ST. JOHNS COUNTY
RESOLUTION NUMBER 2006-333

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, MODIFYING THE SILVERLEAF PLANTATION DRI DEVELOPMENT ORDER AS PREVIOUSLY APPROVED BY ST. JOHNS COUNTY ON MARCH 20, 2006, UNDER RESOLUTION 2006-65; FINDING THE MODIFICATION DOES NOT CONSTITUTE A SUBSTANTIAL DEVIATION; AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, White’s Ford Timber and Investment Company, SJP, LLC, J&N Ventures, LLC, VCP Real Estate Investments, Ltd and Sylvan West Partnership, Ltd, have submitted a Notice of Proposed Change (NOPC) to the Bartram Park Development of Regional Impact (DRI) by letter dated July 12, 2006 as amended September 6, 2006, requesting modification of portions of the Development Order and Master Plan Map H the Development Order (the “Notice of Change”); and

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

WHEREAS, the Board of County Commissioners has reviewed the NOPC and considered the evidence presented and whether the proposed modification constitutes a substantial deviation to the DRI requiring further DRI review at a public hearing held October 3, 2006, after required notice; and

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

1. The following facts and conclusions of law are established by clear and convincing evidence to support this Resolution:

A. The requested changes do not constitute a substantial deviation pursuant to the terms of Section 380.06(19) of the Florida Statutes because there is no change in either the number of development rights or increase in impacts from those approved in the original Bartram Park DRI Development Order as amended prior to this change.

B. The changes requested in the NOPC are consistent with the Land Development Code of St. Johns County, as amended.

C. The change requested in the NOPC is consistent with and furthers the objectives of the St. Johns County Comprehensive Plan 2015.
2. The SilverLeaf Plantation DRI Development Order is hereby modified by approval of the following specific changes:

   A. **Map H** The Map H and the legal description, attached hereto, is hereby substituted for the currently approved Master Plan.

   B. **Special Condition 15a** The last sentence of this paragraph shall be amended as follows:

   If an Incidental Take Permit is granted, the Applicant will, as a condition of the permit, contribute to the purchase of 495.77 acres of preservation land by payment of a total of $619,706.43 ($519,400.00 ($5,859.00/acre) to the FFWCC Land Acquisition Trust Fund as mitigation for impacts to the Gopher Tortoise and its habitat.

3. Except as modified by this Resolution, the existing SilverLeaf Plantation DRI Development Order shall remain in full force and effect.

4. A certified copy of this Resolution, complete with all exhibits, shall be rendered by St. Johns County within ten (10) days of its adoption by certified mail, return receipt requested to the Developer, the Florida Department of Community Affairs, and the Northeast Florida Regional Council.

5. This Resolution shall take effect upon its adoption.

**PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 3rd DAY OF October, 2006.**

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: ______________
   James Bryant, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: ______________
   Deputy Clerk
Exhibit “A” to Resolution

[Revised Legal description of SilverLeaf Plantation DRI]
EXHIBIT B

CONSERVATION (CV) – PARCEL “A”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE THEREOF, NORTH 88 DEGREES 42 MINUTES 11 SECONDS EAST, 1,305.39 FEET; THENCE, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 46.67 FEET TO THE POINT OF BEGINNING; THENCE, CONTINUING, NORTH 02 DEGREES 43 MINUTES 56 SECONDS WEST, 1,123.17 FEET; THENCE, NORTH 58 DEGREES 15 MINUTES 40 SECONDS EAST, 448.20 FEET; THENCE, SOUTH 02 DEGREES 43 MINUTES 56 SECONDS EAST, 1,350.33 FEET; THENCE, SOUTH 88 DEGREES 42 MINUTES 11 SECONDS WEST, 392.10 FEET TO THE POINT OF BEGINNING.

CONSERVATION (CV) – PARCEL “B”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND SECTION 30, SECTION 31 AND SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 32; THENCE, ON THE EAST LINE THEREOF, SOUTH 01 DEGREES 01 MINUTES 40 SECONDS EAST, 2,882.29 FEET TO THE POINT OF BEGINNING, THENCE, NORTH 35 DEGREES 53 MINUTES 11 SECONDS WEST, 98.04 FEET; THENCE, NORTH 21 DEGREES 22 MINUTES 34 SECONDS WEST, 164.28 FEET; THENCE, NORTH 43 DEGREES 19 MINUTES 55 SECONDS WEST, 174.75 FEET; THENCE, NORTH 28 DEGREES 07 MINUTES 49 SECONDS WEST, 158.80 FEET; THENCE, NORTH 00 DEGREES 01 MINUTES 55 SECONDS WEST, 235.02 FEET; THENCE, NORTH 24 DEGREES 50 MINUTES 12 SECONDS WEST, 225.98 FEET; THENCE, NORTH 36 DEGREES 36 MINUTES 19 SECONDS WEST, 243.00 FEET; THENCE, NORTH 56 DEGREES 48 MINUTES 25 SECONDS WEST, 310.61 FEET; THENCE, NORTH 89 DEGREES 58 MINUTES 55 SECONDS WEST, 220.02 FEET; THENCE, SOUTH 78 DEGREES 42 MINUTES 40 SECONDS WEST, 178.44 FEET; THENCE, NORTH 51 DEGREES 18 MINUTES 50 SECONDS WEST, 98.08 FEET; THENCE, NORTH 16 DEGREES 06 MINUTES 25 SECONDS WEST, 234.17 FEET; THENCE, NORTH 53 DEGREES 16 MINUTES 01 SECONDS WEST, 243.00 FEET; THENCE, NORTH 64 DEGREES 14 MINUTES 31 SECONDS WEST, 183.42 FEET; THENCE, NORTH 58 DEGREES 24 MINUTES 01 SECONDS WEST, 234.80 FEET; THENCE, NORTH 65 DEGREES 37 MINUTES 18 SECONDS WEST, 501.70 FEET; THENCE, SOUTH 85 DEGREES 37 MINUTES 47 SECONDS WEST, 484.44 FEET; THENCE, SOUTH 63 DEGREES 17 MINUTES 24 SECONDS WEST, 307.73 FEET; THENCE, SOUTH 35 DEGREES 46 MINUTES 30 SECONDS WEST, 526.17 FEET; THENCE, NORTH 47 DEGREES 56 MINUTES 02 SECONDS WEST, 375.94 FEET; THENCE, NORTH 70 DEGREES 21 MINUTES 52 SECONDS WEST, 252.70 FEET; THENCE, SOUTH 62 DEGREES 10 MINUTES 12 SECONDS WEST, 407.00 FEET; THENCE, NORTH 75 DEGREES 03 MINUTES 56 SECONDS WEST, 388.30 FEET; THENCE, SOUTH 80 DEGREES 04
MINUTES 13 SECONDS WEST, 319.64 FEET; THENCE, NORTH 79 DEGREES 19
MINUTES 12 SECONDS WEST, 269.66 FEET; THENCE, SOUTH 73 DEGREES 33
MINUTES 21 SECONDS WEST, 318.20 FEET; THENCE, NORTH 64 DEGREES 36
MINUTES 26 SECONDS WEST, 559.14 FEET; THENCE, SOUTH 88 DEGREES 13
MINUTES 53 SECONDS WEST, 580.32 FEET; THENCE, SOUTH 58 DEGREES 20
MINUTES 50 SECONDS WEST, 234.62 FEET; THENCE, SOUTH 44 DEGREES 13
MINUTES 44 SECONDS WEST, 272.47 FEET; THENCE, NORTH 68 DEGREES 14
MINUTES 48 SECONDS WEST, 188.56 FEET; THENCE, SOUTH 79 DEGREES 39
MINUTES 03 SECONDS WEST, 670.99 FEET; THENCE, SOUTH 89 DEGREES 52
MINUTES 25 SECONDS WEST, 130.28 FEET; THENCE, NORTH 35 DEGREES 07
MINUTES 03 SECONDS WEST, 131.72 FEET; THENCE, NORTH 27 DEGREES 10
MINUTES 48 SECONDS WEST, 2,063.22 FEET; THENCE, NORTH 38 DEGREES 05
MINUTES 59 SECONDS WEST, 768.69 FEET; THENCE, NORTH 23 DEGREES 15
MINUTES 24 SECONDS WEST, 570.86 FEET; THENCE, NORTH 47 DEGREES 38
MINUTES 36 SECONDS WEST, 1,084.34 FEET; THENCE, NORTH 72 DEGREES 52
MINUTES 28 SECONDS WEST, 1,210.65 FEET; THENCE, NORTH 83 DEGREES 09
MINUTES 30 SECONDS WEST, 427.64 FEET; THENCE, SOUTH 00 DEGREES 00
MINUTES 58 SECONDS WEST, 285 FEET, MORE OR LESS, TO THE WATERS OF
TROUT CREEK; THENCE, BY AND ALONG SAID WATERS AND FOLLOWING THE
MEANDERINGS THEREOF, 22,989 FEET, MORE OR LESS, TO THE AFORESAID EAST
LINE OF SAID SECTION 32, SAID POINT BEARING SOUTH 01 DEGREES 01 MINUTES
40 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE, ON SAID EAST
LINE OF SAID SECTION 32, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 236
FEET, MORE OR LESS TO THE POINT OF BEGINNING.

CONSERVATION (CV) – PARCEL “C”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 19, SECTION 20,
SECTION 29 AND SECTION 30, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 19, ALSO BEING
THE SOUTHWEST CORNER OF SAID SECTION 20; THENCE, ON THE EAST LINE OF
SAID SECTION 19, NORTH 02 DEGREES 50 MINUTES 58 SECONDS WEST, 1,038.75
FEET TO THE SOUTHEASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 2090, PAGE 566 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT
OF BEGINNING; THENCE, ON LAST SAID LINE, SOUTH 72 DEGREES 15 MINUTES 02
SECONDS WEST, 678.41 FEET; THENCE, SOUTH 00 DEGREES 00 MINUTES 26
SECONDS WEST, 599.95 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN
OFFICIAL RECORDS BOOK 1718, PAGE 1747 OF SAID PUBLIC RECORDS; THENCE,
ON LAST SAID LINE, NORTH 89 DEGREES 59 MINUTES 38 SECONDS WEST, 749.94
FEET TO THE WESTERLY LINE OF LAST SAID LANDS; THENCE, ON SAID WESTERLY
LINE, SOUTH 00 DEGREES 00 MINUTES 34 SECONDS WEST, 599.95 FEET TO THE
SOUTHWESTERLY LINE OF SAID LANDS; THENCE, ON SAID SOUTHWESTERLY LINE,
SOUTH 61 DEGREES 54 MINUTES 42 SECONDS EAST, 832.15 FEET TO THE
SOUTHERLY LINE OF SAID LANDS; THENCE, ON SAID SOUTHERLY LINE, SOUTH 89
DEGREES 59 MINUTES 38 SECONDS EAST, 787.47 FEET TO THE NORTHWESTERLY
LINE OF A 40-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS
RECORDED ON OFFICIAL RECORDS BOOK 1886, PAGE 341 OF SAID PUBLIC
RECORDS; THENCE, ON LAST SAID LINE, SOUTH 26 DEGREES 19 MINUTES 34
SECONDS WEST, 1,900.91 FEET TO THE NORTHEASTERLY LINE OF LANDS
DESCRIBED IN OFFICIAL RECORDS BOOK 840, PAGE 1150 OF SAID PUBLIC
RECORDS; THENCE, ON LAST SAID LINE AND THE NORTHEASTERLY
PROLONGATION THEREOF, NORTH 66 DEGREES 58 MINUTES 45 SECONDS WEST,
2,986.27 FEET TO THE EASTERLY LINE OF A 110-FOOT FLORIDA POWER & LIGHT
EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 66, PAGE 140 OF SAID
PUBLIC RECORDS; THENCE, ON LAST SAID LINE, NORTH 02 DEGREES 43 MINUTES
56 SECONDS WEST, 117.22 FEET; THENCE, NORTH 86 DEGREES 25 MINUTES 13
SECONDS EAST, 77.34 FEET; THENCE, NORTH 26 DEGREES 05 MINUTES 20
SECONDS EAST, 23.11 FEET; THENCE, NORTH 79 DEGREES 52 MINUTES 14
SECONDS EAST, 187.50 FEET; THENCE, NORTH 54 DEGREES 55 MINUTES 49
SECONDS EAST, 122.85 FEET; THENCE, NORTH 10 DEGREES 11 MINUTES 14
SECONDS WEST, 105.41 FEET; THENCE, NORTH 28 DEGREES 59 MINUTES 21
SECONDS EAST, 46.66 FEET; THENCE, NORTH 47 DEGREES 34 MINUTES 44
SECONDS EAST, 60.56 FEET; THENCE, NORTH 03 DEGREES 45 MINUTES 14
SECONDS WEST, 50.92 FEET; THENCE, NORTH 43 DEGREES 21 MINUTES 24
SECONDS EAST, 54.79 FEET; THENCE, NORTH 03 DEGREES 37 MINUTES 49
SECONDS WEST, 153.82 FEET; THENCE, SOUTH 68 DEGREES 11 MINUTES 46
SECONDS EAST, 37.15 FEET; THENCE, SOUTH 86 DEGREES 52 MINUTES 47
SECONDS EAST, 63.98 FEET; THENCE, NORTH 50 DEGREES 39 MINUTES 00
SECONDS EAST, 52.53 FEET; THENCE, SOUTH 74 DEGREES 51 MINUTES 38
SECONDS EAST, 42.07 FEET; THENCE, SOUTH 80 DEGREES 57 MINUTES 46
SECONDS EAST, 69.53 FEET; THENCE, NORTH 43 DEGREES 53 MINUTES 30
SECONDS EAST, 61.29 FEET; THENCE, NORTH 29 DEGREES 36 MINUTES 08
SECONDS WEST, 74.01 FEET; THENCE, SOUTH 84 DEGREES 30 MINUTES 52
SECONDS WEST, 88.88 FEET; THENCE, NORTH 69 DEGREES 22 MINUTES 27
SECONDS WEST, 171.57 FEET; THENCE, NORTH 29 DEGREES 10 MINUTES 39
SECONDS WEST, 47.42 FEET; THENCE, NORTH 08 DEGREES 27 MINUTES 34
SECONDS WEST, 57.61 FEET; THENCE, NORTH 32 DEGREES 38 MINUTES 06
SECONDS WEST, 41.24 FEET; THENCE, SOUTH 85 DEGREES 52 MINUTES 41
SECONDS WEST, 63.32 FEET; THENCE, SOUTH 67 DEGREES 35 MINUTES 10
SECONDS WEST, 73.12 FEET; THENCE, NORTH 10 DEGREES 13 MINUTES 38
SECONDS WEST, 60.04 FEET; THENCE, NORTH 53 DEGREES 07 MINUTES 15
SECONDS WEST, 94.55 FEET; THENCE, NORTH 56 DEGREES 36 MINUTES 31
SECONDS EAST, 51.60 FEET; THENCE, NORTH 58 DEGREES 24 MINUTES 59
SECONDS WEST, 42.25 FEET; THENCE, SOUTH 61 DEGREES 30 MINUTES 48
SECONDS WEST, 63.93 FEET; THENCE, NORTH 73 DEGREES 35 MINUTES 01
SECONDS WEST, 124.94 FEET; THENCE, SOUTH 21 DEGREES 55 MINUTES 46
SECONDS WEST, 44.20 FEET; THENCE, SOUTH 87 DEGREES 16 MINUTES 04
SECONDS WEST, 153.26 FEET TO THE WISTERLY LINE OF SAID 110-FOOT FLORIDA
POWER AND LIGHT EASEMENT; THENCE, ON LAST SAID LINE, NORTH 02 DEGREES
43 MINUTES 56 SECONDS WEST, 1,197.12 FEET TO THE SOUTHERLY LINE OF
STONEHURST PLANTATION UNIT 2-C, AS RECORDED IN MAP BOOK 49, PAGES 15
THROUGH 20, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, SOUTH 89
DEGREES 57 MINUTES 50 SECONDS EAST, 2,371.80 FEET TO THE SOUTHEASTERLY
LINE OF SAID STONEHURST PLANTATION UNIT 2-C; THENCE, ON LAST SAID LINE,
NORTH 20 DEGREES 42 MINUTES 39 SECONDS EAST, 1,429.25 FEET TO THE
SOUTHERLY LINE OF SOUTHLAKE UNIT 2A, AS RECORDED IN MAP BOOK 37, PAGES
68 THROUGH 79, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, AND THE
SOUTHERLY LINE OF SOUTHLAKE UNIT 2B, AS RECORDED IN MAP BOOK 39, PAGES
9 THROUGH 14, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, NORTH 89
DEGREES 40 MINUTES 50 SECONDS EAST, 2,663.92 FEET TO THE EASTERLY LINE
OF SAID SOUTHLAKE UNIT 2B; THENCE, ON LAST SAID LINE, SOUTH 00 DEGREES 01
MINUTES 10 SECONDS WEST, 749.77 FEET TO THE NORTHWESTERLY LINE OF ST.
JOHNS GOLF AND COUNTRY CLUB UNIT 1, AS RECORDED IN MAP BOOK 40, PAGES
39 THROUGH 71, OF SAID PUBLIC RECORDS THENCE, ON LAST SAID LINE, SOUTH 72 DEGREES 15 MINUTES 02 SECONDS WEST, 1,948.25 FEET TO THE POINT OF BEGINNING.

RURAL / SILVICULTURE (R/S)

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 32 AND PART OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SECTION 4, PART OF SECTION 5, PART OF SECTION 8, SECTION 9, AND PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 33; THENCE, ON THE WEST LINE THEREOF, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 2,701.39 FEET; THENCE, NORTH 89 DEGREES 01 MINUTES 28 SECONDS EAST, 2,205.55 FEET; THENCE, NORTH 47 DEGREES 15 MINUTES 36 SECONDS EAST, 1,521.68 FEET; THENCE, NORTH 21 DEGREES 17 MINUTES 41 SECONDS EAST, 655.10 FEET TO THE SOUTHWESTERNLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. I-95, A 300 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 29 MINUTES 37 SECONDS EAST, 4,807.27 FEET TO THE SOUTH LINE OF SAID SECTION 32; THENCE, ON SAID SOUTH LINE, SOUTH 88 DEGREES 49 MINUTES 41 SECONDS WEST, 136.70 FEET TO THE EAST LINE OF SAID SECTION 4; THENCE, ON SAID EAST LINE AND THE EAST LINE OF SAID SECTION 9, SOUTH 01 DEGREES 00 MINUTES 15 SECONDS EAST, 6,077.94 FEET TO THE SOUTHEASTERLY LINE OF SAID SECTION 9; THENCE, ON SAID SOUTHEASTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID ANTONIO HUERTAS GRANT, SOUTH 15 DEGREES 32 MINUTES 53 SECONDS WEST, 7,081.62 FEET; THENCE, NORTH 33 DEGREES 03 MINUTES 08 SECONDS WEST, 3,554.49 FEET; THENCE, NORTH 29 DEGREES 39 MINUTES 19 SECONDS WEST, 396.29 FEET; THENCE, NORTH 38 DEGREES 52 MINUTES 24 SECONDS WEST, 2,610.86 FEET; THENCE, NORTH 34 DEGREES 40 MINUTES 33 SECONDS WEST, 697.04 FEET; THENCE, NORTH 65 DEGREES 06 MINUTES 51 SECONDS EAST, 635.67 FEET; THENCE, NORTH 35 DEGREES 33 MINUTES 17 SECONDS WEST, 321.72 FEET; THENCE, NORTH 19 DEGREES 58 MINUTES 59 SECONDS WEST, 267.47 FEET; THENCE, NORTH 26 DEGREES 11 MINUTES 09 SECONDS WEST, 925.73 FEET; THENCE, NORTH 28 DEGREES 02 MINUTES 14 SECONDS WEST, 449.88 FEET; THENCE, NORTH 23 DEGREES 06 MINUTES 26 SECONDS WEST, 321.20 FEET; THENCE, NORTH 30 DEGREES 54 MINUTES 48 SECONDS WEST, 627.89 FEET; THENCE, NORTH 07 DEGREES 24 MINUTES 33 SECONDS WEST, 1,749.52 FEET; THENCE, NORTH 19 DEGREES 21 MINUTES 34 SECONDS EAST, 1,250.04 FEET; THENCE, NORTH 04 DEGREES 06 MINUTES 54 SECONDS WEST, 1,080.46 FEET TO THE NORTH LINE OF SAID SECTION 5; THENCE, ON SAID NORTH LINE, NORTH 88 DEGREES 49 MINUTES 41 SECONDS EAST, 1,026.12 FEET; TO THE POINT OF BEGINNING.

RESIDENTIAL C (Res-C) – PARCEL “A” and RESIDENTIAL B (Res-B) - POLI PARCEL.

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, SECTION 26, SECTION 35 AND ALL OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, PART OF SECTION 30 AND SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, PART OF SECTION 1 AND SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, AND PART OF
SECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE, ON THE
SOUTH LINE THEREOF, SOUTH 89 DEGREES 05 MINUTES 39 SECONDS WEST,
3,731.74 FEET, TO THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16A,
FORMERLY STATE ROAD No. 16A, ALSO KNOWN AS MILL CREEK ROAD, A RIGHT-OF-
WAY OF VARIED WIDTH AS NOW ESTABLISHED AND A POINT ON A CURVE, SAID
POINT HAVING A RADIAL BEARING OF SOUTH 15 DEGREES 24 MINUTES 51
SECONDS WEST; THENCE, ON SAID RIGHT-OF-WAY LINE, AROUND AND ALONG A
CURVE TO THE LEFT HAVING A RADIUS OF 1,196.28 FEET AND A CENTRAL ANGLE
OF 16 DEGREES 15 MINUTES 12 SECONDS, AN ARC DISTANCE OF 339.36 FEET
(NORTH 82 DEGREES 42 MINUTES 45 SECONDS WEST, 338.22 FEET, CHORD
BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE, CONTINUING ON
SAID RIGHT-OF-WAY LINE, SOUTH 89 DEGREES 09 MINUTES 39 SECONDS WEST,
281.01 FEET TO AN ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY
LINE, NORTH 00 DEGREES 50 MINUTES 21 SECONDS WEST, 50.00 FEET TO AN
ANGLE POINT; THENCE, CONTINUING ON SAID RIGHT-OF-WAY LINE, SOUTH 89
DEGREES 09 MINUTES 39 SECONDS WEST, 57 FEET, MORE OR LESS, TO THE
WATERS OF TROUT CREEK; THENCE, BY AND ALONG SAID WATERS AND
FOLLOWING THE MEANDERINGS THEREOF, 27,359 FEET, MORE OR LESS, TO THE
INTERSECTION OF SAID WATERS WITH THE SOUTHEASTERLY LINE OF A NON-
EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES, AS RECORDED IN
OFFICIAL RECORDS BOOK 1860, PAGE 1317 AND OFFICIAL RECORDS BOOK 1812,
PAGE 17, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE, ON
LAST SAID LINE, SOUTH 44 DEGREES 10 MINUTES 39 SECONDS WEST, 1,303.66
FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON SAID LINE, AROUND
AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,036.00 FEET AND A
CENTRAL ANGLE OF 14 DEGREES 49 MINUTES 10 SECONDS, AN ARC DISTANCE OF
267.96 FEET (SOUTH 36 DEGREES 46 MINUTES 04 SECONDS WEST, 267.21 FEET,
CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY; THENCE,
CONTINUING ON SAID LINE, SOUTH 29 DEGREES 21 MINUTES 29 SECONDS WEST,
3,176.66 FEET TO THE SOUTH LINE OF SAID SECTION 36; THENCE, ON LAST SAID
LINE, NORTH 89 DEGREES 03 MINUTES 47 SECONDS EAST, 33.43 FEET TO THE
SOUTHEAST CORNER OF SAID SECTION 36, ALSO BEING THE SOUTHWEST
CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE OF SAID SECTION 31,
NORTH 88 DEGREES 42 MINUTES 11 SECONDS EAST, 3,485.10 FEET; THENCE,
SOUTH, 1,330.46 FEET; THENCE, SOUTH 07 DEGREES 48 MINUTES 13 SECONDS
EAST, 1,057.81 FEET; THENCE, SOUTH 02 DEGREES 57 MINUTES 59 SECONDS EAST,
2,657.31 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE, ON SAID SOUTH
LINE, SOUTH 86 DEGREES 53 MINUTES 22 SECONDS WEST, 3,544.30 FEET TO THE
WEST LINE OF SAID SECTION 8; THENCE, ON SAID WEST LINE, NORTH 02 DEGREES
32 MINUTES 05 SECONDS WEST, 3,440.41 FEET TO THE SOUTHEASTERLY LINE OF
LANDS DESCRIBED ON OFFICIAL RECORDS BOOK 2115, PAGE 1255 AND OFFICIAL
RECORDS BOOK 2138, PAGE 248, OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE, ON SAID SOUTHEASTERLY LINE, SOUTH 29 DEGREES 23 MINUTES 19
SECONDS WEST, 5,040.40 FEET TO THE NORTHEASTERLY LINE OF TRACT 8 OF AN
UNRECORDED SUBDIVISION IN THE NORTHEAST QUARTER AND THE NORTHWEST
QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, SAID ST. JOHNS
COUNTY, SAID TRACT BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1053, PAGE
721, OF SAID PUBLIC RECORDS; THENCE, ON SAID NORTHEASTERLY LINE AND THE
NORTHEASTERLY LINE OF TRACT 7 (OFFICIAL RECORDS BOOK 1053, PAGE 719),
TRACT 6 (OFFICIAL RECORDS BOOK 1053, PAGE 717), TRACT 5 (OFFICIAL RECORDS

LEGAL DESCRIPTIONS 5 of 10

July 2006

England- Thims & Miller, Inc.
RESIDENTIAL C (Res-C) – PARCEL "B"

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5 AND SECTION 8, TOGETHER WITH A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 5, SAID CORNER BEING COMMON TO SAID SECTION 5, SECTION 7 AND SECTION 8; THENCE, ON THE WEST LINE SAID SECTION 8, SOUTH 01 DEGREE 04 MINUTES 35 SECONDS EAST, 115.14 FEET TO THE POINT OF BEGINNING; THENCE, NORTH 88 DEGREES 35 MINUTES 39 SECONDS EAST, 2,348.73 FEET; THENCE, SOUTH 23 DEGREES 57 MINUTES 34 SECONDS EAST, 121.51 FEET; THENCE, NORTH 82 DEGREES 23 MINUTES 57 SECONDS EAST, 398.98 FEET; THENCE, NORTH 72 DEGREES 58 MINUTES 20 SECONDS EAST, 600.68 FEET; TO A POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 66 DEGREES 48 MINUTES 32 SECONDS EAST; THENCE, AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 12,539.45 FEET AND A CENTRAL ANGLE OF 09 DEGREES 05 MINUTES 32 SECONDS, AN ARC DISTANCE OF 1,989.90 FEET (SOUTH 27 DEGREES 44 MINUTES 14 SECONDS EAST, 1,987.81 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE; THENCE, NORTH 65 DEGREES 06 MINUTES 51 SECONDS EAST, 277.61 FEET; THENCE, SOUTH 34 DEGREES 40 MINUTES 33 SECONDS EAST, 697.04 FEET; THENCE, SOUTH 38 DEGREES 52 MINUTES 24 SECONDS EAST, 2,610.86 FEET; THENCE, SOUTH 29 DEGREES 39 MINUTES 19 SECONDS EAST, 396.29 FEET; THENCE, SOUTH 33 DEGREES 03 MINUTES 08 SECONDS EAST, 3,554.49 FEET TO THE SOUTHEASTERLY LINE OF SAID ANTONIO HUERTAS GRANT; THENCE, ON SAID SOUTHEASTERLY LINE, SOUTH 15 DEGREES 32 MINUTES 53 SECONDS WEST, 900.55 FEET; THENCE, NORTH 72 DEGREES 44 MINUTES 58 SECONDS WEST, 4,863.50 FEET; THENCE, SOUTH 18 DEGREES 40 MINUTES 04 SECONDS WEST, 3,785.06 FEET TO THE NORTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. 16A, FORMERLY STATE ROAD No. 16A, ALSO KNOWN AS MILL CREEK ROAD, A RIGHT-OF-WAY OF VARIED WIDTH AS NOW ESTABLISHED; THENCE, ON SAID NORTHEASTERLY RIGHT-OF-WAY LINE, NORTH 56 DEGREES 22 MINUTES 48 SECONDS WEST, 3,588.45 FEET; THENCE, NORTH 09 DEGREES 32 MINUTES 43

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England- Thims & Miller, Inc.
SECONDS EAST, 3,451.86 FEET; THENCE, NORTH 04 DEGREES 00 MINUTES 09 SECONDS WEST, 3,210.64 FEET TO THE NORTHWESTERLY LINE OF SAID ANTONIO HUERTAS GRANT; THENCE, ON SAID NORTHWESTERLY LINE, NORTH 20 DEGREES 05 MINUTES 28 SECONDS EAST, 160.58 FEET TO SAID WEST LINE OF SECTION 8; THENCE, ON SAID WEST LINE, NORTH 01 DEGREES 04 MINUTES 35 SECONDS WEST, 1,684.77 FEET TO THE POINT OF BEGINNING.

RESIDENTIAL C (Res-C) – PARCEL “C”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 33, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE, ON THE NORTH LINE THEREOF, NORTH 88 DEGREES 53 MINUTES 30 SECONDS EAST, 3,135.90 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY No. I-95, A 300-FOOT LIMITED ACCESS RIGHT-OF-WAY; THENCE, ON SAID RIGHT-OF-WAY LINE, SOUTH 27 DEGREES 29 MINUTES 37 SECONDS EAST, 1,019.64 FEET; THENCE, SOUTH 21 DEGREES 17 MINUTES 41 SECONDS WEST, 655.10 FEET; THENCE, SOUTH 47 DEGREES 15 MINUTES 36 SECONDS WEST, 1,521.68 FEET; THENCE, SOUTH 89 DEGREES 01 MINUTES 28 SECONDS WEST, 2,205.55 FEET TO THE WEST LINE OF SAID SECTION 33; THENCE, ON SAID WEST LINE, NORTH 01 DEGREES 01 MINUTES 40 SECONDS WEST, 2,524.89 FEET TO THE POINT OF BEGINNING.

RESIDENTIAL C (Res-C) – PARCEL “D”

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST AND SECTION 30 AND SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 30, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 31; THENCE, ON THE SOUTH LINE OF SAID SECTION 30, ALSO BEING THE NORTH LINE OF SAID SECTION 31, SOUTH 89 DEGREES 24 MINUTES 50 SECONDS WEST, 2,106.73 FEET TO THE NORTHWESTERLY LINE OF A 40-FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES AS DESCRIBED IN OFFICIAL RECORDS BOOK 1861, PAGE 1332, OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE, ON SAID NORTHWESTERLY LINE, SOUTH 18 DEGREES 05 MINUTES 42 SECONDS WEST, 898.68 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON LAST SAID LINE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,956.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 34 MINUTES 20 SECONDS, AN ARC DISTANCE OF 360.92 FEET (SOUTH 23 DEGREES 22 MINUTES 52 SECONDS WEST, 360.41 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON SAID CURVE AND THE NORTHEASTERLY LINE OF A CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 2090, PAGE 566, OF SAID PUBLIC RECORDS; THENCE, ON LAST SAID LINE, THE FOLLOWING SIX (6) COURSES; (1) NORTH 27 DEGREES 10 MINUTES 48 SECONDS WEST, 2,063.22 FEET; (2) NORTH 36 DEGREES 05 MINUTES 59 SECONDS WEST, 768.69 FEET; (3) NORTH 23 DEGREES 15 MINUTES 24 SECONDS WEST, 570.86 FEET; (4) NORTH 47 DEGREES 38 MINUTES 36 SECONDS WEST,
1,084.34 FEET; (5) NORTH 72 DEGREES 52 MINUTES 28 SECONDS WEST, 1,210.65
FEET; (6) NORTH 83 DEGREES 09 MINUTES 30 SECONDS WEST, 427.64 FEET TO THE
WEST LINE OF SAID SECTION 30; THENCE, ON LAST SAID LINE, NORTH 00 DEGREES
00 MINUTES 58 SECONDS EAST, 384.76 FEET; THENCE, THE FOLLOWING THIRTY-
TWO (32) COURSES: (1) SOUTH 60 DEGREES 22 MINUTES 04 SECONDS EAST, 107.69
FEET; (2) SOUTH 32 DEGREES 27 MINUTES 10 SECONDS EAST, 69.32 FEET; (3)
SOUTH 33 DEGREES 40 MINUTES 18 SECONDS EAST, 57.50 FEET; (4) SOUTH 34
DEGREES 40 MINUTES 37 SECONDS EAST, 84.06 FEET; (5) SOUTH 57 DEGREES 14
MINUTES 47 SECONDS EAST, 88.48 FEET; (6) SOUTH 43 DEGREES 08 MINUTES 02
SECONDS EAST, 116.60 FEET; (7) SOUTH 51 DEGREES 22 MINUTES 16 SECONDS
EAST, 66.61 FEET; (8) SOUTH 65 DEGREES 12 MINUTES 23 SECONDS EAST, 76.12
FEET; (9) SOUTH 70 DEGREES 32 MINUTES 30 SECONDS EAST, 95.84 FEET; (10)
SOUTH 81 DEGREES 00 MINUTES 32 SECONDS EAST, 102.25 FEET; (11) NORTH 81
DEGREES 53 MINUTES 18 SECONDS EAST, 150.37 FEET; (12) NORTH 87 DEGREES 37
MINUTES 57 SECONDS EAST, 327.99 FEET; (13) NORTH 19 DEGREES 03 MINUTES 54
SECONDS EAST, 8.27 FEET; (14) NORTH 47 DEGREES 44 MINUTES 52 SECONDS
EAST, 79.03 FEET; (15) NORTH 23 DEGREES 59 MINUTES 02 SECONDS EAST, 104.72
FEET; (16) NORTH 04 DEGREES 06 MINUTES 25 SECONDS EAST, 74.62 FEET; (17)
NORTH 11 DEGREES 54 MINUTES 19 SECONDS EAST, 24.44 FEET; (18) SOUTH 52
DEGREES 08 MINUTES 45 SECONDS EAST, 438.77 FEET; (19) SOUTH 48 DEGREES 44
MINUTES 34 SECONDS EAST, 198.54 FEET; (20) SOUTH 51 DEGREES 00 MINUTES 22
SECONDS EAST, 211.01 FEET; (21) SOUTH 43 DEGREES 18 MINUTES 59 SECONDS
EAST, 177.43 FEET; (22) SOUTH 59 DEGREES 43 MINUTES 20 SECONDS EAST, 21.76
FEET; (23) SOUTH 83 DEGREES 55 MINUTES 22 SECONDS EAST, 53.75; (24) NORTH
17 DEGREES 56 MINUTES 26 SECONDS EAST, 308.32 FEET; (25) NORTH 25 DEGREES
43 MINUTES 22 SECONDS EAST, 197.09 FEET; (26) NORTH 02 DEGREES 52 MINUTES
31 SECONDS EAST, 131.70 FEET; (27) NORTH 22 DEGREES 37 MINUTES 57
SECONDS EAST, 85.50 FEET; (28) NORTH 26 DEGREES 34 MINUTES 40 SECONDS
EAST, 132.36 FEET; (29) NORTH 14 DEGREES 45 MINUTES 23 SECONDS EAST, 129.22
FEET; (30) NORTH 20 DEGREES 34 MINUTES 08 SECONDS EAST, 112.39 FEET; (31)
NORTH 28 DEGREES 10 MINUTES 48 SECONDS EAST, 97.19 FEET; (32) NORTH 20
DEGREES 40 MINUTES 40 SECONDS EAST, 102.24 FEET; THENCE, NORTH 12
DEGREES 40 MINUTES 21 SECONDS WEST, 314.68 FEET TO A POINT OF
CURVATURE; THENCE, AROUND AND ALONG A CURVE TO THE RIGHT HAVING A
RADIUS OF 3,100.00 FEET AND A CENTRAL ANGLE OF 09 DEGREES 56 MINUTES 25
SECONDS, AN ARC DISTANCE OF 537.83 FEET (NORTH 07 DEGREES 42 MINUTES 08
SECONDS WEST, 537.15 FEET, CHORD BEARING AND DISTANCE) TO A POINT ON
SAID CURVE; THENCE, RADIAL TO SAID CURVE, NORTH 87 DEGREES 16 MINUTES
04 SECONDS EAST, 200.00 FEET; THENCE, NORTH 02 DEGREES 43 MINUTES 56
SECONDS WEST, 794.13 FEET; THENCE, NORTH 87 DEGREES 16 MINUTES 04
SECONDS EAST, 153.26 FEET; THENCE, SOUTH 73 DEGREES 35 MINUTES 46
SECONDS EAST, 44.20 FEET; THENCE, SOUTH 35 MINUTES 01
SECONDS EAST, 124.91 FEET; THENCE, NORTH 01 DEGREES 30 MINUTES 48
SECONDS EAST, 63.93 FEET; THENCE, SOUTH 58 DEGREES 24 MINUTES 59
SECONDS EAST, 42.25 FEET; THENCE, SOUTH 56 DEGREES 36 MINUTES 31
SECONDS WEST, 51.60 FEET; THENCE, SOUTH 53 DEGREES 07 MINUTES 15
SECONDS EAST, 94.55 FEET; THENCE, SOUTH 10 DEGREES 13 MINUTES 38
SECONDS EAST, 60.04 FEET; THENCE, SOUTH 67 DEGREES 35 MINUTES 10
SECONDS EAST, 73.12 FEET; THENCE, NORTH 85 DEGREES 52 MINUTES 41
SECONDS EAST, 63.32 FEET; THENCE, SOUTH 32 DEGREES 38 MINUTES 06
SECONDS EAST, 41.24 FEET; THENCE, SOUTH 08 DEGREES 27 MINUTES 34
SECONDS EAST, 57.61 FEET; THENCE, SOUTH 29 DEGREES 10 MINUTES 39
SECONDS EAST, 47.42 FEET; THENCE, SOUTH 69 DEGREES 22 MINUTES 27
SECONDS EAST, 171.57 FEET; THENCE, NORTH 84 DEGREES 30 MINUTES 52
SECONDS EAST, 88.88 FEET; THENCE, SOUTH 29 DEGREES 36 MINUTES 08
SECONDS EAST, 74.01 FEET; THENCE, SOUTH 43 DEGREES 53 MINUTES 30
SECONDS WEST, 61.29 FEET; THENCE, SOUTH 80 DEGREES 57 MINUTES 46
SECONDS WEST, 69.53 FEET; THENCE, NORTH 74 DEGREES 51 MINUTES 38
SECONDS WEST, 42.07 FEET; THENCE, SOUTH 50 DEGREES 39 MINUTES 00
SECONDS WEST, 52.55 FEET; THENCE, NORTH 86 DEGREES 52 MINUTES 47
SECONDS WEST, 63.98 FEET; THENCE, NORTH 68 DEGREES 11 MINUTES 46
SECONDS WEST, 37.15 FEET; THENCE, SOUTH 03 DEGREES 37 MINUTES 49
SECONDS EAST, 153.82 FEET; THENCE, SOUTH 43 DEGREES 21 MINUTES 24
SECONDS WEST, 54.79 FEET; THENCE, SOUTH 03 DEGREES 45 MINUTES 14
SECONDS EAST, 50.92 FEET; THENCE, SOUTH 47 DEGREES 34 MINUTES 44
SECONDS WEST, 60.56 FEET; THENCE, SOUTH 28 DEGREES 59 MINUTES 21
SECONDS WEST, 46.66 FEET; THENCE, SOUTH 10 DEGREES 11 MINUTES 14
SECONDS EAST, 105.41 FEET; THENCE, SOUTH 54 DEGREES 55 MINUTES 49
SECONDS WEST, 122.85 FEET; THENCE, SOUTH 79 DEGREES 52 MINUTES 14
SECONDS WEST, 187.50 FEET; THENCE, SOUTH 26 DEGREES 05 MINUTES 20
SECONDS WEST, 23.11 FEET; THENCE, SOUTH 86 DEGREES 25 MINUTES 13
SECONDS WEST, 77.34 FEET; THENCE, SOUTH 02 DEGREES 43 MINUTES 56
SECONDS EAST, 117.22 FEET; THENCE, SOUTH 66 DEGREES 58 MINUTES 45
SECONDS EAST, 2,961.11 FEET TO THE NORTHEASTERLY LINE OF
AFOREMENTIONED EASEMENT FOR INGRESS, EGRESS AND UTILITIES; THENCE,
ON LAST SAID LINE, SOUTH 26 DEGREES 19 MINUTES 34 SECONDS WEST, 46.01
FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ON LAST SAID LINE,
AROUND AND ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 5,790.00 FEET
AND A CENTRAL ANGLE OF 08 DEGREES 13 MINUTES 52 SECONDS, AN ARC
DISTANCE OF 831.78 FEET (SOUTH 22 DEGREES 12 MINUTES 38 SECONDS WEST,
831.06 FEET, CHORD BEARING AND DISTANCE) TO A POINT OF TANGENCY;
THENCE, CONTINUING ON LAST SAID LINE, SOUTH 18 DEGREES 05 MINUTES 42
SECONDS WEST, 2,297.01 FEET TO THE POINT OF BEGINNING.

MIXED USE (Md)

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 5, SECTION 6 AND
SECTION 8, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE, ON THE
SOUTH LINE THEREOF, SOUTH 86 DEGREES 53 MINUTES 22 SECONDS WEST,
2,053.77 FEET; THENCE, NORTH 02 DEGREES 57 MINUTES 59 SECONDS WEST,
2,857.31 FEET; THENCE, NORTH 07 DEGREES 48 MINUTES 13 SECONDS WEST,
1,057.81 FEET; THENCE, DUE NORTH, 1,330.46 FEET TO THE NORTH LINE OF SAID
SECTION 6; THENCE, ON SAID NORTH LINE, NORTH 88 DEGREES 42 MINUTES 11
SECONDS EAST, 1,864.73 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 31,
ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE, ON THE
SOUTH LINE OF SAID SECTION 32, NORTH 88 DEGREES 49 MINUTES 41 SECONDS
EAST, 4,346.05 FEET; THENCE, SOUTH 04 DEGREES 06 MINUTES 54 SECONDS EAST,
1,080.46 FEET; THENCE, SOUTH 19 DEGREES 21 MINUTES 34 SECONDS WEST,
1,250.04 FEET; THENCE, SOUTH 07 DEGREES 24 MINUTES 33 SECONDS EAST,
1,749.52 FEET; THENCE, SOUTH 30 DEGREES 54 MINUTES 48 SECONDS EAST,
627.89 FEET; THENCE, SOUTH 23 DEGREES 06 MINUTES 26 SECONDS EAST, 321.20
FEET; THENCE, SOUTH 28 DEGREES 02 MINUTES 14 SECONDS EAST, 449.88 FEET;

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England- Thims & Miller, Inc.

July 2006
THENCE, SOUTH 28 DEGREES 11 MINUTES 09 SECONDS EAST, 925.73 FEET;
THENCE, SOUTH 19 DEGREES 58 MINUTES 59 SECONDS EAST, 267.47 FEET;
THENCE, SOUTH 35 DEGREES 33 MINUTES 17 SECONDS EAST, 321.72 FEET;
THENCE, SOUTH 65 DEGREES 06 MINUTES 51 SECONDS WEST, 913.28 FEET TO A
POINT ON A CURVE, SAID POINT HAVING A RADIAL BEARING OF NORTH 57
DEGREES 43 MINUTES 00 SECONDS EAST; THENCE, AROUND AND ALONG A CURVE
TO THE RIGHT HAVING A RADIUS OF 12,539.45 FEET AND A CENTRAL ANGLE OF 09
DEGREES 05 MINUTES 32 SECONDS, AN ARC DISTANCE OF 1,989.90 FEET (NORTH
27 DEGREES 44 MINUTES 14 SECONDS WEST, 1,987.81 FEET, CHORD BEARING AND
DISTANCE) TO A POINT ON SAID CURVE; THENCE, SOUTH 72 DEGREES 58 MINUTES
20 SECONDS WEST, 600.68 FEET; THENCE, SOUTH 82 DEGREES 23 MINUTES 57
SECONDS WEST, 398.98 FEET; THENCE, NORTH 23 DEGREES 57 MINUTES 34
SECONDS WEST, 121.51 FEET; THENCE, SOUTH 88 DEGREES 35 MINUTES 39
SECONDS WEST, 2,348.73 FEET TO THE WEST LINE OF SAID SECTION 8; THENCE,
ON SAID WEST LINE, NORTH 01 DEGREES 04 MINUTES 35 SECONDS WEST, 115.14
FEET TO THE POINT OF BEGINNING.
Exhibit “B” to Resolution

[Revised Master Development Plan Map H]
The St. Augustine Record
PUBLISHED EVERY MORNING MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
OFT ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT
who on oath says that he is an Accounting Clerk of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement, being NOTICE OF HEARING
in the matter N0PC 06-07 SILVERLEAF
was published in said newspaper in the issues of
SEPTEMBER 5, 2006.

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

Sworn to and subscribed before me this 6TH day of SEPTEMBER 2006.

by (Signature of Notary Public)
who is personally known to me or who has produced PERSONALLY KNOWN as identification.

BRIAN FIKE
My Commission DD327588
Expires June 09, 2008

COPY OF ADVERTISEMENT

NOTICE OF A PROPOSED CHANGE (N0PC) TO
THE SILVERLEAF PLANTATION DEVELOP-
MENT OF REGIONAL IMPACT (DRI)

NOTICE IS HEREBY GIVEN that a public hearing
will be held on Thursday, September 21, 2006 at 1:30
p.m. by the St. Johns County Planning and Zoning
Agency and on Tuesday, October 3, 2006 at 9:00
a.m. by the Board of County Commissioners in the
County Auditorium, County Administration Building,
4029 Lewis Opeway, St. Augustine, Florida, to con-
tain public notice of a Change (N0PC) to the
Silverleaf Plantation DRI for modification to the
DRI Development Order (D00) and Mass H.

The subject property is located South and East of
CR115, West of I-95 and North of International Golf
Parkway and SR16 and CR16A within St. Johns
County, Florida.

This site is maintained in the Planning Division of the
Growth Management Services Department, at the
County Administration Building, 4029 Lewis Speed-
way, St. Augustine, Florida, and may be examined by
interested parties prior to said public hearing.

NOTICE TO PERSONS NEEDING SPECIAL
ACCOMMODATIONS AND TO ALL HEARING
IMPAIRED PERSONS: In accordance with the
Americans with Disabilities Act, persons needing
special accommodations or an interpreter to partic-
ticipate in this proceeding should contact the
County's ADA Coordinator at (904) 209-6700 or at the
County Administration Building, 4029 Lewis Speed-
way, St. Augustine, Florida, 22083. For hearing
impaired individuals, call Relay Service at 1
800-955-8779, no later than 5 days prior to the date of
this meeting.

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

This matter is subject to court imposed rules and regu-
lar rules of procedures. It is anticipated that one or
more County Commissioners may attend this meet-
ing. Interested parties should submit contact with
the Board of County Commissioners or the Planning and
Zoning Agency members on this topic, except with
compliance with Resolution 95-126, to properly
notified public hearings or to written communica-
tion care of St. Johns County Planning Division,
P.O. Drawer 39, St. Augustine, Florida, 20065.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRAYAN, CHAIRMAN
PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
HENRY GREEN, CHAIRMAN
FILE NUMBER: N0PC 06-06
Silverleaf Plantation
L.284-6 Sept 5, 2006
STATE OF FLORIDA,  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared CHARLES BARRETT 
who on oath says that he is an Accounting Clerk of the St. Augustine Record, 
a daily newspaper published at St. Augustine in St. Johns County, Florida: 
that the attached copy of advertisement, being NOTICE OF HEARING 
in the matter N0PC 06-07 SILVERLEAF 
was published in said newspaper in the issues of 
SEPTEMBER 5, 2006.

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

Sworn to and subscribed before me this 6TH day of SEPTEMBER 2006.

by ___________________________ who is personally known to me 
or who has produced PERSONALLY KNOWN as identification.

__________________________
Brian Fike
My Commission DD327588
Expires June 09, 2008

(Brian Fike)

Notice of a Proposed Change (N0PC) to the Silverleaf Plantation Development of Regional Impact (DRI)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Thursday, September 7, 2006 at 1:30 p.m. by the St. Johns County Planning and Zoning Agency and on Tuesday, October 3, 2006 at 9:00 a.m. by the Board of County Commissioners in the County Auditorium, County Administration Building, 4000 Lewis Speedway, St. Augustine, Florida, to consider a Notice of Proposed Zoning Ordinance Change (N0PC) to the Silverleaf Plantation DRI for modification to the DRI Development Order (DDO) and Map H.

The subject property is located South and East of CR210, West of I-95, South of International Golf Parkway and SR16 and CR16A within St. Johns County, Florida.

This file is maintained in the Planning Division of the Planning and Zoning Agency, 4000 Lewis Speedway, St. Augustine, Florida, 32084. For hearing impaired individuals, call Florida Relay Service at 1-800-955-8771, no later than 5 days prior to the date of the hearing.

PUBLIC NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County ADA Coordinator at (904) 209-2609 or at the County Administration Building, 4000 Lewis Speedway, St. Augustine, Florida 32084. If hearing impaired, call Florida Relay Service at 1-800-955-8771, no later than 5 days prior to the date of the hearing.

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

This matter is subject to court imposed quasi-judicial rules of procedure. It is anticipated that one or more County Commissioners may attend this meeting. Interested parties should contact the County Attorney before attending the meeting.

BOARD OF COUNTY COMMISSIONERS 
ST. JOHNS COUNTY, FLORIDA
JAMES E. BRYANT, CHAIRMAN

PLANNING AND ZONING AGENCY
ST. JOHNS COUNTY, FLORIDA
HENRY GREEN, CHAIRMAN

FILE NUMBER: N0PC 06-07
Silverleaf Plantation

L2004-6 Sept 5, 2006