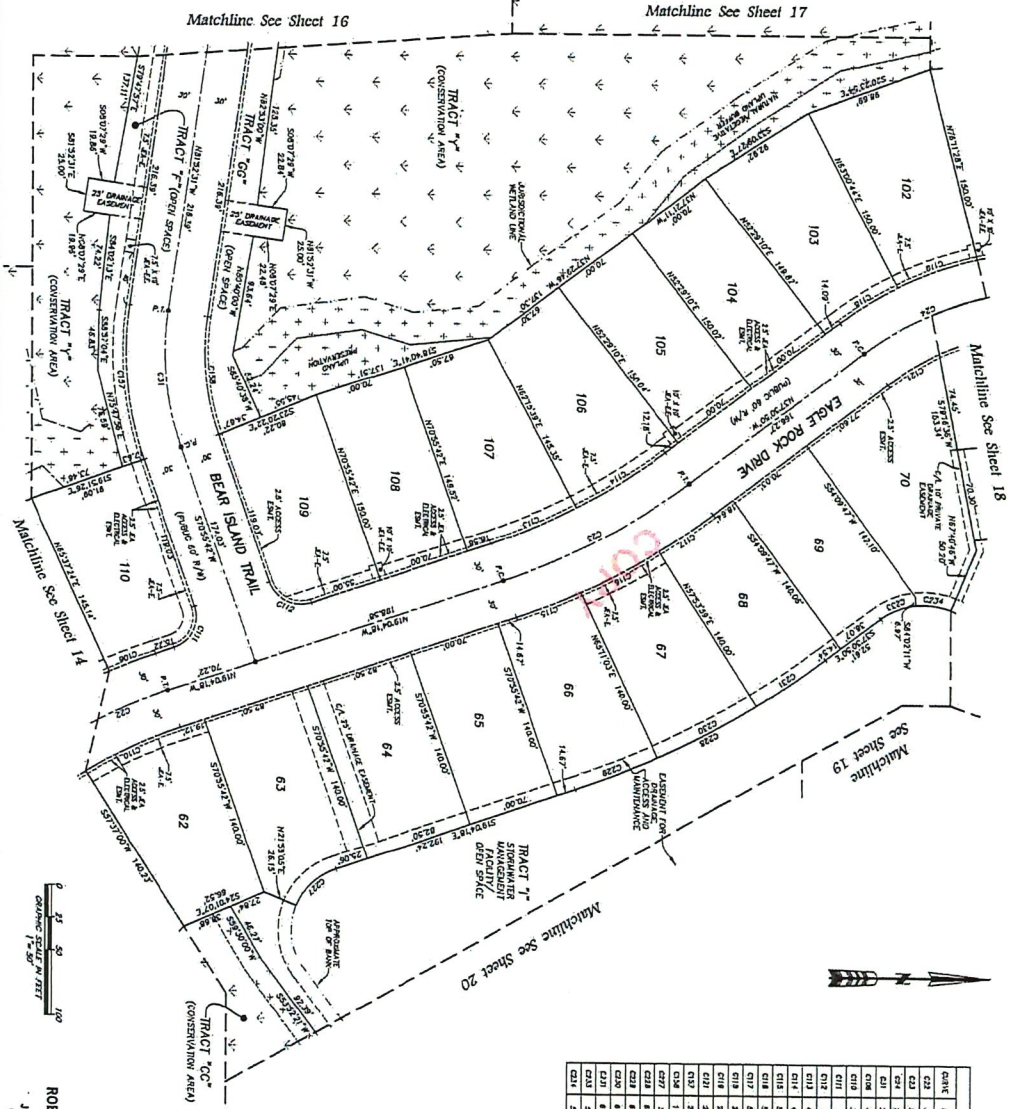
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C10	402.05	8/3/87	15.61	17/12/87	11.59	
C31	402.05	8/3/87	15.61	28/12/87	15.61	
C18	402.05	9/3/87	15.61	31/12/87	16.51	
C13	402.05	7/3/87	14.61	31/12/87	16.51	
C14	402.05	7/3/87	14.61	31/12/87	16.51	
C19	402.05	7/1/87	14.61	31/12/87	16.51	
C17	314.07	7/2/87	14.61	31/12/87	16.51	
C16	314.07	1/1/87	14.61	31/12/87	16.51	
C15	314.07	1/1/87	14.61	31/12/87	16.51	

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PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3824

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 774 PAGE 19
SHEET 15 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

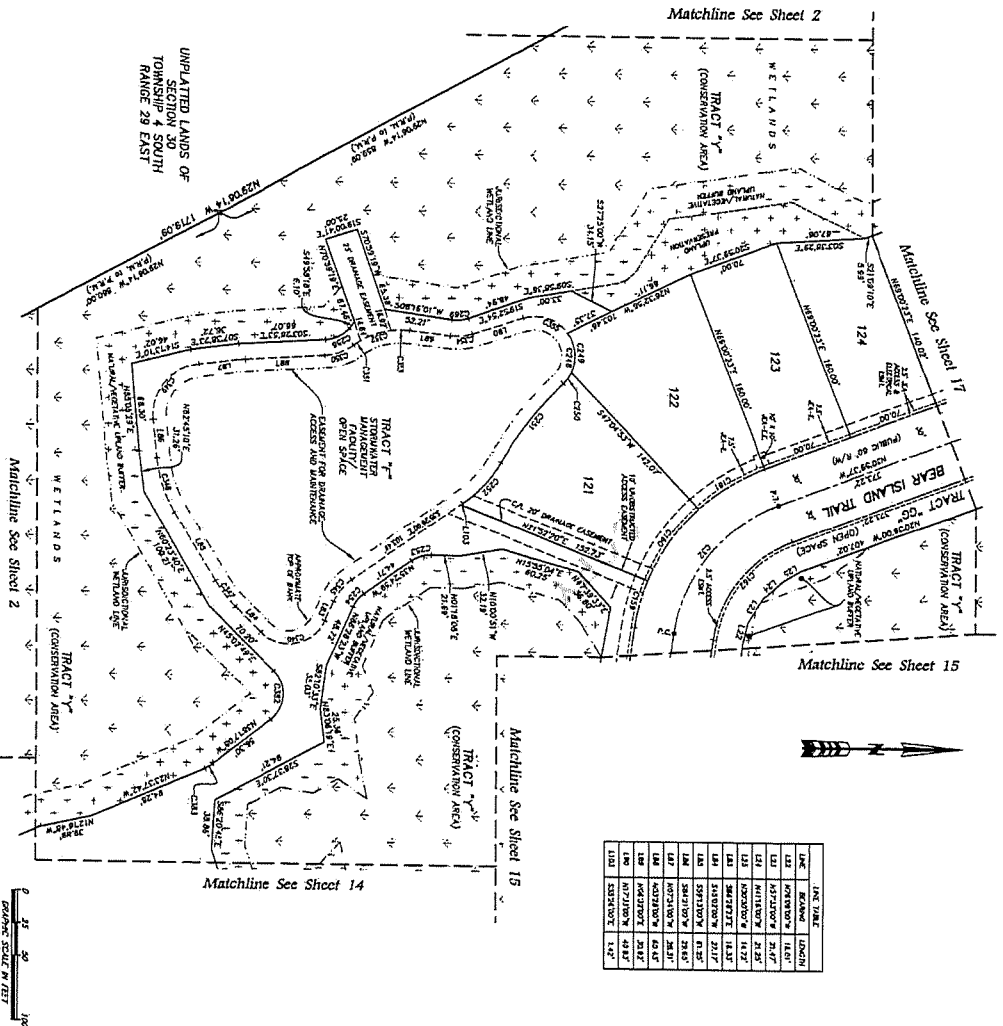


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PREPARED BY:
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JACKSONVILLE, FL 32218 (904) 642-8350
CERTIFICATE OF AUTHORIZATION NO. LR 3832

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 20
SHEET 16 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	REASON	LINECHG
L22	NOE 09/10/00	18.01*
L23	NOE 22/10/00	20.47*
L24	NOE 15/10/00	21.25*
L25	NOE 20/10/00	18.72*
L26	NOE 28/07/00	18.33*
L27	NOE 02/08/00	22.17*
L28	NOE 13/07/00	17.25*
L29	NOE 21/10/00	22.83*
L30	NOE 24/10/00	20.43*
L31	NOE 03/07/00	20.83*
L32	NOE 21/10/00	49.83*
L33	NOE 24/10/00	1.42*

DATE	DATE RECEIVED			
	DATE	AMOUNT	DATE	AMOUNT
C20	12/10/07	100.00	12/10/07	100.00
C21	12/10/07	100.00	12/10/07	100.00
C22	12/10/07	100.00	12/10/07	100.00
C23	12/10/07	100.00	12/10/07	100.00
C24	12/10/07	100.00	12/10/07	100.00
C25	12/10/07	100.00	12/10/07	100.00
C26	12/10/07	100.00	12/10/07	100.00
C27	12/10/07	100.00	12/10/07	100.00
C28	12/10/07	100.00	12/10/07	100.00
C29	12/10/07	100.00	12/10/07	100.00
C30	12/10/07	100.00	12/10/07	100.00
C31	12/10/07	100.00	12/10/07	100.00
C32	12/10/07	100.00	12/10/07	100.00
C33	12/10/07	100.00	12/10/07	100.00
C34	12/10/07	100.00	12/10/07	100.00
C35	12/10/07	100.00	12/10/07	100.00
C36	12/10/07	100.00	12/10/07	100.00
C37	12/10/07	100.00	12/10/07	100.00
C38	12/10/07	100.00	12/10/07	100.00
C39	12/10/07	100.00	12/10/07	100.00
C40	12/10/07	100.00	12/10/07	100.00
C41	12/10/07	100.00	12/10/07	100.00
C42	12/10/07	100.00	12/10/07	100.00
C43	12/10/07	100.00	12/10/07	100.00
C44	12/10/07	100.00	12/10/07	100.00
C45	12/10/07	100.00	12/10/07	100.00
C46	12/10/07	100.00	12/10/07	100.00
C47	12/10/07	100.00	12/10/07	100.00
C48	12/10/07	100.00	12/10/07	100.00
C49	12/10/07	100.00	12/10/07	100.00
C50	12/10/07	100.00	12/10/07	100.00
C51	12/10/07	100.00	12/10/07	100.00
C52	12/10/07	100.00	12/10/07	100.00
C53	12/10/07	100.00	12/10/07	100.00
C54	12/10/07	100.00	12/10/07	100.00
C55	12/10/07	100.00	12/10/07	100.00
C56	12/10/07	100.00	12/10/07	100.00
C57	12/10/07	100.00	12/10/07	100.00
C58	12/10/07	100.00	12/10/07	100.00
C59	12/10/07	100.00	12/10/07	100.00
C60	12/10/07	100.00	12/10/07	100.00
C61	12/10/07	100.00	12/10/07	100.00
C62	12/10/07	100.00	12/10/07	100.00
C63	12/10/07	100.00	12/10/07	100.00
C64	12/10/07	100.00	12/10/07	100.00
C65	12/10/07	100.00	12/10/07	100.00
C66	12/10/07	100.00	12/10/07	100.00
C67	12/10/07	100.00	12/10/07	100.00
C68	12/10/07	100.00	12/10/07	100.00
C69	12/10/07	100.00	12/10/07	100.00
C70	12/10/07	100.00	12/10/07	100.00
C71	12/10/07	100.00	12/10/07	100.00
C72	12/10/07	100.00	12/10/07	100.00
C73	12/10/07	100.00	12/10/07	100.00
C74	12/10/07	100.00	12/10/07	100.00
C75	12/10/07	100.00	12/10/07	100.00
C76	12/10/07	100.00	12/10/07	100.00
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C80	12/10/07	100.00	12/10/07	100.00
C81	12/10/07	100.00	12/10/07	100.00
C82	12/10/07	100.00	12/10/07	100.00
C83	12/10/07	100.00	12/10/07	100.00
C84	12/10/07	100.00	12/10/07	100.00
C85	12/10/07	100.00	12/10/07	100.00
C86	12/10/07	100.00	12/10/07	100.00
C87	12/10/07	100.00	12/10/07	100.00
C88	12/10/07	100.00	12/10/07	100.00
C89	12/10/07	100.00	12/10/07	100.00
C90	12/10/07	100.00	12/10/07	100.00
C91	12/10/07	100.00	12/10/07	100.00
C92	12/10/07	100.00	12/10/07	100.00
C93	12/10/07	100.00	12/10/07	100.00
C94	12/10/07	100.00	12/10/07	100.00
C95	12/10/07	100.00	12/10/07	100.00
C96	12/10/07	100.00	12/10/07	100.00
C97	12/10/07	100.00	12/10/07	100.00
C98	12/10/07	100.00	12/10/07	100.00
C99	12/10/07	100.00	12/10/07	100.00
C100	12/10/07	100.00	12/10/07	100.00

- [illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

Matchline See Sheet 2

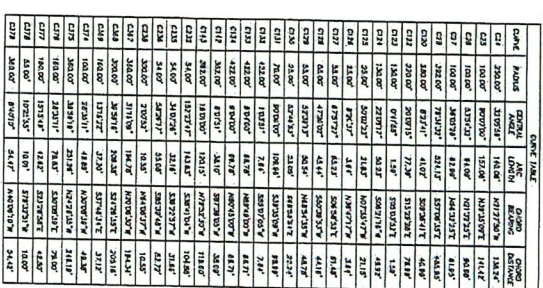
MAP BOOK 74 PAGE 21
SHEET 17 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

DATE PAID			
DATE	AMOUNT	DATE	AMOUNT
C12	15.00	7/11	21.11
C13	13.00	7/11	25.21
C14	40.00	7/11	43.48
C15	40.00	7/11	43.76
C16	40.00	7/11	43.76
C17	40.00	7/11	43.76
C18	40.00	7/11	43.76
C19	40.00	7/11	43.76
C20	40.00	7/11	43.76
C21	40.00	7/11	43.76
C22	40.00	7/11	43.76
C23	40.00	7/11	43.76
C24	40.00	7/11	43.76
C25	40.00	7/11	43.76
C26	40.00	7/11	43.76
C27	40.00	7/11	43.76
C28	40.00	7/11	43.76
C29	40.00	7/11	43.76
C30	40.00	7/11	43.76
C31	40.00	7/11	43.76
C32	40.00	7/11	43.76
C33	40.00	7/11	43.76
C34	40.00	7/11	43.76
C35	40.00	7/11	43.76
C36	40.00	7/11	43.76
C37	40.00	7/11	43.76
C38	40.00	7/11	43.76
C39	40.00	7/11	43.76
C40	40.00	7/11	43.76
C41	40.00	7/11	43.76
C42	40.00	7/11	43.76
C43	40.00	7/11	43.76
C44	40.00	7/11	43.76
C45	40.00	7/11	43.76
C46	40.00	7/11	43.76
C47	40.00	7/11	43.76
C48	40.00	7/11	43.76
C49	40.00	7/11	43.76
C50	40.00	7/11	43.76
C51	40.00	7/11	43.76
C52	40.00	7/11	43.76
C53	40.00	7/11	43.76
C54	40.00	7/11	43.76
C55	40.00	7/11	43.76
C56	40.00	7/11	43.76
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C59	40.00	7/11	43.76
C60	40.00	7/11	43.76
C61	40.00	7/11	43.76
C62	40.00	7/11	43.76
C63	40.00	7/11	43.76
C64	40.00	7/11	43.76
C65	40.00	7/11	43.76
C66	40.00	7/11	43.76
C67	40.00	7/11	43.76
C68	40.00	7/11	43.76
C69	40.00	7/11	43.76
C70	40.00	7/11	43.76
C71	40.00	7/11	43.76
C72	40.00	7/11	43.76
C73	40.00	7/11	43.76
C74	40.00	7/11	43.76
C75	40.00	7/11	43.76
C76	40.00	7/11	43.76
C77	40.00	7/11	43.76
C78	40.00	7/11	43.76
C79	40.00	7/11	43.76
C80	40.00	7/11	43.76
C81	40.00	7/11	43.76
C82	40.00	7/11	43.76
C83	40.00	7/11	43.76
C84	40.00	7/11	43.76
C85	40.00	7/11	43.76
C86	40.00	7/11	43.76
C87	40.00	7/11	43.76
C88	40.00	7/11	43.76
C89	40.00	7/11	43.76
C90	40.00	7/11	43.76
C91	40.00	7/11	43.76
C92	40.00	7/11	43.76
C93	40.00	7/11	43.76
C94	40.00	7/11	43.76
C95	40.00	7/11	43.76
C96	40.00	7/11	43.76
C97	40.00	7/11	43.76

[illegible]

ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB, 3824

MAP BOOK 74 PAGE 22
SHEET 18 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE	
LINE	MEASUREMENT
L101	58'4"72"7"
L102	6'3"04"3"7"
L103	8'1"7"
L104	10'4"22"
L105	11'3"10"4"8"
L106	8'0"8"

0 25 50 100
GRAPHIC SCALE IN FEET
1"=50'

ROBERT M. ANGAS ASSOCIATES, INC.
PREPARED BY:
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 5824

TWENTY MILE VILLAGE AT NOCATEE PHASE I A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLUPIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 23
SHEET 19 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

CLINE	ROADS	OWNER	AREA	BEING	BEING
C24	3120'	7300'	32.12	3200'	3200'
C25	3120'	7300'	32.12	3200'	3200'
C26	3120'	7300'	32.12	3200'	3200'
C27	3120'	7300'	32.12	3200'	3200'
C28	3120'	7300'	32.12	3200'	3200'
C29	3120'	7300'	32.12	3200'	3200'
C30	3120'	7300'	32.12	3200'	3200'
C31	3120'	7300'	32.12	3200'	3200'
C32	3120'	7300'	32.12	3200'	3200'
C33	3120'	7300'	32.12	3200'	3200'
C34	3120'	7300'	32.12	3200'	3200'
C35	3120'	7300'	32.12	3200'	3200'
C36	3120'	7300'	32.12	3200'	3200'
C37	3120'	7300'	32.12	3200'	3200'
C38	3120'	7300'	32.12	3200'	3200'
C39	3120'	7300'	32.12	3200'	3200'
C40	3120'	7300'	32.12	3200'	3200'
C41	3120'	7300'	32.12	3200'	3200'
C42	3120'	7300'	32.12	3200'	3200'
C43	3120'	7300'	32.12	3200'	3200'
C44	3120'	7300'	32.12	3200'	3200'
C45	3120'	7300'	32.12	3200'	3200'
C46	3120'	7300'	32.12	3200'	3200'
C47	3120'	7300'	32.12	3200'	3200'
C48	3120'	7300'	32.12	3200'	3200'
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C59	3120'	7300'	32.12	3200'	3200'
C60	3120'	7300'	32.12	3200'	3200'
C61	3120'	7300'	32.12	3200'	3200'
C62	3120'	7300'	32.12	3200'	3200'
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C67	3120'	7300'	32.12	3200'	3200'
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C69	3120'	7300'	32.12	3200'	3200'
C70	3120'	7300'	32.12	3200'	3200'
C71	3120'	7300'	32.12	3200'	3200'
C72	3120'	7300'	32.12	3200'	3200'
C73	3120'	7300'	32.12	3200'	3200'
C74	3120'	7300'	32.12	3200'	3200'
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C93	3120'	7300'	32.12	3200'	3200'
C94	3120'	7300'	32.12	3200'	3200'
C95	3120'	7300'	32.12	3200'	3200'
C96	3120'	7300'	32.12	3200'	3200'
C97	3120'	7300'	32.12	3200'	3200'
C98	3120'	7300'	32.12	3200'	3200'
C99	3120'	7300'	32.12	3200'	3200'
C100	3120'	7300'	32.12	3200'	3200'

- LEGEND
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 - 99. BOUNDARY OF 1/4 SECTION
 - 100. BOUNDARY OF 1/4 SECTION



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. ANDREW ROAD
JACKSONVILLE, FL 32256 (904) 842-6550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3924

MAP BOOK 74 PAGE 24
SHEET 20 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



LINE TABLE		
LINE	BEARING	LENGTH
143	N 77° 10' E	21.84'
144	S 81° 47' 32" E	25.00'
145	S 77° 12' 04" W	22.87'

- [illegible]

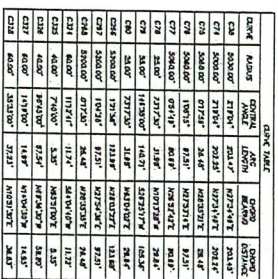


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ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3824

MAP BOOK 74 PAGE 25
SHEET 21 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



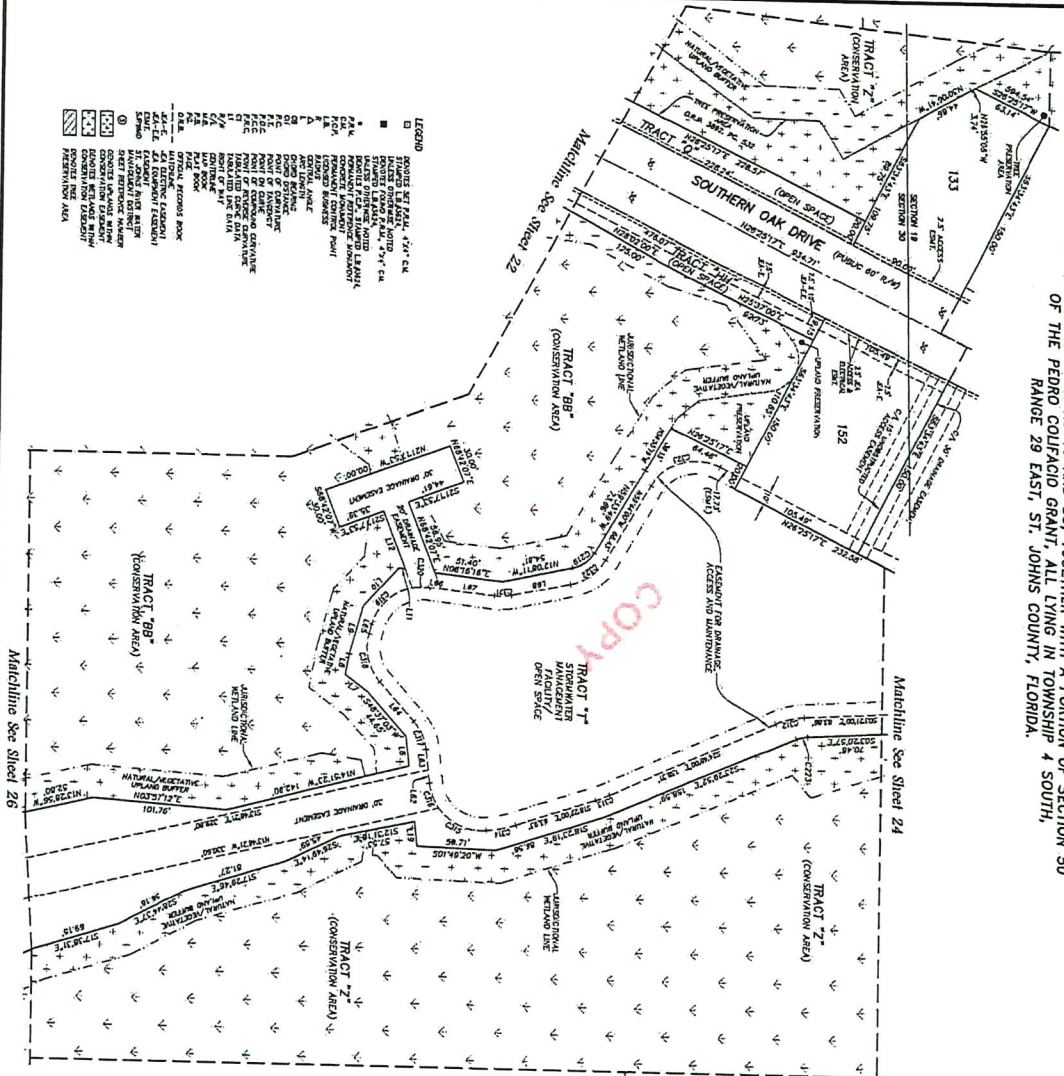
MAP BOOK 74 PAGE 26
SHEET 22 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3826

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 27
SHEET 23 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14723 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32235 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3324

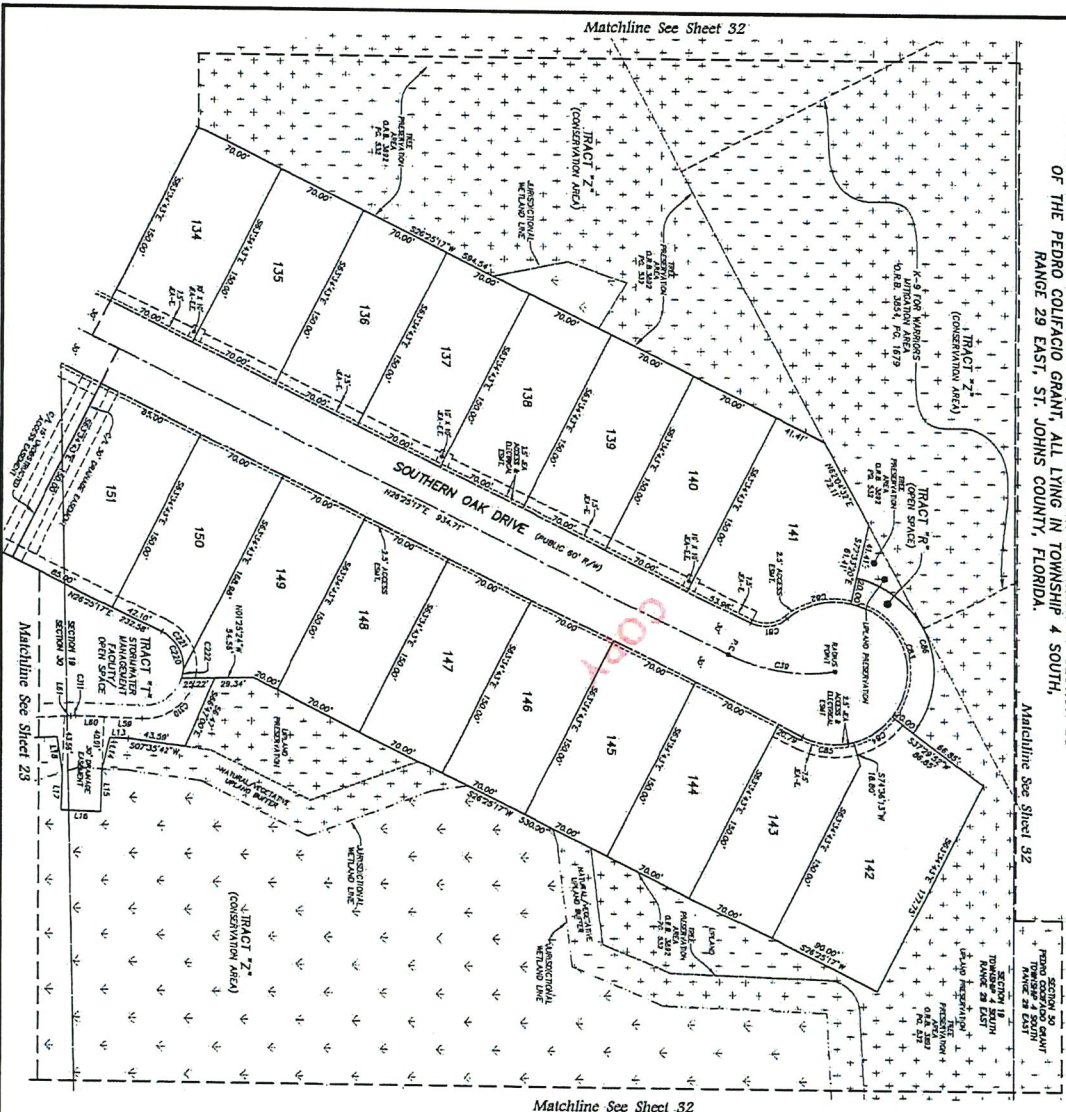


LINE	BEARING	LENGTH
1	S 89° 15' 00" E	21.87
2	S 71° 15' 00" E	21.87
3	S 71° 15' 00" E	21.87
4	S 71° 15' 00" E	21.87
5	S 71° 15' 00" E	21.87
6	S 71° 15' 00" E	21.87
7	S 71° 15' 00" E	21.87
8	S 71° 15' 00" E	21.87
9	S 71° 15' 00" E	21.87
10	S 71° 15' 00" E	21.87
11	S 71° 15' 00" E	21.87
12	S 71° 15' 00" E	21.87
13	S 71° 15' 00" E	21.87
14	S 71° 15' 00" E	21.87
15	S 71° 15' 00" E	21.87
16	S 71° 15' 00" E	21.87
17	S 71° 15' 00" E	21.87
18	S 71° 15' 00" E	21.87
19	S 71° 15' 00" E	21.87
20	S 71° 15' 00" E	21.87

DATE	NO.	BY	FOR	BY	FOR
01/10/07	1	ANGAS	NO. 1	ANGAS	NO. 1
02/10/07	2	ANGAS	NO. 2	ANGAS	NO. 2
03/10/07	3	ANGAS	NO. 3	ANGAS	NO. 3
04/10/07	4	ANGAS	NO. 4	ANGAS	NO. 4
05/10/07	5	ANGAS	NO. 5	ANGAS	NO. 5
06/10/07	6	ANGAS	NO. 6	ANGAS	NO. 6
07/10/07	7	ANGAS	NO. 7	ANGAS	NO. 7
08/10/07	8	ANGAS	NO. 8	ANGAS	NO. 8
09/10/07	9	ANGAS	NO. 9	ANGAS	NO. 9
10/10/07	10	ANGAS	NO. 10	ANGAS	NO. 10
11/10/07	11	ANGAS	NO. 11	ANGAS	NO. 11
12/10/07	12	ANGAS	NO. 12	ANGAS	NO. 12
01/11/07	13	ANGAS	NO. 13	ANGAS	NO. 13
02/11/07	14	ANGAS	NO. 14	ANGAS	NO. 14
03/11/07	15	ANGAS	NO. 15	ANGAS	NO. 15
04/11/07	16	ANGAS	NO. 16	ANGAS	NO. 16
05/11/07	17	ANGAS	NO. 17	ANGAS	NO. 17
06/11/07	18	ANGAS	NO. 18	ANGAS	NO. 18
07/11/07	19	ANGAS	NO. 19	ANGAS	NO. 19
08/11/07	20	ANGAS	NO. 20	ANGAS	NO. 20
09/11/07	21	ANGAS	NO. 21	ANGAS	NO. 21
10/11/07	22	ANGAS	NO. 22	ANGAS	NO. 22
11/11/07	23	ANGAS	NO. 23	ANGAS	NO. 23
12/11/07	24	ANGAS	NO. 24	ANGAS	NO. 24
01/12/07	25	ANGAS	NO. 25	ANGAS	NO. 25
02/12/07	26	ANGAS	NO. 26	ANGAS	NO. 26
03/12/07	27	ANGAS	NO. 27	ANGAS	NO. 27
04/12/07	28	ANGAS	NO. 28	ANGAS	NO. 28
05/12/07	29	ANGAS	NO. 29	ANGAS	NO. 29
06/12/07	30	ANGAS	NO. 30	ANGAS	NO. 30
07/12/07	31	ANGAS	NO. 31	ANGAS	NO. 31
08/12/07	32	ANGAS	NO. 32	ANGAS	NO. 32
09/12/07	33	ANGAS	NO. 33	ANGAS	NO. 33
10/12/07	34	ANGAS	NO. 34	ANGAS	NO. 34
11/12/07	35	ANGAS	NO. 35	ANGAS	NO. 35
12/12/07	36	ANGAS	NO. 36	ANGAS	NO. 36
01/01/08	37	ANGAS	NO. 37	ANGAS	NO. 37
02/01/08	38	ANGAS	NO. 38	ANGAS	NO. 38
03/01/08	39	ANGAS	NO. 39	ANGAS	NO. 39
04/01/08	40	ANGAS	NO. 40	ANGAS	NO. 40
05/01/08	41	ANGAS	NO. 41	ANGAS	NO. 41
06/01/08	42	ANGAS	NO. 42	ANGAS	NO. 42
07/01/08	43	ANGAS	NO. 43	ANGAS	NO. 43
08/01/08	44	ANGAS	NO. 44	ANGAS	NO. 44
09/01/08	45	ANGAS	NO. 45	ANGAS	NO. 45
10/01/08	46	ANGAS	NO. 46	ANGAS	NO. 46
11/01/08	47	ANGAS	NO. 47	ANGAS	NO. 47
12/01/08	48	ANGAS	NO. 48	ANGAS	NO. 48
01/02/09	49	ANGAS	NO. 49	ANGAS	NO. 49
02/02/09	50	ANGAS	NO. 50	ANGAS	NO. 50
03/02/09	51	ANGAS	NO. 51	ANGAS	NO. 51
04/02/09	52	ANGAS	NO. 52	ANGAS	NO. 52
05/02/09	53	ANGAS	NO. 53	ANGAS	NO. 53
06/02/09	54	ANGAS	NO. 54	ANGAS	NO. 54
07/02/09	55	ANGAS	NO. 55	ANGAS	NO. 55
08/02/09	56	ANGAS	NO. 56	ANGAS	NO. 56
09/02/09	57	ANGAS	NO. 57	ANGAS	NO. 57
10/02/09	58	ANGAS	NO. 58	ANGAS	NO. 58
11/02/09	59	ANGAS	NO. 59	ANGAS	NO. 59
12/02/09	60	ANGAS	NO. 60	ANGAS	NO. 60
01/03/10	61	ANGAS	NO. 61	ANGAS	NO. 61
02/03/10	62	ANGAS	NO. 62	ANGAS	NO. 62
03/03/10	63	ANGAS	NO. 63	ANGAS	NO. 63
04/03/10	64	ANGAS	NO. 64	ANGAS	NO. 64
05/03/10	65	ANGAS	NO. 65	ANGAS	NO. 65
06/03/10	66	ANGAS	NO. 66	ANGAS	NO. 66
07/03/10	67	ANGAS	NO. 67	ANGAS	NO. 67
08/03/10	68	ANGAS	NO. 68	ANGAS	NO. 68
09/03/10	69	ANGAS	NO. 69	ANGAS	NO. 69
10/03/10	70	ANGAS	NO. 70	ANGAS	NO. 70
11/03/10	71	ANGAS	NO. 71	ANGAS	NO. 71
12/03/10	72	ANGAS	NO. 72	ANGAS	NO. 72
01/04/11	73	ANGAS	NO. 73	ANGAS	NO. 73
02/04/11	74	ANGAS	NO. 74	ANGAS	NO. 74
03/04/11	75	ANGAS	NO. 75	ANGAS	NO. 75
04/04/11	76	ANGAS	NO. 76	ANGAS	NO. 76
05/04/11	77	ANGAS	NO. 77	ANGAS	NO. 77
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07/04/11	79	ANGAS	NO. 79	ANGAS	NO. 79
08/04/11	80	ANGAS	NO. 80	ANGAS	NO. 80
09/04/11	81	ANGAS	NO. 81	ANGAS	NO. 81
10/04/11	82	ANGAS	NO. 82	ANGAS	NO. 82
11/04/11	83	ANGAS	NO. 83	ANGAS	NO. 83
12/04/11	84	ANGAS	NO. 84	ANGAS	NO. 84
01/05/12	85	ANGAS	NO. 85	ANGAS	NO. 85
02/05/12	86	ANGAS	NO. 86	ANGAS	NO. 86
03/05/12	87	ANGAS	NO. 87	ANGAS	NO. 87
04/05/12	88	ANGAS	NO. 88	ANGAS	NO. 88
05/05/12	89	ANGAS	NO. 89	ANGAS	NO. 89
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07/05/12	91	ANGAS	NO. 91	ANGAS	NO. 91
08/05/12	92	ANGAS	NO. 92	ANGAS	NO. 92
09/05/12	93	ANGAS	NO. 93	ANGAS	NO. 93
10/05/12	94	ANGAS	NO. 94	ANGAS	NO. 94
11/05/12	95	ANGAS	NO. 95	ANGAS	NO. 95
12/05/12	96	ANGAS	NO. 96	ANGAS	NO. 96
01/06/13	97	ANGAS	NO. 97	ANGAS	NO. 97
02/06/13	98	ANGAS	NO. 98	ANGAS	NO. 98
03/06/13	99	ANGAS	NO. 99	ANGAS	NO. 99
04/06/13	100	ANGAS	NO. 100	ANGAS	NO. 100

TWENTY MILE VILLAGE AT NOCATEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 28
 SHEET 24 OF 32 SHEETS
 SEE SHEET 2 FOR NOTES



A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

SHEET 25 OF 32 SHEETS

SEE SHEET 2 FOR NOTES

[illegible][illegible]

- [illegible]

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB. 3824

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

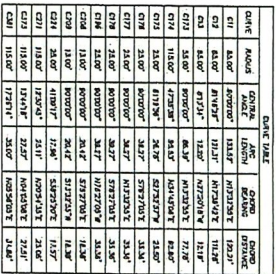
MAP BOOK 74 PAGE 30

SHEET 26 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

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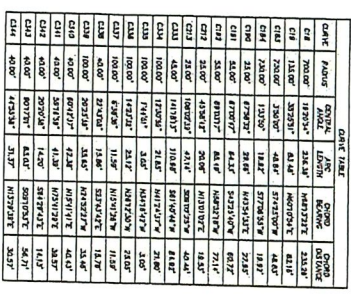
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32226 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.R. 3824

MAP BOOK 74 PAGE 31
SHEET 27 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8350
CERTIFICATE OF AUTHORIZATION NO. L.B. 3624

MAP BOOK 74 PAGE 32
SHEET 28 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

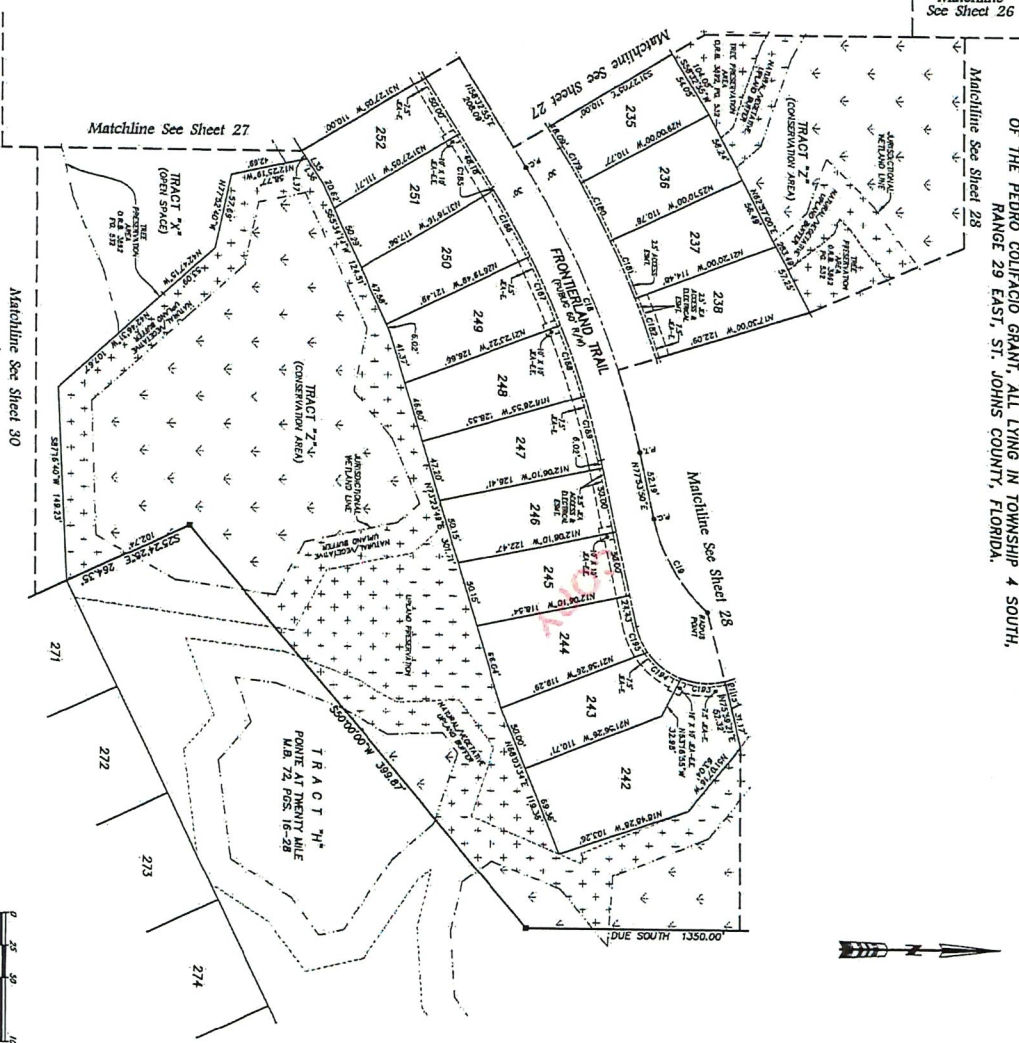


PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3884

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLIFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 P
SHEET 29 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



		DATE TIME			
DATE	TIME	DATE	TIME	DATE	TIME
04	18:00	04	18:00	04	18:00
05	18:00	05	18:00	05	18:00
06	18:00	06	18:00	06	18:00
07	18:00	07	18:00	07	18:00
08	18:00	08	18:00	08	18:00
09	18:00	09	18:00	09	18:00
10	18:00	10	18:00	10	18:00
11	18:00	11	18:00	11	18:00
12	18:00	12	18:00	12	18:00
13	18:00	13	18:00	13	18:00
14	18:00	14	18:00	14	18:00
15	18:00	15	18:00	15	18:00
16	18:00	16	18:00	16	18:00
17	18:00	17	18:00	17	18:00
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19	18:00	19	18:00	19	18:00
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21	18:00	21	18:00	21	18:00
22	18:00	22	18:00	22	18:00
23	18:00	23	18:00	23	18:00
24	18:00	24	18:00	24	18:00
25	18:00	25	18:00	25	18:00
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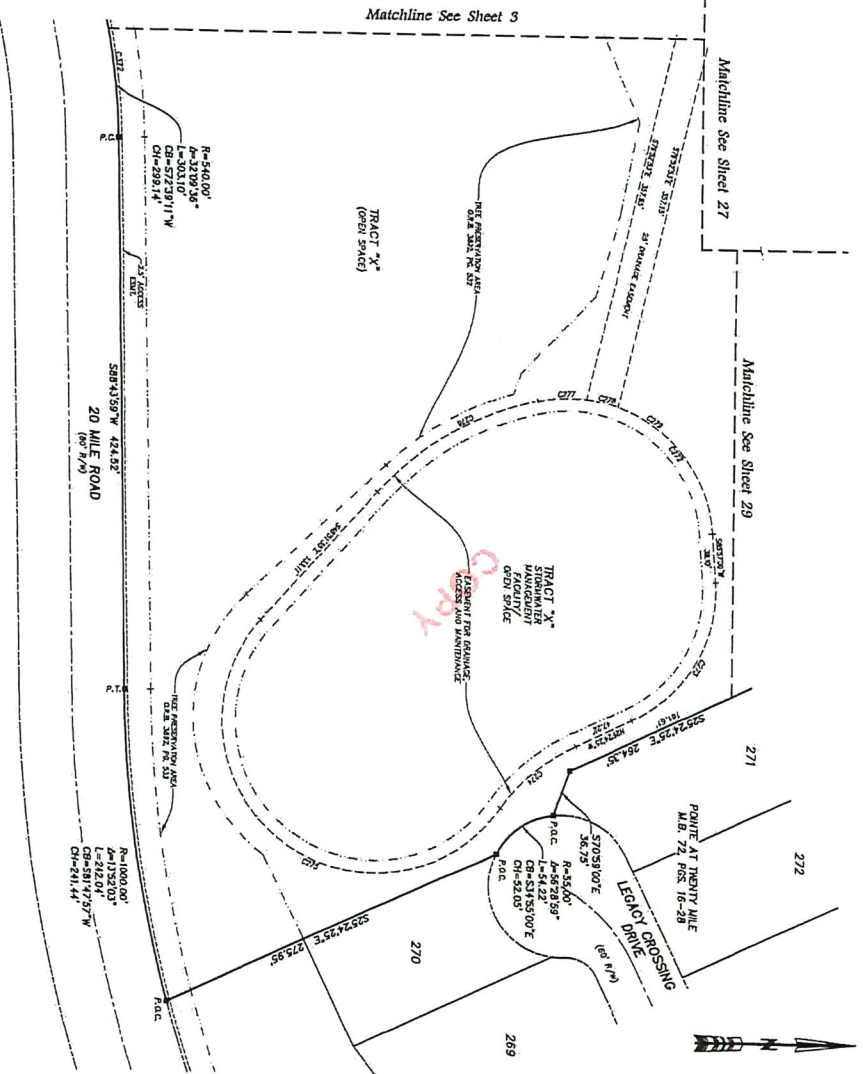
LINE TABLE	
LINE	LENGTH
L15	45.58 0.72
L16	54.59 0.74
L17	55.58 0.74

- | LEGEND | |
|--------|-----------------------------|
| ① | SHOULDER BOLT, 1/4" DIA. |
| ② | SHOULDER BOLT, 1/2" DIA. |
| ③ | SHOULDER BOLT, 3/4" DIA. |
| ④ | SHOULDER BOLT, 1" DIA. |
| ⑤ | SHOULDER BOLT, 1 1/2" DIA. |
| ⑥ | SHOULDER BOLT, 2" DIA. |
| ⑦ | SHOULDER BOLT, 2 1/2" DIA. |
| ⑧ | SHOULDER BOLT, 3" DIA. |
| ⑨ | SHOULDER BOLT, 3 1/2" DIA. |
| ⑩ | SHOULDER BOLT, 4" DIA. |
| ⑪ | SHOULDER BOLT, 4 1/2" DIA. |
| ⑫ | SHOULDER BOLT, 5" DIA. |
| ⑬ | SHOULDER BOLT, 5 1/2" DIA. |
| ⑭ | SHOULDER BOLT, 6" DIA. |
| ⑮ | SHOULDER BOLT, 6 1/2" DIA. |
| ⑯ | SHOULDER BOLT, 7" DIA. |
| ⑰ | SHOULDER BOLT, 7 1/2" DIA. |
| ⑱ | SHOULDER BOLT, 8" DIA. |
| ⑲ | SHOULDER BOLT, 8 1/2" DIA. |
| ⑳ | SHOULDER BOLT, 9" DIA. |
| ㉑ | SHOULDER BOLT, 9 1/2" DIA. |
| ㉒ | SHOULDER BOLT, 10" DIA. |
| ㉓ | SHOULDER BOLT, 10 1/2" DIA. |
| ㉔ | SHOULDER BOLT, 11" DIA. |
| ㉕ | SHOULDER BOLT, 11 1/2" DIA. |
| ㉖ | SHOULDER BOLT, 12" DIA. |
| ㉗ | SHOULDER BOLT, 12 1/2" DIA. |
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| ㉞ | SHOULDER BOLT, 16" DIA. |
| ㉟ | SHOULDER BOLT, 16 1/2" DIA. |
| ㊱ | SHOULDER BOLT, 17" DIA. |
| ㊲ | SHOULDER BOLT, 17 1/2" DIA. |
| ㊳ | SHOULDER BOLT, 18" DIA. |
| ㊴ | SHOULDER BOLT, 18 1/2" DIA. |
| ㊵ | SHOULDER BOLT, 19" DIA. |
| ㊶ | SHOULDER BOLT, 19 1/2" DIA. |
| ㊷ | SHOULDER BOLT, 20" DIA. |
| ㊸ | SHOULDER BOLT, 20 1/2" DIA. |
| ㊹ | SHOULDER BOLT, 21" DIA. |
| ㊺ | SHOULDER BOLT, 21 1/2" DIA. |
| ㊻ | SHOULDER BOLT, 22" DIA. |
| ㊼ | SHOULDER BOLT, 22 1/2" DIA. |
| ㊽ | SHOULDER BOLT, 23" DIA. |
| ㊾ | SHOULDER BOLT, 23 1/2" DIA. |
| ㊿ | SHOULDER BOLT, 24" DIA. |
| 1 | SHOULDER BOLT, 1/4" DIA. |
| 2 | SHOULDER BOLT, 1/2" DIA. |
| 3 | SHOULDER BOLT, 3/4" DIA. |
| 4 | SHOULDER BOLT, 1" DIA. |
| 5 | SHOULDER BOLT, 1 1/2" DIA. |
| 6 | SHOULDER BOLT, 2" DIA. |
| 7 | SHOULDER BOLT, 2 1/2" DIA. |
| 8 | SHOULDER BOLT, 3" DIA. |
| 9 | SHOULDER BOLT, 3 1/2" DIA. |
| 10 | SHOULDER BOLT, 4" DIA. |
| 11 | SHOULDER BOLT, 4 1/2" DIA. |
| 12 | SHOULDER BOLT, 5" DIA. |
| 13 | SHOULDER BOLT, 5 1/2" DIA. |
| 14 | SHOULDER BOLT, 6" DIA. |
| 15 | SHOULDER BOLT, 6 1/2" DIA. |
| 16 | SHOULDER BOLT, 7" DIA. |
| 17 | SHOULDER BOLT, 7 1/2" DIA. |
| 18 | SHOULDER BOLT, 8" DIA. |
| 19 | SHOULDER BOLT, 8 1/2" DIA. |
| 20 | SHOULDER BOLT, 9" DIA. |
| 21 | SHOULDER BOLT, 9 1/2" DIA. |
| 22 | SHOULDER BOLT, 10" DIA. |
| 23 | SHOULDER BOLT, 10 1/2" DIA. |
| 24 | SHOULDER BOLT, 11" DIA. |
| 25 | SHOULDER BOLT, 11 1/2" DIA. |
| 26 | SHOULDER BOLT, 12" DIA. |
| 27 | SHOULDER BOLT, 12 1/2" DIA. |
| 28 | SHOULDER BOLT, 13" DIA. |
| 29 | SHOULDER BOLT, 13 1/2" DIA. |
| 30 | SHOULDER BOLT, 14" DIA. |
| 31 | SHOULDER BOLT, 14 1/2" DIA. |
| 32 | SHOULDER BOLT, 15" DIA. |
| 33 | SHOULDER BOLT, 15 1/2" DIA. |
| 34 | SHOULDER BOLT, 16" DIA. |
| 35 | SHOULDER BOLT, 16 1/2" DIA. |
| 36 | SHOULDER BOLT, 17" DIA. |
| 37 | SHOULDER BOLT, 17 1/2" DIA. |
| 38 | SHOULDER BOLT, 18" DIA. |
| 39 | SHOULDER BOLT, 18 1/2" DIA. |
| 40 | SHOULDER BOLT, 19" DIA. |
| 41 | SHOULDER BOLT, 19 1/2" DIA. |
| 42 | SHOULDER BOLT, 20" DIA. |
| 43 | SHOULDER BOLT, 20 1/2" DIA. |
| 44 | SHOULDER BOLT, 21" DIA. |
| 45 | SHOULDER BOLT, 21 1/2" DIA. |
| 46 | SHOULDER BOLT, 22" DIA. |
| 47 | SHOULDER BOLT, 22 1/2" DIA. |
| 48 | SHOULDER BOLT, 23" DIA. |
| 49 | SHOULDER BOLT, 23 1/2" DIA. |
| 50 | SHOULDER BOLT, 24" DIA. |

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32250 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 3424

A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50
OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 74 PAGE 34
SHEET 30 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

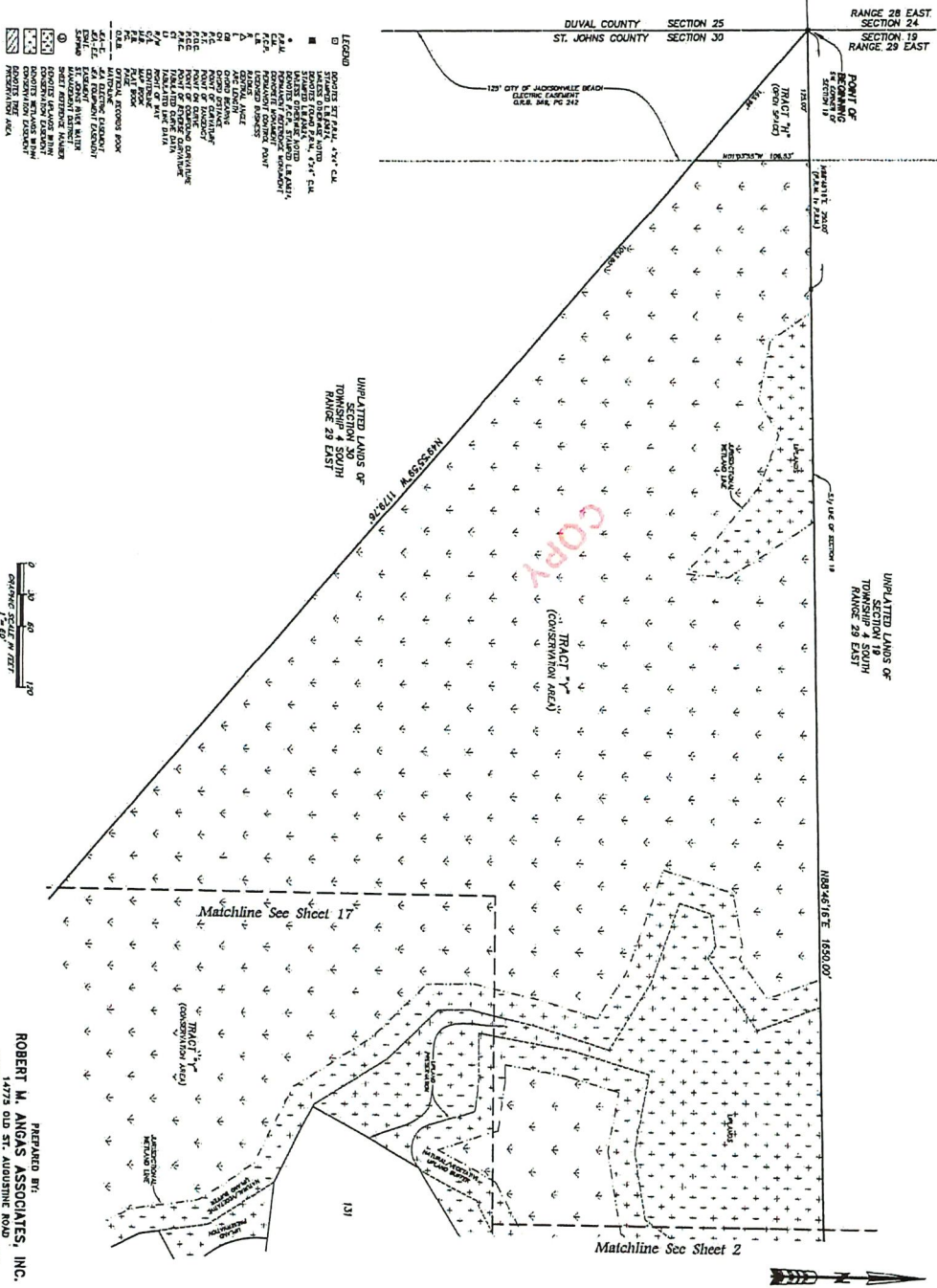
[illegible]

TRACT "K"
PONITE AT TWENTY MILE
M.B. 72, PGS. 16-28



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST., AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. L.B. 5824

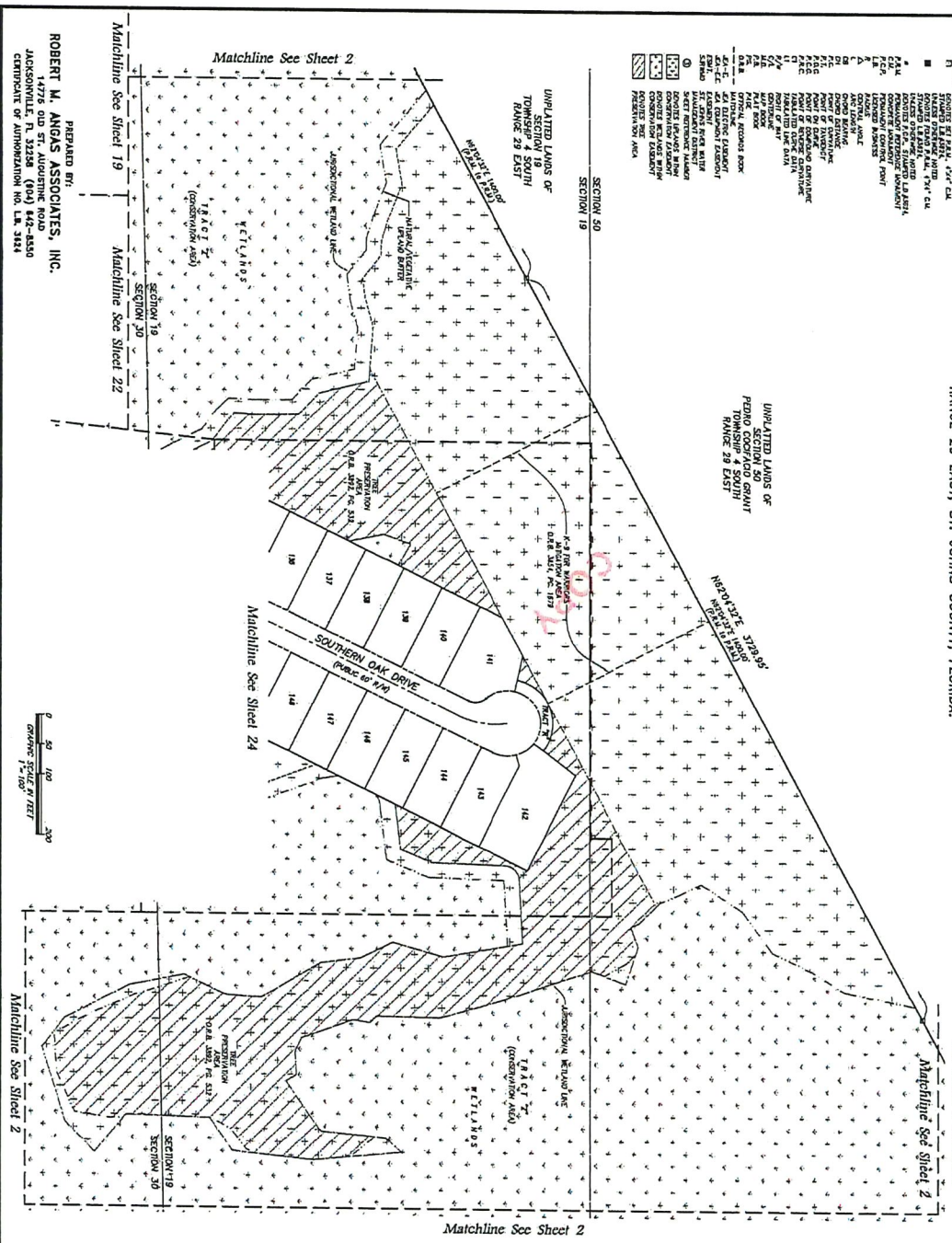
MAP BOOK 74 PAGE 35
SHEET 31 OF 32 SHEETS
SEE SHEET 2 FOR NOTES



TWENTY MILE VILLAGE AT NOCATTEE PHASE 1 A PORTION OF SECTIONS 19 AND 30, TOGETHER WITH A PORTION OF SECTION 50 OF THE PEDRO COLFACIO GRANT, ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK 744 PAGE 36
SHEET 32 OF 32 SHEETS
SEE SHEET 2 FOR NOTES

- LEGEND
- 1" STATION TO BE BUILT
 - 2" STATION TO BE BUILT
 - 3" STATION TO BE BUILT
 - 4" STATION TO BE BUILT
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 - 82" STATION TO BE BUILT
 - 83" STATION TO BE BUILT
 - 84" STATION TO BE BUILT
 - 85" STATION TO BE BUILT
 - 86" STATION TO BE BUILT
 - 87" STATION TO BE BUILT
 - 88" STATION TO BE BUILT
 - 89" STATION TO BE BUILT
 - 90" STATION TO BE BUILT
 - 91" STATION TO BE BUILT
 - 92" STATION TO BE BUILT
 - 93" STATION TO BE BUILT
 - 94" STATION TO BE BUILT
 - 95" STATION TO BE BUILT
 - 96" STATION TO BE BUILT
 - 97" STATION TO BE BUILT
 - 98" STATION TO BE BUILT
 - 99" STATION TO BE BUILT
 - 100" STATION TO BE BUILT



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14776 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8850
CORPORATE OFFICE: JACKSONVILLE, FL 32256

September 1, 2026

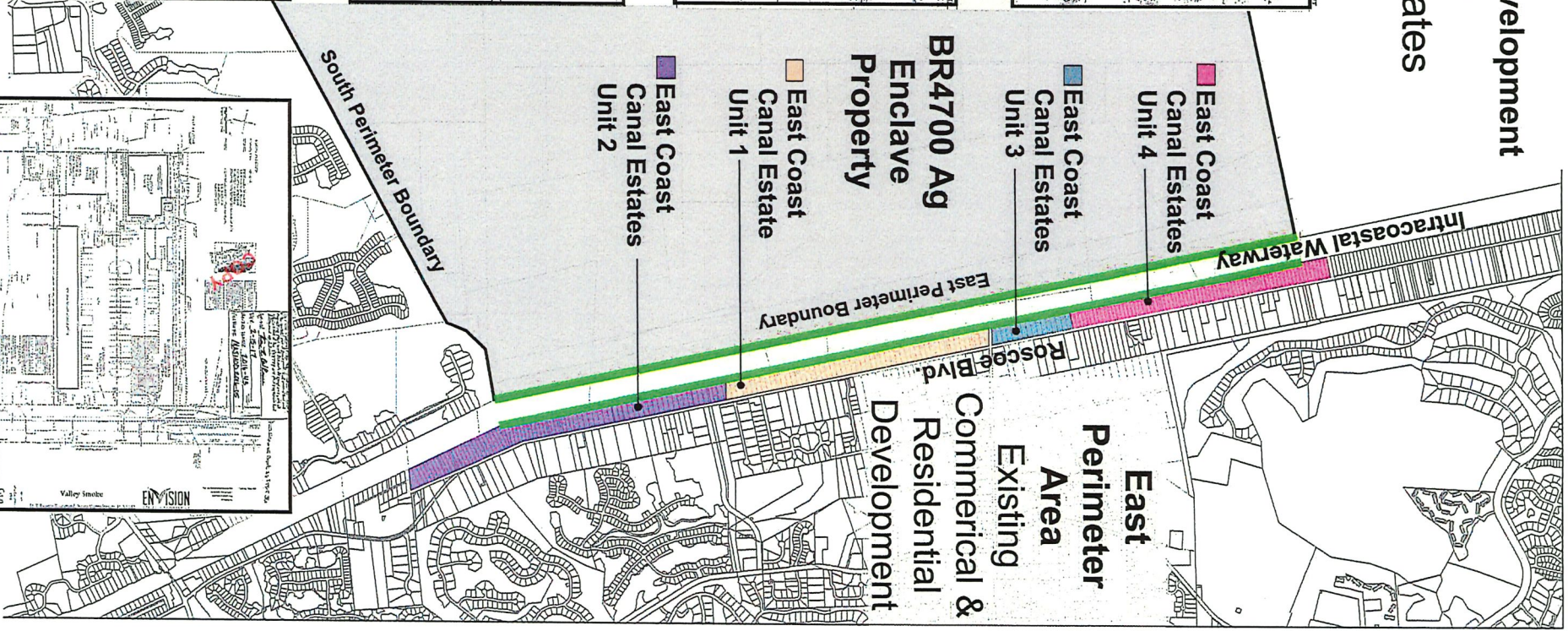
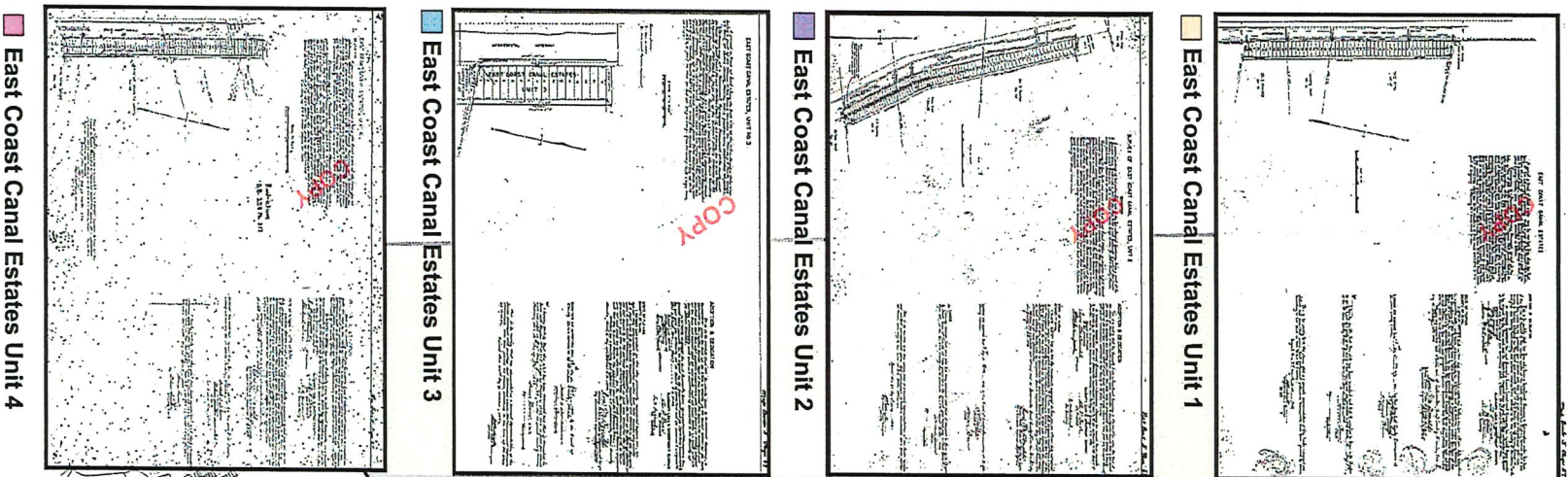
ATTACHMENTS 6 through 9

Subdivision plats, as approved by the Board of County Commissioners of St. Johns County, located on the west side of South Roscoe Boulevard:

- a. East Coast Canal Estates, recorded in Map Book 5, Page 57.
- b. East Coast Canal Estates, Unit 2, recorded in Map Book 5, Page 63.
- c. East Coast Canal Estates, Unit No 3, recorded in Map Book 5, Page 64.
- d. East Coast Canal Estates, Unit 4, recorded in Map Book 5, Page 67.

All of the Public Records of St. Johns County, Florida.

Surrounding Existing Development East Perimeter Boundary East Coast Canal Estates Unit 1 - 4 Plats

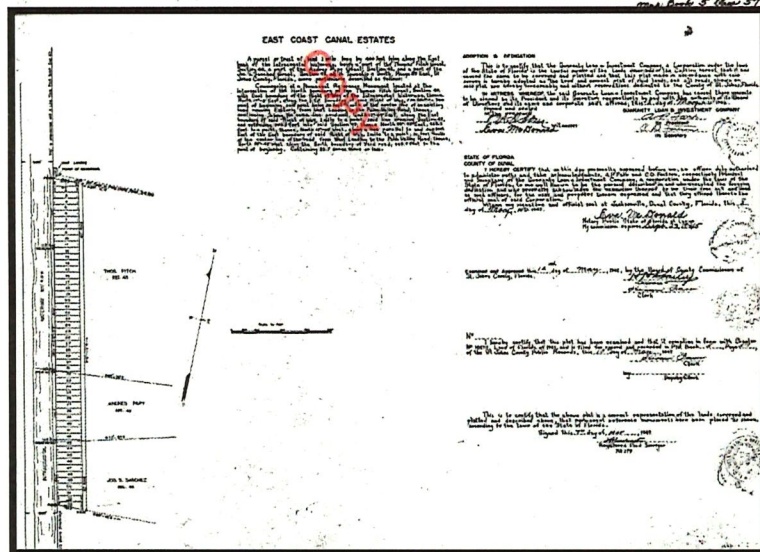


Surrounding Existing Development

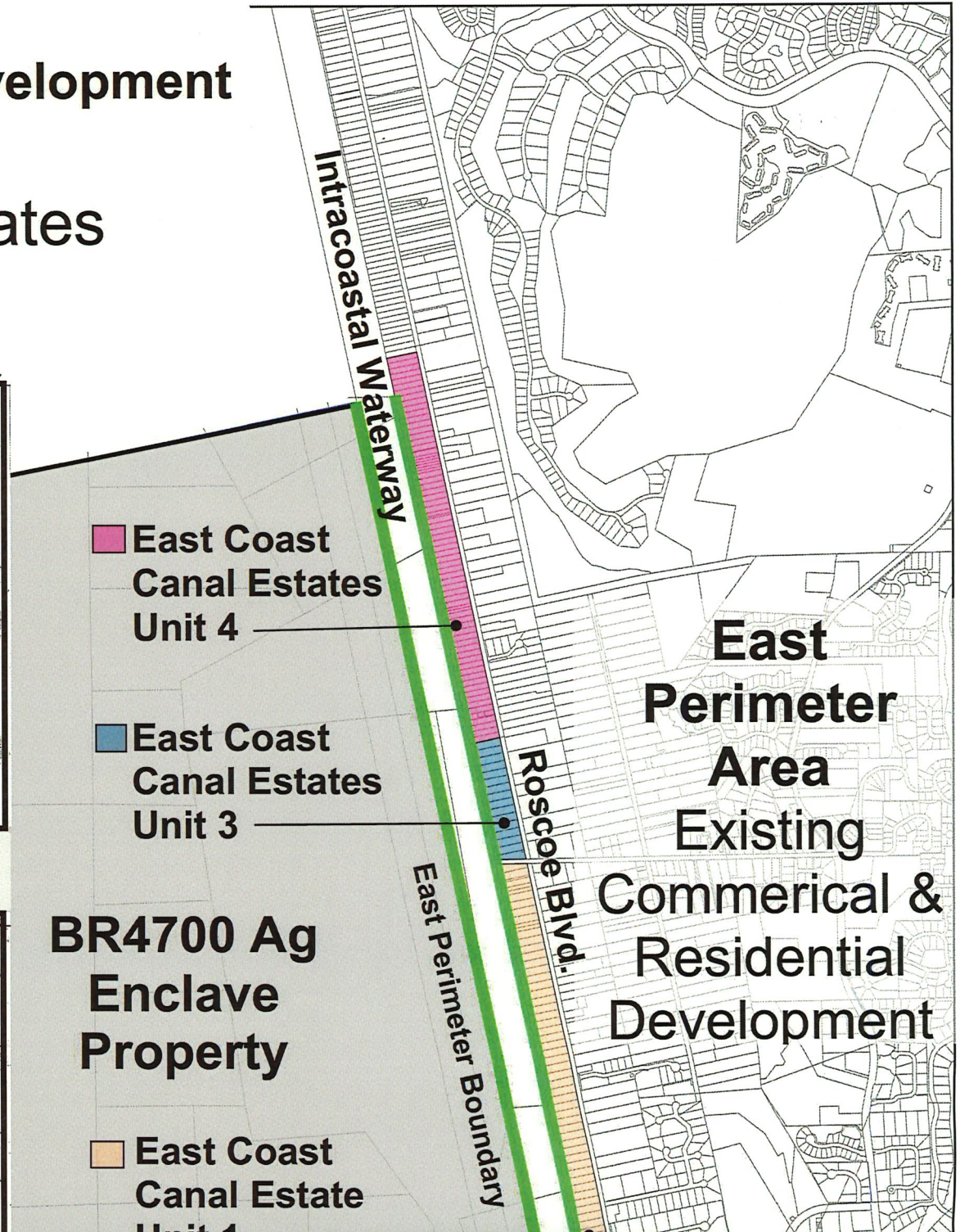
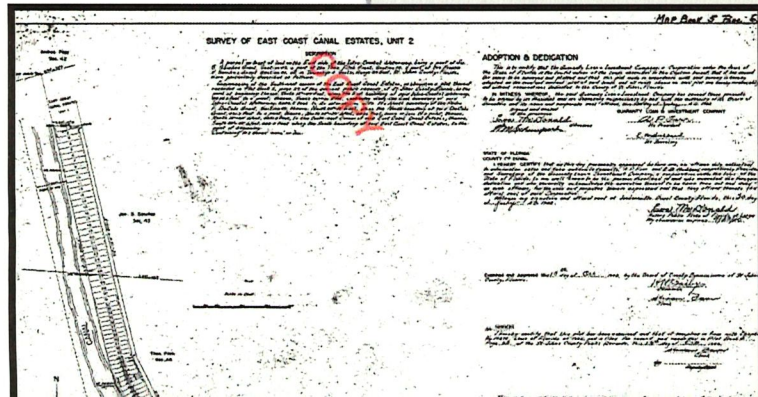
East Perimeter Boundary

East Coast Canal Estates

Unit 1 - 4 Plats



East Coast Canal Estates Unit 1



Attachment 6

**Subdivision Plat
East Coast Canal Estates**

May 25 1897

EAST COAST CANAL ESTATES

[illegible]

US20120143616 A1

[illegible]

Harvey M. Diamond

100

STATE OF TEXAS,
COUNTY OF _____

[illegible]

Adm. Serv. Div. of Justice, 1500
O'Connell Bldg., 1500

Sampling points: 2000 m from the shore
by transect in 1990 and 2000

Journal of Airports, Vol. 2, No. 3, The Journal of the International Association of Airports, 1976.

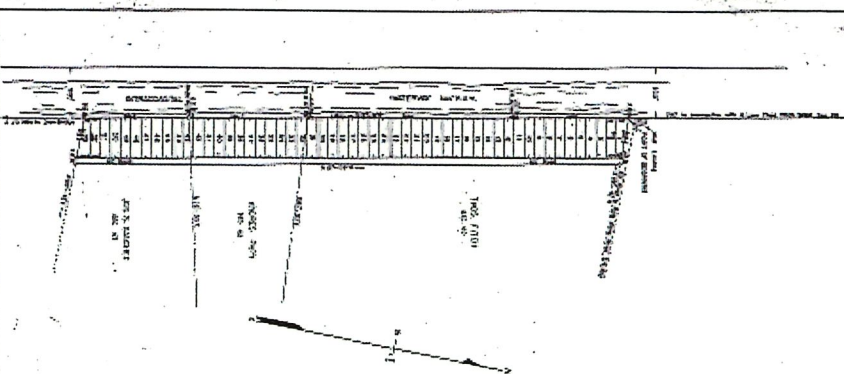
1. Chlorophyll
 - Photosynthesis
 - Light

— የግንባታው ስራ —

Mr. J. J. Kelly, 107 1/2 St. Louis Ave., St. Louis, Mo., is the author of "The Story of the Negro in America," published by the Negro College Fund, Inc., 107 1/2 St. Louis Ave., St. Louis, Mo.

By _____ Deputy Clerk

By _____ Deputy Clerk

[illegible]
$$E_{\text{eff}} = E_0 \left(1 - \frac{\alpha}{\beta} \right) \quad (1)$$
[illegible][illegible]

Attachment 7

**Subdivision Plat
East Coast Canal Estates, Unit 2**

Attachment 8

**Subdivision Plat
East Coast Canal Estates, Unit No 3**

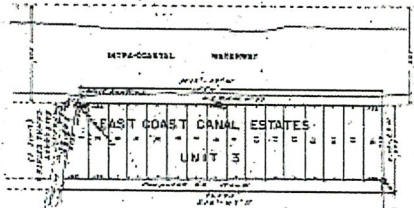
EAST COAST CANAL ESTATES, UNIT NO 3

For a further description of the land, see the plan of the land, which is attached to the title deed. The land is situated in the parish of St. Andrew, in the county of Edinburgh, and is bounded on the north by the land of the Earl of Dalrymple, on the south by the land of the Earl of Dalrymple, on the east by the land of the Earl of Dalrymple, and on the west by the land of the Earl of Dalrymple.

COPY

Scale 1" = 100 ft.

East Coast Canal Estates, Unit No 3



ADDITION B EEDICATION

It is hereby declared that the land, which is the subject of the title deed, is situated in the parish of St. Andrew, in the county of Edinburgh, and is bounded on the north by the land of the Earl of Dalrymple, on the south by the land of the Earl of Dalrymple, on the east by the land of the Earl of Dalrymple, and on the west by the land of the Earl of Dalrymple.

For a further description of the land, see the plan of the land, which is attached to the title deed.

Scale 1" = 100 ft.

It is hereby declared that the land, which is the subject of the title deed, is situated in the parish of St. Andrew, in the county of Edinburgh, and is bounded on the north by the land of the Earl of Dalrymple, on the south by the land of the Earl of Dalrymple, on the east by the land of the Earl of Dalrymple, and on the west by the land of the Earl of Dalrymple.

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It is hereby declared that the land, which is the subject of the title deed, is situated in the parish of St. Andrew, in the county of Edinburgh, and is bounded on the north by the land of the Earl of Dalrymple, on the south by the land of the Earl of Dalrymple, on the east by the land of the Earl of Dalrymple, and on the west by the land of the Earl of Dalrymple.

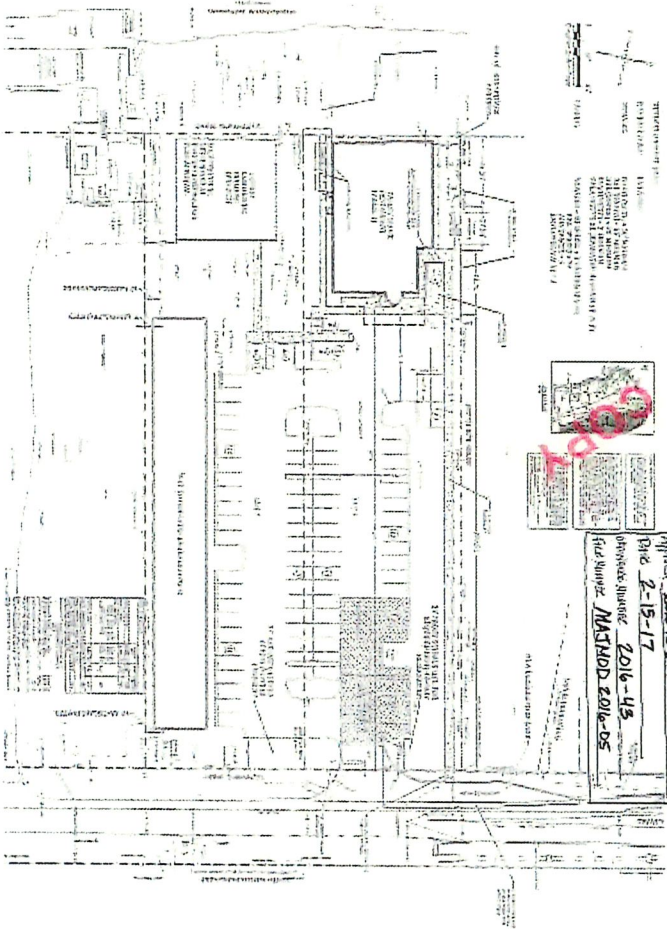
Attachment 9

**Subdivision Plat
East Coast Canal Estates, Unit 4**

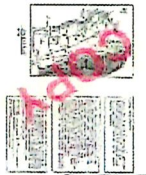
Attachment 10

**Master Development Plan Map of an existing commercial development
known as Valley Smoke Restaurant**

Sheet 1 of 2
 Project: Valley Smoke
 Date: 10/10/2016



PROJECT: VALLEY SMOKE
 1111 S. BAYSHORE BLVD., SUITE 100
 FORT LAUDERDALE, FL 33304
 PROJECT NO: 16-001
 DATE: 10/10/2016



By: *Valley Smoke*
 Project Manager
 Date: 10/10/2016
 Project: VALLEY SMOKE
 1111 S. BAYSHORE BLVD., SUITE 100
 FORT LAUDERDALE, FL 33304

Project: Valley Smoke, 10/10/2016



Valley Smoke
 1111 S. Bayshore Boulevard, Suite 100, Fort Lauderdale, FL 33304

C-10

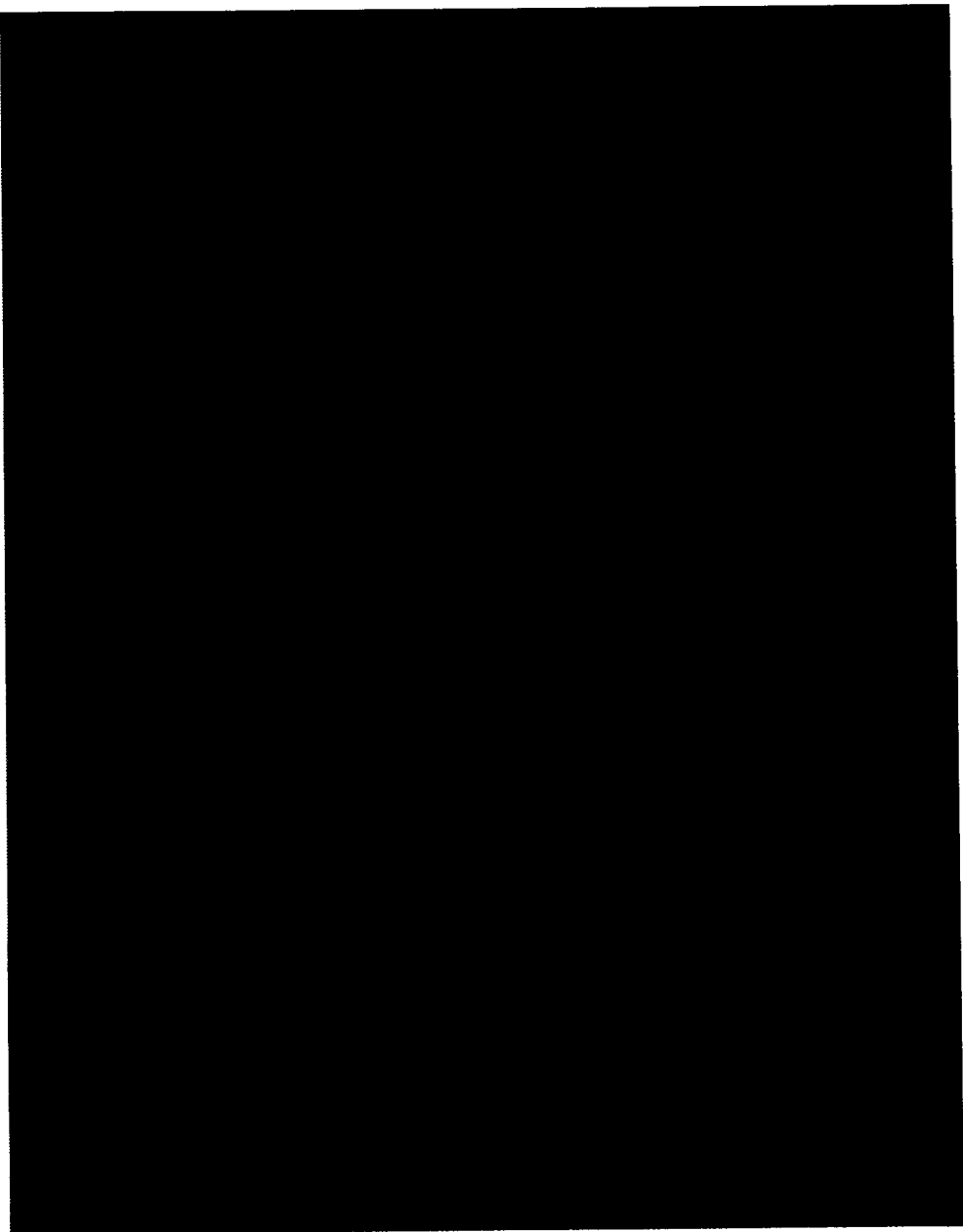
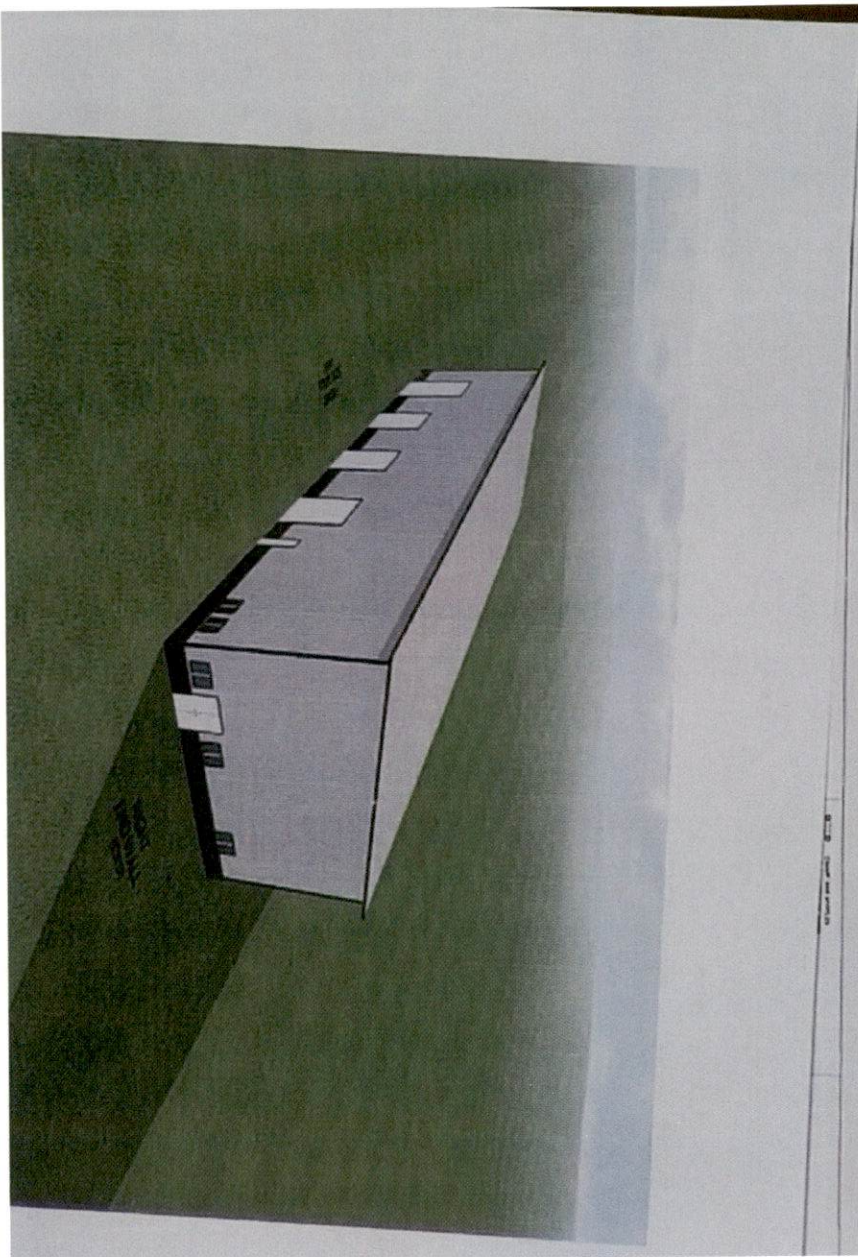


EXHIBIT A

BCC September 1, 2024
Agenda Item No. BCC 05
Presenter: Dylan Sabo

swagit.com - To exit full screen, swipe down from top of screen or press **Esc**





STREET @ 13 NORTH
14' TO NEIGHBOR



13' FROM CENTER TO GARAGE

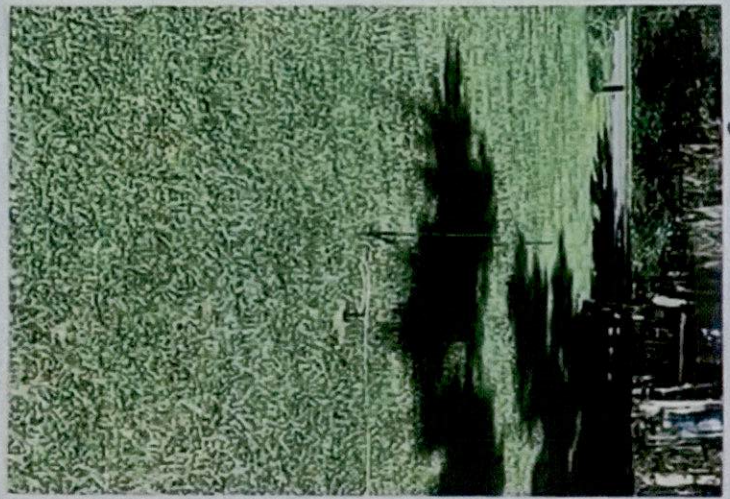
Moseley PROPERTY ENTRY



EXHIBIT B

BCC September 1, 2014
Agenda Item No. RCG05
Presenter: Lon Wilson

THIRD HALF OF ARROW &
CULVERT

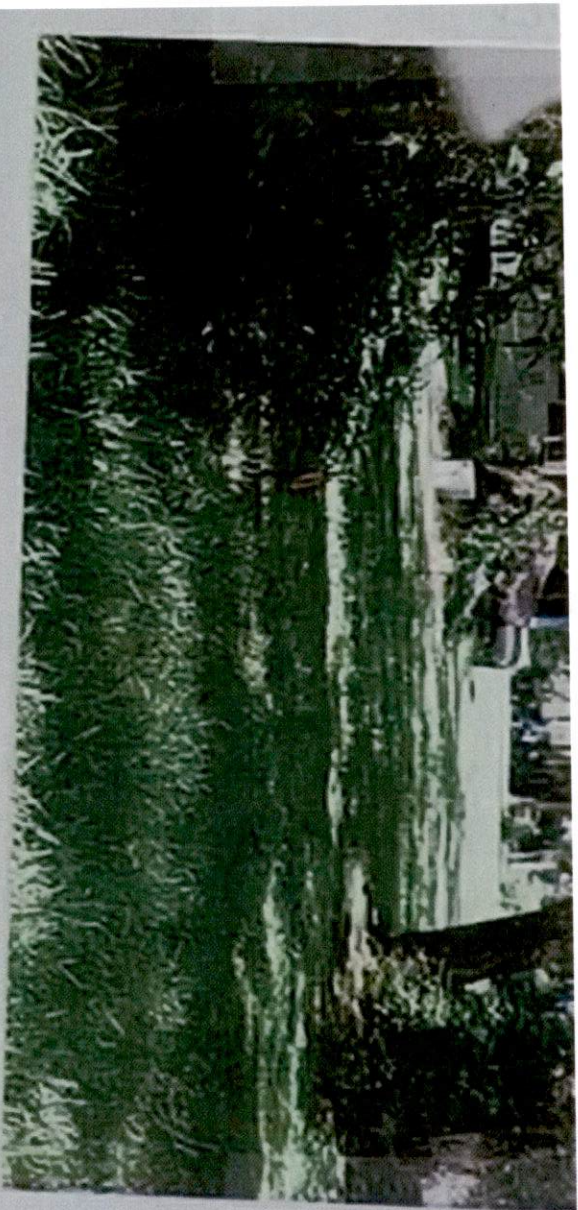


SHEET @ 13 NORTH
14' TO NEIGHBOR



0:33

13' FROM CULVERT TO SPURWAY



LEFT SIDE 12 FEET FROM TREES
NO ROOM TO PASS



Agenda Item #5

REZ 2026-06

STA Cabinet Depot Warehouse

Showroom

External Correspondence



REZONING REZ 2026-06

From Mike Buechele <mike.buechele@yahoo.com>

Date Sat 8/22/2026 10:08 AM

To Abrielle Genest <agenest@sjcfl.us>

Ms. Genest, I am writing this to protest the Rezoning request for the property located on US 1 and Ronald Rd. My wife and I own a home at 291 Yarbrough Circle, St. Augustine. We bought 3 yrs ago.

This rezoning makes the entire area susceptible to extreme traffic, industrial use, etc etc. I don't want the trailer park turned into a paint factory or a shopping center. We already have to dodge cars making u-turns off US 1 to get to their condos. There are better things this property can be used for. More housing for example. Please consider the uses this property could be used for in the future. Sincerely, Michael Buechele

[Yahoo Mail: Search, Organize, Conquer](#)



Rezoning on Ronald road

From janine eaton <janineandwoody@gmail.com>
Date Sat 8/22/2026 3:39 PM
To Abrielle Genest <agenest@sjcfl.us>

Dear Abrielle,

I oppose the rezoning on REZ 2026-06 Ronald road.
I don't want Commercial warehouses that would cause congestion in the area.

We own a home in the area and we want to keep it safe and quiet. Warehouses could be operating 24 hours a day. We definitely don't want that.

Opposing the rezoning at Ronald Road.
Janine Eaton
291 Yarbrough Circle
St. Augustine, Florida 32095



oppose rezoning request

From Dottie Thierrien <gerdot52@gmail.com>

Date Sat 8/29/2026 9:03 AM

To Abrielle Genest <agenest@sjcfl.us>

My name is Dorothy Thierrien, 280 Yarbrough Cir, St Augustine, FL 32084

I have lived here for over 50 years. This is a small residential community and can not handle this kind of traffic flow. Having a warehouse of this size so close, overlooking someone's backyard is ridiculous for the county to even think of and should not be allowed. Furthermore, the Stokes Landing apartments using US1 and Ronald as a turn around with no light is already a hazard and causes issues everyday. Having this rezoning would bring bigger problems to a small community that we don't need.

Sincerely,

Dorothy Thierrien



Outlook

Supporting Letter for STA Cabinet Depot Showroom Warehouse project

From Dylan Jabs <dylanjabs@gmail.com>

Date Mon 8/31/2026 1:19 PM

To Abrielle Genest <agenest@sjcfl.us>

Hey Abrielle,

This is Dylan Jabs, as you know, i am well aware of this project. I believe i too should have a vote as an owner of the long-term rental property at 6590 US 1 North, located less than 300 feet from the proposed STA Cabinet Depot project at 106 Ronald Road. I was also one of the nearby property owners who received the County's mailed notice regarding the project.

I am very familiar with this area and with the three lots involved in the proposed project. These properties have been vacant and largely abandoned for more than a decade, and I believe seeing them cleaned up and put back into productive use would be a positive improvement for the surrounding properties.

One thing I also think is important to consider is what could happen if these three lots remain zoned for mobile home residential use. The existing residential use could potentially be restored with three separate double-wide or triple-wide mobile homes. Depending on the number of bedrooms, those three homes could accommodate a significant number of residents — potentially as many as 24 people at two people per bedroom. In my opinion, that level of residential occupancy could create substantially more daily vehicle trips, parking activity, deliveries, visitors, and general traffic through the area than the proposed STA Cabinet Depot use.

I am also familiar with STA Cabinet Depot and have done business with them since they opened in 2018. Their proposed use of the property as a cabinet showroom, office, and indoor storage of cabinetry and related materials seems like a reasonable and low-impact use for this location.

As someone who owns a rental property this close to the project, I have an interest in how the surrounding area looks and what types of uses operate nearby. In my opinion, a new, well-maintained building with landscaping, screening, and an established local business operating from the property would be a much better neighbor than three vacant and neglected lots continuing to sit there or being returned to a much more intensive residential occupancy.

I believe this project will improve the appearance of the area while creating less impact on surrounding traffic and day-to-day activity than other uses that could occur on these properties. I support the proposed STA Cabinet Depot project at 106 Ronald Road and encourage St. Johns County to approve the request.

Thank you for considering my comments.

Sincerely,

Dylan Jabs

Dylan Michael Development LLC

Property Owner

6590 US 1 North

St. Augustine, FL

--



REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From Gary Zornes <gzhandyman servicesllc@gmail.com>

Date Mon 8/31/2026 1:38 PM

To Abrielle Genest <agenest@sjcfl.us>

August 30, 2026

To Whom It May Concern,

My name is Gary Zornes, and I am writing to express my support for the proposed STA Cabinet Depot showroom and warehouse at 106 Ronald Road.

I own the bordering property at 140 Ronald Road, which is currently used as a long-term rental. I also live nearby at 6444 Pine Circle West, approximately one street south of Ronald Road and less than half a mile from the proposed project. Because of this, I am very familiar with the property and the surrounding neighborhood.

I believe the proposed use is appropriate for this location. STA Cabinet Depot is an established local business, and from my understanding, the property will primarily be used as a cabinet showroom, office, and for indoor storage of cabinetry and related materials.

As both a bordering property owner and nearby resident, I do not believe this type of business will negatively impact the surrounding neighborhood. The proposed operation appears to be a relatively low-impact commercial use, particularly compared with many other commercial uses that could potentially be located on the property.

I also appreciate the efforts being made to provide appropriate screening, landscaping, and separation from the nearby residential properties. I believe the proposed building and site improvements will be a positive addition to the area and will improve the overall appearance and use of the property.

As a bordering property owner and nearby resident, I am comfortable with STA Cabinet Depot operating at this location and fully support St. Johns County's approval of the proposed project.

Thank you for considering my comments.

Sincerely,

Gary Zornes

6444 Pine Circle West
St. Augustine, FL

Gary Zornes, Owner

904-600-8643

Agenda Item #5

REZ 2026-06

STA Cabinet Depot Warehouse

Showroom

External Correspondence



Outlook

REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From glen wse-fl.com <glen@wse-fl.com>

Date Mon 8/31/2026 2:58 PM

To Abrielle Genest <agenest@sjcfl.us>

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and know them to be a professional, low-impact business with limited traffic and noise. Dylan also takes pride in maintaining and improving the properties he is involved with.

I believe this project will be a positive addition to the area and support their request for approval.

Sincerely,

Glen Willard

The Electrician for STA

Specializing in Multi-Family Construction

[Willard & Sons Electric now offers fire alarm and burglar alarm monitoring!](#)

Glen Willard

Willard & Sons Electric, Inc.

6101 S. A1A Unit 107

St. Augustine, FL 32080

Cell (904) 377-9486

glen@wse-fl.com

www.Willardandsonselectric.com

Florida License #EC13003574

Georgia License #EN215388

Alabama License #3293

North Carolina License #28445-U

South Carolina License #111188

Virginia License #2731002649



Established 2006



STA Cabinet rezoning - in support

From Chris Heroy <chris.heroy@gmail.com>

Date Mon 8/31/2026 3:11 PM

To Abrielle Genest <agenest@sjcfl.us>

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

STA cabinet depot renovated our kitchen in 2023 and know them to be an outstanding company, marked exceptional customer service and professionalism. Dylan and Catrina will strive to be good neighbors and build quality products and relationships wherever they go. I never hesitate to recommend them to others and, in writing today, recommend and support their request for approval.

Thank you for your time,

Christopher Heroy

Home owner at 245 Barco Rd, St Augustine, FL 32080

Customer



Outlook

REZ 2026-06 STA Cabinet depot warehouse showroom

From Jared Anthony Roberts <JARoberts@drhorton.com>

Date Mon 8/31/2026 3:35 PM

To Abrielle Genest <agenest@sjcfl.us>

Cc info@stacabinetdepot.com <info@stacabinetdepot.com>

To Whom it may concern,
I am reaching out in support STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and known them to be a professional, low-impact business with limited traffic and noise.

I believe this will be a positive addition to the area and support approval.

Jared Roberts 240 Desoto Road StAugustine FL 32080

Jared Roberts

D.R. Horton – North Florida Division

4220 Race Track Road, Saint Johns, FL 32259

o: 904.268.2845 m: 904.445.1422

D·R·HORTON
America's Builder

America's #1 Home Builder Since 2002 | drhorton.com/nfl



REZ 2026-06 STA Cabinet Depot Warehouse Showroom

From Samuel Shelton <hello@stahomeimprovements.com>

Date Mon 8/31/2026 5:14 PM

To Abrielle Genest <agenest@sjcfl.us>

Abrielle Genest

To Whom It May Concern,

I am writing in support of STA Cabinet Depot's proposed rezoning for their new showroom and warehouse at 106 Ronald Road.

I have worked with STA Cabinet Depot and know them to be a professional, low-impact business with limited traffic and noise. Dylan also takes pride in maintaining and improving the properties he is involved with.

I believe this project will be a positive addition to the area, and I support their request for approval.

Sincerely,

Sam Shelton

Owner and Founder

St. Augustine Home Improvements, LLC

904-466-9707

5331 Soundview Ave, St. Augustine, FL 32080

www.stahomeimprovements.com

<https://www.instagram.com/staugustinehomeimprovements/>

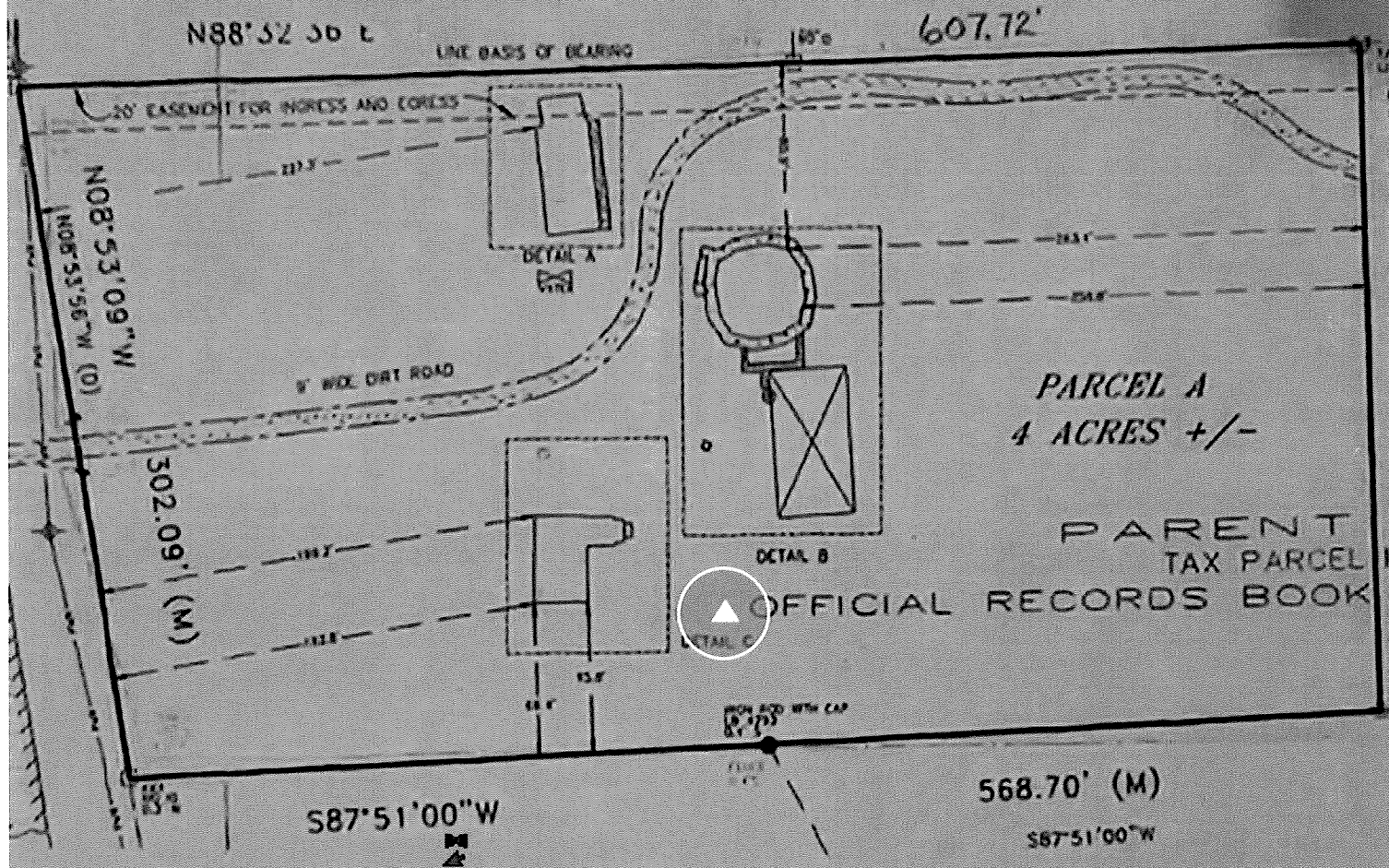


EXHIBIT A

BCC September 1, 2024
Agenda Item No. REC 6-7
Presenter: Richard Moseley

EXHIBIT A (CONT.)

20' X 607.72



41

Cheyenne Pacotti

164 Moses Creek Blvd.
St. Augustine, FL 32084
904.449-8050

1/20/06

Flicky and Beth,

I have enclosed a copy of the comments and restrictions for River's Edge Plantation. The neighbor from the last house we looked at there thought you could only have one barn structure on the back piece. So after you get a chance to review it please give me a call.

20 ACRES (Zoning) I spoke to the county regarding this piece, and it is currently zoned Open Rural which allows you to have horses, livestock, and you would be able to have all your equipment with no problem.

(Dividing the Property) The current comp plan only allows one unit per 100 acres, so you would definitely have to go before the county and make an attempt to get a variance or find out if changing the comp plan is possible.

(Road Access at Rear of the Property) I included a map showing the parcel that the road adjoins. It is privately owned and is attached to the parcel at the end and is used as basically a private drive to their home. In order to use this you would have to have the owner's permission for ingress and egress. I did speak to the owner of the 20 Acre property and he thinks there is an EPL easement across the back of his property, but he does not have a survey that would show it. The county property appraiser did not see an easement of any kind that would go with this tract.

Call me if you have any questions!

Cheyenne



10610 CR 13 N

1





CR 13 Neighbors





5



Public Records of St. Johns County, FL
Clerk Number: 2010033200
BK: 4107 PG: 1858
5/27/2016 11:55 AM
Recording 827 60
Doc ID 5870

GRANT FOR EASEMENT

This GRANT FOR EASEMENT, made this day May 27, 2016, by RICHARD D. MOSELEY hereinafter called the grantor and grantee. Whose address is 10010 County Road 13 North, St. Augustine, Florida 32092.

Witnesseth, That the grantor, hereby issues a GRANT FOR EASEMENT unto the grantee and his heirs, all that certain Easement Situate in St. Johns County, State of Florida, as the following describes:

AN EASEMENT FOR INGRESS AND EGRESS BEING THE NORTHERLY 20 FEET OF THE BELOW DESCRIBED LANDS:

PARCEL A

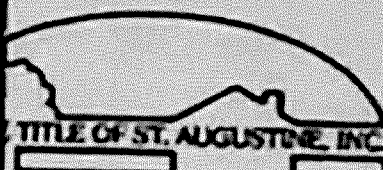
PART OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187 AND RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, BEING A PARCEL OF LAND IN SECTION 38, TOWNSHIP 7 SOUTH, RANGE 27 EAST, ST JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHERLY LINE OF LINDA GARDENS AS RECORDED IN MAP BOOK 8, PAGE 93, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187 OF SAID PUBLIC RECORDS WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, NORTH 88 DEGREES 32 MINUTES 36 SECONDS EAST ALONG THE SOUTHERLY LINE OF SAID LINDA GARDENS AND ITS EASTERLY EXTENSION, A DISTANCE OF 607.72 FEET; THENCE DEPARTING SAID NORTHERLY LINE AND ITS EASTERLY EXTENSION SOUTH 01 DEGREES 27 MINUTES 24 SECONDS EAST, A DISTANCE OF 292.68 FEET TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2792, PAGE 187, OF THE AFOREMENTIONED PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE SOUTH 87 DEGREES 51 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 568.70 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13; THENCE NORTH 08 DEGREES 53 MINUTES 09 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 13, A DISTANCE OF 302.09 FEET TO THE POINT OF BEGINNING. TOGETHER WITH THOSE LANDS LYING BETWEEN STATE ROAD 13A AND THE ST JOHNS RIVER, IF ANY.

SAID EASEMENT IS INTENDED TO INCLUDE THOSE LANDS LYING BETWEEN STATE ROAD 13A AND THE ST JOHNS RIVER, IF ANY.

**ESTATE TITLE
OF ST. AUGUSTINE**

CAROLA LAGASSE
President
71 Carrera Street
St. Augustine, FL 32084
Phone: (904) 829-5674
Cell: (904) 829-5674
www.staugustinetitle.com



TITLE OF ST. AUGUSTINE, INC.
71 CARRERA STREET
ST AUGUSTINE, FL 32084
(904) 829-5674

PROPERTY INFORMATION REPORT

File No: 65403

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court St. Johns County, State of Florida, dating from October 02, 2006 at 10:04 AM to July 28, 2025 at 8:00 AM, Richard O. Moseley and Elizabeth R. Moseley by virtue of a deed recorded October 2, 2006 in Official Records Book 2792, page 187 of the Public Records of St. Johns County, Florida, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of St. Johns, State of Florida, to-wit:

LEGAL DESCRIPTION:

SEE EXHIBIT A ATTACHED HERETO

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Grant for Ingress and Egress Easement recorded in Official Records Book 4197, Page 1625 of the Public Records of St. Johns County, Florida

Note:

2024 Taxes are paid in the amount of \$2,726.89. No Exemption was/were allowed. Assessed value was \$132,248.00. RE #017960-0010. Taxing Authority: St. Johns County Tax Collector. Taxes are paid in arrears and collected annually in November becoming delinquent April 1 of the following year. The 2025 tax bill has not been rendered.

NOT COMMENT: In issuing this Property Information Report (hereinafter referred to as the "Report") assuming no liability on account of any instrument or proceedings in the chain of title in the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

This report is not for insurance. Pursuant to a 2017, Florida Statute, the maximum liability of the issuer of this property information report for errors or omissions in the property information report is limited to the amount paid for this property information report, and a further finding of negligence is necessary to identify by name in the property information report as the issuer of the property information report.

Report 2

MOSELEY PROPERTY ENTRY



D.

STREET @ 13 NORTH

14' TO NEIGHBOR



13' FROM CENTER TO GARAGE

X

EXHIBIT B

BCC September 1, 2026
Agenda Item No. RECEIVED 3, 07
Presenter: Tom Ball

THAN HALF OF APRON &
CULVERT



DX

STREET @ 13 NORTH

14' TO NORTH BOR



0:33

13' FROM CENTER TO GARDEN



LEFT SIDE 12 FEET FENCE TO TREES
NO ROOM TO PASS

