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GRAHAM
LEGAL GROUP PLLC

3208C E. COLONIAL DRIVE, SUITE 292
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(407) 230-6449
JGRAHAM@GRAHAMLEGALGRP.COM

September 23, 2019

VIA UPS
Department of State
Division of Corporations
P.O. Box 6327
Tallahassee, FL 32314

Re: Formation of Grand Oaks Homeowners' Association of St. Johns County, Inc.

Dear Sir or Madam:

Enclosed are the original and one copy of the Articles of Incorporation (41 pages) for the above-named corporation for filing with the Division. Also enclosed is our check payable to the Department of State in the amount of $111.75 representing the filing fee, the designation of registered agent fee, and a certified copy fee (plus 33 pages).

Thank you in advance for your assistance. Please let me know if you need anything additional to accomplish the filing.

Sincerely,

Jesse E. Graham, Jr.

Enclosures

FILED

2018 SEP 24 AM 11:50

SECRETARY OF STATE
TALLAHASSEE, FL

ARTICLES OF INCORPORATION
OF
GRAND OAKS HOMEOWNERS' ASSOCIATION OF ST. JOHNS COUNTY, INC.
a Florida corporation not for profit

In compliance with the requirements of Chapters 617 and 720 of the Florida Statutes, the undersigned, who is a resident of the State of Florida, and who is of full age, for the purpose of forming a Florida corporation not for profit, hereby certifies:

ARTICLE I - NAME OF CORPORATION AND DEFINITIONS

The name of the corporation is GRAND OAKS HOMEOWNERS' ASSOCIATION OF ST. JOHNS COUNTY, INC., a corporation not for profit under the provisions of Chapter 617 of the Florida Statutes (hereinafter referred to as the "**Association**"). Each term used herein, except as otherwise defined herein, is defined in the Declaration of Covenants, Conditions, and Restrictions for Grand Oaks (the "**Declaration**") recorded, or to be recorded, among the Public Records of St. Johns County, Florida by Southeast Land Ventures, LLC, a Florida limited liability company (the "**Declarant**") and shall have the same meaning or definition used herein as the meaning or definition ascribed thereto in the Declaration.

ARTICLE II - PRINCIPAL OFFICE OF THE ASSOCIATION

The initial principal office of the Association is located at Post 233 Shell Bluff Ct., Ponte Vedra Beach, Florida 32082, or other location designated by the Board of Directors. The initial mailing off of the Association is Post Office Box 62, Ponte Vedra Beach, Florida 32004

ARTICLE III - REGISTERED AGENT AND REGISTERED OFFICE

Keith G. Hyatt with an office at 233 Shell Bluff Ct., Ponte Vedra Beach, Florida 32082, is hereby appointed the initial Registered Agent of this Association.

ARTICLE IV
PURPOSE AND POWERS OF THE ASSOCIATION

This Association does not contemplate pecuniary gain or profit to the members thereof, and the specific purposes for which it is formed are to provide for the maintenance, preservation and architectural control of the Lots and Common Area within that Property described as:

> See ***Exhibit "A"*** attached hereto and incorporated herein by reference.

together with such Additional Property located in St. Johns County, Florida, which may be brought within the jurisdiction of the Association from time to time, as provided in the Declaration, and to promote the health, safety and welfare of the residents within the above described property and

any additions thereto as may hereafter be brought within the jurisdiction of this Association for this purpose to:

A. exercise of all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration, as the same may be amended from time to time as therein provided, said Declaration being incorporated herein as if set forth at length and pursuant to Chapter 720, Florida Statutes;

B. fix, levy, collect, and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

C. acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use or otherwise dispose of real or personal property in connection with the affairs of the Association;

D. borrow money, and with the assent of two-thirds (2/3) of the Lot Owners (excluding the Declarant), mortgage or pledge, any or all of its real or personal property as security for money borrowed or debts incurred;

E. dedicate, sell or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument has been signed by two-thirds (2/3) of the Lot Owners (excluding the Declarant), agreeing to such dedication, sale or transfer, provided, however, the Association shall have the right to grant permits, easements or licenses to a public agency or utility company for utilities, roads, other purposes reasonably necessary or useful for the proper maintenance or operation of the property, which grants shall not be deemed a dedication, sale or transfer requiring the consent of Members;

F. participate in mergers and consolidations with other nonprofit corporations organized for the same purposes or annex additional residential property and Common Area, provided than any such merger, consolidation, or annexation shall comply with the requirements of the Declaration;

G. have and to exercise any and all powers, rights and privileges which a corporation organized under Florida Not For Profit Corporation Act by law may now or hereafter have or exercise;

H. operate, maintain and manage the Common Area. The Association shall levy and collect adequate assessments against Members of the Association for the maintenance of the Common Area; and

I. unless otherwise assumed by a community development district or neighborhood

improvement district, operate, maintain and manage the Surface Water or Stormwater Management System in a manner consistent with the St. Johns River Water Management District Permit No. 139022-3 requirements and applicable District rules, and shall assist in the enforcement of the restrictions and covenants contained herein. In such event, the Association shall levy and collect adequate assessments against Members of the Association for the maintenance, operation and repair of the Surface Water or Stormwater Management Systems including but not limited to work within retention areas, drainage structures and drainage easements.

As used herein, "**Surface Water or Stormwater Management System**" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over-drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

Maintenance of the Surface Water or Stormwater Management System(s) shall mean the exercise of practices which allow the systems to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. Each Lot Owner or other property owner shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System shall be as permitted, or if modified, then only as approved by the St. Johns River Water Management District.

Any amendment to these Articles which alters the Surface Water or Stormwater Management System, beyond maintenance in its original condition, including the water management portions of the Common Areas, must have the prior approval of the St. Johns River Water Management District.

The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in these Articles which relate to the maintenance, operation, and repair of the Surface Water or Stormwater Management System.

ARTICLE V - MEMBERSHIP

Every person or entity who is a record owner of a fee or undivided fee interest in any Lot which is subject by covenants of record to assessment by the Association, including contract sellers, shall be a Member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of any obligation. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment by the Association.

ARTICLE VI - VOTING RIGHTS

The Association shall have two (2) classes of voting membership:

A. Class A. Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one (1) vote for each Lot owned. When more than one (1) person holds an interest in any Lot, all such persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one (1) vote be cast with respect to any Lot. When reference is made herein or in the Association Bylaws to a majority or a specific percentage or fraction of Members to establish a quorum or to carry a vote, such references shall be deemed to mean and refer to such majority, percentage or fraction entitled to vote on the basis of one (1) vote per Lot.

B. Class B. The Class B Member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A Membership on the happening of any of the following events, whichever occurs earlier:

(1) when seventy-five percent (75%) of the Lots are deeded to Class A Members and have certificates of occupancy issued thereon;

(2) three (3) months after ninety percent (90%) of the maximum number of residential Lots allowed for the Property have been conveyed to Class A Members;

(3) ten (10) years after the date of the recording of the Declaration in the Public Records of St. Johns County, Florida; and

(4) upon voluntary conversion to Class A Membership by the Declarant.

Notwithstanding the cessation of Class B Membership in accordance with the above, if Additional Property is made subject to this Declaration, Class B Membership shall be reinstated for all Lots owned by Declarant so long as seventy-five percent (75%) of the then total number of Lots has not been deeded to Class A Members.

ARTICLE VII - BOARD OF DIRECTORS

The affairs of this Association shall be managed by a Board of not more than seven (7) directors, who need not be Members of the Association. The initial number of Directors shall be three (3) and may be changed by amendment of the By-Laws of the Association. The names and address of the persons who are to act in the capacity of Directors until the selection of their successors are:

NAME	ADDRESS
Keith Hyatt	233 Shell Bluff Ct. Ponte Vedra Beach, Florida 32082

Marc Harris	1029 Elysium Drive Mt. Dora, Florida 32757
Dennis Smith	4185 SR 16 St. Augustine, Florida 32092

At the first annual meeting, the Members shall elect one (1) Director for a term of one (1) year, one Director for a term of two (2) years and one (1) Director for a term of three (3) years; and at each annual meeting thereafter the Members shall elect one (1) Director for a term of three (3) years. In the event the number of Directors is more than three (3), additional Directors shall be elected for a term of three (3) years.

The Declarant is entitled to elect or appoint at least one (1) Director as long as Declarant holds for sale in the ordinary course of business at least five percent (5%) of the Lots.

ARTICLE VIII - OFFICERS

The affairs of the Association shall be administered by the Officers designated in the By-Laws of the Association as shall be elected by the Board of Directors at its first meeting following the first annual meeting of the general Membership and they shall serve at the pleasure of the Board of Directors. Pending the election of the permanent Officers of this Association by the Board of Directors, the following named persons shall be the temporary Officers of the Association until their successors have been duly elected:

TITLE	NAME
President	Keith Hyatt
Vice President	Marc Harris
Secretary/Treasurer	Dennis Smith

ARTICLE IX - BY-LAWS

By-Laws of the Association will be hereinafter adopted at the first meeting of the Board of Directors. Such By-Laws may be amended or repealed, in whole or in part, at a regular or special meeting of the Members, by a vote of a majority of a quorum of Members present in person or by proxy, except that the Department of Housing and Urban Development (HUD)/Veterans Administration (VA) shall have the right to veto amendments while there is a Class B membership.

ARTICLE X - DISSOLUTION

The Association may be dissolved with the assent given in writing and signed by not less

than two-thirds (2/3) of each class of Members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed, and assigned to any nonprofit corporation, association, trust, or other organization to be devoted to such similar purposes. In the event of termination, dissolution or final liquidation of the Association, the responsibility for the operation and maintenance of the Surface Water or Stormwater Management System must be transferred to and accepted by an entity which would comply with Section 40C-42.027, F.A.C., and be approved by the St. Johns River Water Management District prior to such termination, dissolution or liquidation. The dissolution procedures described in this Article XI are also subject to court approval pursuant to the provisions of The Florida Not For Profit Corporation Act.

ARTICLE XI - DURATION

Existence of the Association shall commence with the filing of these Articles of Incorporation with the Secretary of State, Tallahassee, Florida. The Association shall exist in perpetuity.

ARTICLE XII - AMENDMENTS

Amendment of these Articles of Incorporation shall require the approval of at least two-thirds (2/3) vote of the Lot Owners.

ARTICLE XIII - CONFLICT

In the event that any provision of these Articles of Incorporation conflicts with any provision of Declaration, the provision of Declaration in conflict therewith shall control. If any provision of these Articles of Incorporation conflicts with any provision of the Bylaws, the provisions of these Articles of Incorporation shall control.

ARTICLE XIV - INDEMNIFICATION

The Directors and Officers of the Association shall be indemnified by the Association to the fullest extent now or hereafter permitted by law and shall not be personally liable for any act, debt, liability or other obligation of the Association. Similarly, Members are not personally liable for any act, debt, liability or obligation of the Association. A Member may become liable to the Association for assessments, fees, etc. as provided in the Declaration or as otherwise provided by law.

ARTICLE XV - HUD/VA APPROVAL

As long as there is a Class B Membership, the Federal Housing Administration and the Veterans Administration may require that the following actions require the prior approval of either agency in accordance with applicable regulations (if such agencies are providing financing to residences in the Development): annexation of additional properties, mergers and consolidations, mortgaging of Common Area, dedication of Common Area, dissolution of these Articles of Incorporation.

ARTICLE XVI - INCORPORATOR

The name and address of the incorporator of these Articles of Incorporation is as follows:

NAME	ADDRESS
Keith Hyatt	P.O. Box 662 Ponte Vedra Beach, Florida 32004

IN WITNESS WHEREOF, for the purpose of forming this corporation under the laws of the State of Florida, the undersigned, being the Incorporator, has executed these Articles of Incorporation, this 9TH day of SEPTEMBER, 2019.

Signed, sealed and delivered in the presence of the following witnesses:

Print Name: DANA LYNN WOERMAN

Print Name: RAFAEL FERMOSO

INCORPORATOR:

KEITH HYATT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 09 day of SEPTEMBER, 2019, by Keith Hyatt, who is personally known to me or has produced FL DRIVER LICENSE as identification.

Notary Seal:

JAY BRAXTON
NOTARY
My Comm. Expires
January 16, 2021
No. GG 265143
PUBLIC
STATE OF FLORIDA

Notary Public

CERTIFICATE DESIGNATING PLACE OF BUSINESS OR DOMICILE FOR THE SERVICE OF PROCESS WITHIN THIS STATE NAMING AGENT UPON WHOM PROCESS MAY BE SERVED

In pursuance of Sections 48.091 and 617.0501, Florida Statutes, the following is submitted, in compliance with said act:

FIRST, that GRAND OAKS HOMES OWNERS' ASSOCIATION OF ST. JOHNS COUNTY, INC., desiring to organize under the laws of the State of Florida with its principal office, as indicated in the Articles of Incorporation, at 233 Shell Bluff Ct., Ponte Vedra Beach, Florida 32082 has named Keith Hyatt, located at 233 Shell Bluff Ct., Ponte Vedra Beach, County of St. Johns, State of Florida as its agent to accept service of process within this state.

Having been named to accept service of process for the above-stated corporation, at place designated in this Certificate, I hereby accept to act in this capacity, and agree to comply with the provision of said Act relative to keeping open said office.

Dated: SEPTEMBER 9, 2019

KEITH HYATT

FILED
2019 SEP 24 AM 11:51
SECRETARY OF STATE
TALLAHASSEE, FL

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF SECTIONS 26, 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST OF SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 16 AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 133.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°32'41" EAST, 133.11 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°45'26" WEST, 368.01 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE SOUTH 89°45'26" WEST, 896.31 FEET; COURSE NO. 3: SOUTH 89°26'57" WEST, 1209.14 FEET; THENCE SOUTH 89°27'47" WEST, 495.00 FEET; THENCE NORTH 00°36'00" WEST, 100.00 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'53" WEST, ALONG LAST SAID LINE, 952.54 FEET TO THE EASTERLY LINE OF LAST SAID LANDS; THENCE NORTH 00°31'26" WEST, ALONG LAST SAID LINE, 590.54 FEET; THENCE NORTH 89°10'52" WEST, 42.66 FEET; THENCE NORTH 00°31'26" WEST, 4.75 FEET; THENCE NORTH 36°16'40" WEST, 93.51 FEET; THENCE NORTH 88°07'09" WEST, 103.14 FEET; THENCE SOUTH 77°58'05" WEST, 97.66 FEET; THENCE SOUTH 77°26'01" WEST, 16.48 FEET; THENCE SOUTH 80°14'44" WEST, 11.09 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 17.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°20'38" WEST, 16.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 55.00 FEET, AN ARC DISTANCE OF 13.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°37'05" WEST, 13.40 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 49.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°26'24" WEST, 41.85 FEET TO THE POINT OF COMPOUND

CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 383.96 FEET, AN ARC DISTANCE OF 65.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°51'06" WEST, 65.46 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 3459.32 FEET, AN ARC DISTANCE OF 69.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°51'20" WEST, 69.80 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 131.78 FEET, AN ARC DISTANCE OF 59.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°44'09" WEST, 58.54 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 227.07 FEET, AN ARC DISTANCE OF 60.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°36'50" WEST, 60.13 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 75.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°22'57" EAST, 61.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 209.86 FEET, AN ARC DISTANCE OF 52.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°20'07" EAST, 51.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 26.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°52'55" EAST, 25.65 FEET; THENCE SOUTH 27°01'09" EAST, 10.03 FEET; THENCE NORTH 89°28'34" EAST, 100.00 FEET; THENCE SOUTH 00°31'26" EAST, 120.00 FEET; THENCE SOUTH 89°28'34" WEST, 59.38 FEET; THENCE SOUTH 00°31'26" EAST, 60.00 FEET; THENCE NORTH 89°28'34" EAST, 97.93 FEET; THENCE SOUTH 00°31'26" EAST, 148.85 FEET; THENCE SOUTH 89°28'34" WEST, 63.00 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 54.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°02'21" WEST, 50.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°28'34" WEST, 48.48 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 28.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°55'29" WEST, 28.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY;

THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 544.31 FEET, AN ARC DISTANCE OF 273.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°46'39" WEST, 270.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 26.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°30'23" WEST, 25.51 FEET; THENCE SOUTH 43°48'30" WEST, 31.46 FEET; THENCE SOUTH 46°11'30" EAST, 227.29 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 334.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°26'21" EAST, 326.12 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°41'13" EAST, 89.71 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 25.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°01'15" EAST, 24.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 72.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°43'10" EAST, 70.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 23.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°38'58" EAST, 22.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73°12'52" EAST, 184.55 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 300.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°47'30" EAST, 297.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 178.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°38'39" EAST, 177.30 FEET; THENCE SOUTH 29°50'39" WEST, 100.28 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 130.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°51'27" WEST, 129.89 FEET; THENCE SOUTH 38°21'23" WEST, 43.30 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF

SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 72.05 FEET, AN ARC DISTANCE OF 35.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°24'05" WEST, 35.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 80.49 FEET, AN ARC DISTANCE OF 249.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°09'45" EAST, 160.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.96 FEET, AN ARC DISTANCE OF 254.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°48'38" WEST, 138.47 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 163.91 FEET, AN ARC DISTANCE OF 100.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°03'24" WEST, 98.77 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 17.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°20'18" WEST, 17.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 357.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°10'46" WEST, 352.62 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 60.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°15'00" WEST, 57.13 FEET; THENCE SOUTH 04°35'27" EAST, 77.68 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 388.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°20'36" WEST, 378.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°13'46" WEST, 19.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 230.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°42'10" WEST, 222.29 FEET TO THE POINT OF REVERSE CURVATURE OF A

CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 50.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°17'26" WEST, 48.19 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°28'53" WEST, 125.24 FEET; THENCE SOUTH 70°05'28" EAST, 43.63 FEET; THENCE SOUTH 68°37'34" EAST, 43.39 FEET; THENCE SOUTH 73°53'15" EAST, 40.83 FEET; THENCE SOUTH 75°15'56" EAST, 66.23 FEET; THENCE SOUTH 79°36'21" EAST, 49.23 FEET; THENCE SOUTH 87°55'18" EAST, 84.72 FEET; THENCE SOUTH 84°49'52" EAST, 71.39 FEET; THENCE SOUTH 85°52'30" EAST, 29.80 FEET; THENCE NORTH 87°52'48" EAST, 33.12 FEET; THENCE SOUTH 88°29'24" EAST, 83.46 FEET; THENCE SOUTH 80°22'02" EAST, 77.85 FEET; THENCE NORTH 88°41'47" EAST, 177.12 FEET; THENCE NORTH 80°33'29" EAST, 181.65 FEET; THENCE NORTH 77°24'18" EAST, 254.19 FEET; THENCE NORTH 76°56'21" EAST, 32.58 FEET; THENCE NORTH 85°34'41" EAST, 48.71 FEET; THENCE NORTH 85°18'16" EAST, 43.20 FEET; THENCE NORTH 88°57'03" EAST, 48.96 FEET; THENCE SOUTH 87°09'57" EAST, 94.95 FEET; THENCE SOUTH 81°38'48" EAST, 136.77 FEET; THENCE SOUTH 80°26'22" EAST, 28.86 FEET; THENCE SOUTH 89°48'46" EAST, 89.55 FEET; THENCE NORTH 87°07'17" EAST, 98.73 FEET; THENCE NORTH 75°25'17" EAST, 176.78 FEET; THENCE NORTH 73°45'58" EAST, 139.43 FEET; THENCE NORTH 70°59'58" EAST, 144.69 FEET; THENCE NORTH 69°45'35" EAST, 93.95 FEET; THENCE NORTH 66°04'48" EAST, 67.79 FEET; THENCE SOUTH 45°32'28" EAST, 16.86 FEET; THENCE SOUTH 16°20'12" EAST, 75.96 FEET; THENCE SOUTH 19°28'18" EAST, 70.18 FEET; THENCE SOUTH 19°28'20" EAST, 4.82 FEET; THENCE SOUTH 19°28'17" EAST, 31.94 FEET; THENCE SOUTH 32°43'22" EAST, 26.18 FEET; THENCE SOUTH 81°31'07" EAST, 87.91 FEET; THENCE SOUTH 81°49'17" EAST, 91.66 FEET; THENCE SOUTH 89°00'36" EAST, 169.63 FEET; THENCE NORTH 23°20'31" WEST, 81.98 FEET; THENCE NORTH 16°52'29" WEST, 51.33 FEET; THENCE NORTH 29°18'50" WEST, 8.49 FEET; THENCE NORTH 68°02'27" EAST, 77.11 FEET; THENCE SOUTH 44°04'04" EAST, 87.05 FEET; THENCE SOUTH 37°19'32" EAST, 84.36 FEET; THENCE SOUTH 58°56'26" EAST, 41.47 FEET; THENCE NORTH 84°50'52" EAST, 81.61 FEET; THENCE SOUTH 78°04'27" EAST, 61.71 FEET; THENCE SOUTH 32°59'04" EAST, 30.75 FEET; THENCE SOUTH 64°46'23" EAST, 43.87 FEET; THENCE SOUTH 78°56'46" EAST, 44.26 FEET; THENCE SOUTH 79°40'34" EAST, 42.05 FEET; THENCE SOUTH 79°40'32" EAST, 5.11 FEET; THENCE SOUTH 70°45'06" EAST, 58.99 FEET; THENCE SOUTH 75°45'33" EAST, 70.01 FEET; THENCE NORTH 64°28'08" EAST, 28.00 FEET; THENCE SOUTH 75°14'53" EAST, 42.81 FEET; THENCE SOUTH 61°54'33" EAST, 57.71 FEET; THENCE SOUTH 55°58'58" EAST, 82.53 FEET; THENCE NORTH 10°22'57" EAST, 264.40 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 211.34 FEET, AN ARC DISTANCE OF 383.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°55'03" EAST, 333.14 FEET; THENCE NORTH 38°16'49" WEST, 295.49 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 75.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF NORTH 33°29'55" WEST, 75.02 FEET; THENCE NORTH 16°13'32" WEST, 57.20 FEET; THENCE NORTH 12°11'29" WEST, 96.46 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 92.00 FEET, AN ARC DISTANCE OF 57.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°51'41" EAST, 57.02 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23°54'51" EAST, 189.71 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 655.00 FEET, AN ARC DISTANCE OF 581.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°49'37" EAST, 562.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 342.50 FEET, AN ARC DISTANCE OF 69.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°33'48" EAST, 69.66 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 34.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°41'25" EAST, 30.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°13'10" WEST, 3.22 FEET; THENCE SOUTH 87°46'50" EAST, 70.00 FEET; THENCE NORTH 02°13'10" EAST, 3.22 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 34.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°07'45" EAST, 30.60 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 342.50 FEET, AN ARC DISTANCE OF 87.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°37'08" EAST, 87.54 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 807.50 FEET, AN ARC DISTANCE OF 574.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°38'44" EAST, 562.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 75°59'08" EAST, 439.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 257.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°39'28" EAST, 255.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°19'49" EAST, 129.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF SOUTH 81°40'17" EAST, 35.35 FEET TO THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16; THENCE NORTH 36°40'23" WEST, ALONG LAST SAID LINE, 321.89 FEET; THENCE SOUTH 54°14'33" WEST, 377.45 FEET; THENCE SOUTH 36°40'23" EAST, 135.70 FEET; THENCE SOUTH 75°59'08" WEST, 54.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°00'52" WEST, 35.36 FEET; THENCE SOUTH 76°00'22" WEST, 50.00 FEET; THENCE SOUTH 14°00'52" EAST, 3.52 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°59'08" WEST, 35.36 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°59'08" WEST, 9.19 FEET; THENCE NORTH 14°00'52" WEST, 82.83 FEET; THENCE NORTH 33°33'01" WEST, 54.11 FEET; THENCE NORTH 71°54'09" WEST, 167.56 FEET; THENCE NORTH 36°40'23" WEST, 85.02 FEET; THENCE NORTH 53°19'37" EAST, 47.06 FEET; THENCE NORTH 36°40'23" WEST, 461.56 FEET; THENCE NORTH 00°14'34" WEST, 227.77 FEET; THENCE NORTH 57°51'15" WEST, 63.27 FEET; THENCE NORTH 00°14'34" WEST, 225.55 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

PHASE 1A

A PORTION OF SECTIONS 35, AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 133.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°32'41" EAST, 133.11 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°45'26" WEST, ALONG LAST SAID LINE, 1264.32 FEET; THENCE

SOUTH 89°26'57" WEST, CONTINUING ALONG LAST SAID LINE, 63.10 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°33'03" EAST, 35.19 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 209.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°32'54" EAST, 198.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°24'10" EAST, 63.92 FEET TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 4.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°03'13" WEST, 4.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°39'43" WEST, 21.05 FEET; THENCE SOUTH 39°36'39" WEST, 53.46 FEET; THENCE SOUTH 34°18'07" WEST, 61.54 FEET; THENCE SOUTH 03°41'33" EAST, 375.60 FEET; THENCE SOUTH 13°27'22" EAST, 57.93 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°30'10" EAST, 30.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°32'58" EAST, 22.58 FEET; THENCE SOUTH 83°02'10" EAST, 67.68 FEET; THENCE NORTH 81°30'56" EAST, 68.36 FEET; THENCE NORTH 78°59'53" EAST, 45.18 FEET; THENCE NORTH 74°31'19" EAST, 118.48 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 507.50 FEET, AN ARC DISTANCE OF 338.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°22'17" EAST, 332.23 FEET; THENCE SOUTH 62°20'35" EAST, 23.88 FEET; THENCE SOUTH 63°55'42" EAST, 54.12 FEET; THENCE SOUTH 65°50'39" EAST, 60.42 FEET; THENCE SOUTH 69°24'28" EAST, 75.58 FEET; THENCE NORTH 52°08'39" EAST, 67.27 FEET; THENCE SOUTH 26°42'07" EAST, 77.15 FEET; THENCE SOUTH 00°57'34" WEST, 75.61 FEET; THENCE SOUTH 14°47'07" WEST, 72.93 FEET; THENCE SOUTH 26°16'41" WEST, 83.64 FEET; THENCE SOUTH 03°29'41" EAST, 67.98 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 676.55 FEET, AN ARC DISTANCE OF 239.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°15'20" WEST, 237.80 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 473.50 FEET, AN ARC DISTANCE OF 383.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°42'51" WEST, 373.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 529.00 FEET, AN ARC DISTANCE OF 486.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°36'32" WEST, 469.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH

57°16'22" WEST, 43.96 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°23'36" EAST, 12.74 FEET; THENCE NORTH 54°25'21" WEST, 55.21 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 19.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°03'05" EAST, 19.30 FEET; THENCE NORTH 73°13'42" WEST, 31.86 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 24.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°00'51" WEST, 24.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 191.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°14'47" WEST, 189.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°41'33" WEST, 420.77 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°46'16" WEST, 19.60 FEET; THENCE NORTH 36°08'12" EAST, 12.00 FEET; THENCE NORTH 03°41'33" WEST, 301.51 FEET TO THE AFORESAID SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 249.67 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT

PHASE 1B

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68), SAID POINT BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID

SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 230.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°02'00" EAST, 230.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID LINE, 1268.49 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 1047.74 FEET; THENCE NORTH 00°32'58" WEST, 460.02 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY, AND TO THE POINT OF BEGINNING; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 19.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°12'22" WEST, 18.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 187.00 FEET, AN ARC DISTANCE OF 322.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°10'07" WEST, 284.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 33.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°01'17" WEST, 32.07 FEET; THENCE NORTH 17°37'46" EAST, 111.46 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 272.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°37'43" EAST, 259.10 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 74°50'26" EAST, 66.60 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 215.00 FEET, AN ARC DISTANCE OF 405.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°51'19" EAST, 347.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 121.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°30'14" WEST, 120.91 FEET; THENCE SOUTH 90°00'00" EAST, 123.07 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 27.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°12'50" WEST, 27.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE

LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°24'29" WEST, 31.19 FEET TO THE ARC A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 350.00 FEET, AN ARC DISTANCE OF 30.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°30'04" EAST, 30.52 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 90°00'00" EAST, 80.06 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 28.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°47'21" WEST, 27.39 FEET; THENCE NORTH 90°00'00" EAST, 63.87 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 535.00 FEET, AN ARC DISTANCE OF 115.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°48'15" EAST, 115.48 FEET; THENCE SOUTH 20°49'40" EAST, 6.33 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 48.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°00'33" WEST, 43.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 521.52 FEET, AN ARC DISTANCE OF 552.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°12'56" WEST, 527.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 27.00 FEET, AN ARC DISTANCE OF 32.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°59'46" WEST, 30.66 FEET; THENCE SOUTH 76°40'29" WEST, 48.08 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 515.00 FEET, AN ARC DISTANCE OF 238.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°45'50" WEST, 236.50 FEET; THENCE SOUTH 19°42'05" WEST, 81.28 FEET; THENCE SOUTH 26°48'21" EAST, 71.55 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 40.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°04'17" WEST, 37.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 187.11 FEET, AN ARC DISTANCE OF 96.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

AND DISTANCE OF SOUTH 28°58'45" WEST, 95.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 26.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°16'35" WEST, 25.88 FEET; THENCE SOUTH 72°58'32" WEST, 137.55 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT

PHASE 1C UNIT 1

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 230.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°02'00" EAST, 230.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID LINE, 1268.49 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 1407.35 FEET; THENCE NORTH 00°32'58" WEST, 584.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 82°47'18" WEST, 51.28 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 278.00 FEET, AN ARC DISTANCE OF 75.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°41'16" WEST, 74.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 683.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°50'06" WEST, 678.91 FEET; THENCE NORTH 00°14'31" EAST, 123.00 FEET; THENCE NORTH 01°24'38" EAST, 85.90 FEET; THENCE NORTH 01°22'18" WEST, 94.81 FEET; THENCE NORTH 87°39'58" WEST, 120.25 FEET; THENCE NORTH 01°22'18" WEST, 14.40 FEET TO THE POINT OF CURVATURE

OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 109.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°11'47" WEST, 108.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 17°01'16" WEST, 44.86 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 5.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°35'12" EAST, 5.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°53'07" EAST, 41.31 FEET; THENCE NORTH 21°58'50" WEST, 121.62 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; THENCE NORTH 19°59'27" WEST, 60.00 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; THENCE NORTH 28°30'14" WEST, 120.00 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 27.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°09'34" EAST, 27.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 50°49'21" EAST, 46.70 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 453.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°12'59" EAST, 441.93 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 46.50 FEET, AN ARC DISTANCE OF 17.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'09" EAST, 17.50 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 53.50 FEET, AN ARC DISTANCE OF 28.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°09'59" EAST, 28.41 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 470.00 FEET, AN ARC DISTANCE OF 13.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°03'11" WEST, 13.45 FEET; THENCE NORTH 83°05'59" EAST, 60.03 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 41.00 FEET, AN

ARC DISTANCE OF 30.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°17'56" EAST, 30.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 52.00 FEET, AN ARC DISTANCE OF 36.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°00'54" EAST, 35.46 FEET; THENCE SOUTH 69°34'59" EAST, 52.53 FEET; THENCE SOUTH 85°42'41" EAST, 93.29 FEET; THENCE SOUTH 69°30'39" EAST, 32.06 FEET; THENCE SOUTH 07°45'03" WEST, 30.20 FEET; THENCE SOUTH 35°59'53" EAST, 52.46 FEET; THENCE SOUTH 30°24'33" EAST, 69.20 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 829.08 FEET, AN ARC DISTANCE OF 140.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°09'42" EAST, 139.84 FEET; THENCE SOUTH 71°10'21" EAST, 53.60 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 219.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°10'21" EAST, 206.15 FEET; THENCE SOUTH 71°10'21" EAST, 83.90 FEET; THENCE SOUTH 16°01'36" EAST, 5.98 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 28.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°31'32" EAST, 28.45 FEET; THENCE SOUTH 16°01'36" EAST, 24.94 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 183.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°29'10" WEST, 179.75 FEET; THENCE SOUTH 17°37'46" WEST, 111.46 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 12.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°15'10" WEST, 12.39 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°10'21" WEST, 86.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 52.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°02'39" WEST, 45.82 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 09°15'38" WEST, 161.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 10.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'42" EAST, 10.24 FEET; THENCE NORTH 89°12'59" WEST, 26.80 FEET TO THE POINT OF BEGINNING.

LESS & EXCEPT

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY, WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 230.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°02'00" EAST, 230.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID LINE, 1268.49 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 1668.42 FEET; THENCE NORTH 00°32'58" WEST, 823.20 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY, AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 36.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°01'58" EAST, 34.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 09°15'38" EAST, 36.98 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 30.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°47'55" WEST, 28.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, AN ARC DISTANCE OF 131.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°02'34" WEST, 131.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 49°13'40" WEST, 27.51 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 283.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°13'09" WEST, 271.42 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE

SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°53'03" WEST, 35.30 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17°01'16" EAST, 91.31 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 180.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°38'40" EAST, 179.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50°12'57" EAST, 37.13 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1413.37 FEET, AN ARC DISTANCE OF 321.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°19'14" EAST, 320.74 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT

PHASE 1C UNIT 2

A PORTION OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 230.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°02'00" EAST, 230.06 FEET; THENCE SOUTH 36°40'23" EAST, CONTINUING ALONG LAST SAID LINE, 1268.49 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2694, PAGE 1145 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 54°14'33" WEST, ALONG LAST SAID LINE, 2475.50 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'02" WEST, ALONG LAST SAID LINE, 2190.46 FEET;

THENCE NORTH 00°32'58" WEST, 429.60 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°14'31" EAST, 123.00 FEET; THENCE NORTH 01°24'38" EAST, 85.90 FEET; THENCE NORTH 01°22'18" WEST, 94.81 FEET; THENCE NORTH 87°39'58" WEST, 125.20 FEET; THENCE SOUTH 02°07'43" WEST, 119.77 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1533.37 FEET, AN ARC DISTANCE OF 18.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°33'21" WEST, 18.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 197.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'42" WEST, 197.20 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 82°08'21" WEST, 122.61 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 830.00 FEET, AN ARC DISTANCE OF 71.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 79°40'40" WEST, 71.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 77°13'00" WEST, 66.92 FEET; THENCE NORTH 12°47'00" WEST, 120.00 FEET; THENCE SOUTH 77°13'00" WEST, 255.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 110.00 FEET, AN ARC DISTANCE OF 220.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°20'46" WEST, 185.42 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 12°05'28" EAST, 51.57 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 308.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°17'59" EAST, 278.91 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 79°29'29" EAST, 415.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 213.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°53'18" EAST, 211.94 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 72°53'07" EAST, 41.31 FEET; THENCE NORTH 21°58'50" WEST, 121.62 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 11.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 69°00'51" WEST, 11.46 FEET; THENCE NORTH 19°59'27" WEST, 60.00 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 40.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND

DISTANCE OF NORTH 65°45'10" EAST, 40.08 FEET; THENCE NORTH 28°30'14" WEST, 120.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 102.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'08" WEST, 100.17 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°29'29" WEST, 415.06 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 771.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°17'59" WEST, 697.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 12°05'28" WEST, 73.96 FEET; THENCE SOUTH 09°50'07" WEST, 155.13 FEET TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°21'28" EAST, 35.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°37'42" EAST, 280.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°31'42" EAST, 18.07 FEET; THENCE NORTH 89°19'53" EAST, 24.96 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 310.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°07'17" EAST, 302.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'00" EAST, 136.09 FEET; THENCE NORTH 84°15'26" EAST, 24.47 FEET; THENCE NORTH 77°13'00" EAST, 161.54 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 55.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°40'40" EAST, 55.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 82°08'21" EAST, 122.61 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 647.00 FEET, AN ARC DISTANCE OF 154.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°57'42" EAST, 153.72 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1716.37 FEET, AN ARC DISTANCE OF 166.02

FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°59'13" EAST. 165.95 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT

PHASE 1D UNIT 1

A PORTION OF SECTION 35. TOWNSHIP 6 SOUTH. RANGE 28 EAST. ST. JOHNS COUNTY. FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36. TOWNSHIP 6 SOUTH. RANGE 28 EAST OF SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16. (A 200 FOOT RIGHT-OF-WAY. AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP. SECTION NO. 78060-2509. DATED 09-09-68): THENCE SOUTHEASTERLY. ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 16 AND ALONG AND AROUND THE ARC OF A CURVE. CONCAVE SOUTHWESTERLY. HAVING A RADIUS OF 1839.86 FEET. AN ARC DISTANCE OF 133.14 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°32'41" EAST. 133.11 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL B. DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267. PAGE 1092 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°45'26" WEST. ALONG LAST SAID LINE. 1264.32 FEET; THENCE SOUTH 89°26'57" WEST. CONTINUING ALONG LAST SAID LINE. 312.77 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 03°41'33" EAST. 301.51 FEET; THENCE SOUTH 36°08'12" WEST. 12.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY. ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE SOUTHERLY. HAVING A RADIUS OF 25.00 FEET. AN ARC DISTANCE OF 42.65 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°16'58" WEST. 37.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY. ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE NORTHERLY. HAVING A RADIUS OF 182.00 FEET. AN ARC DISTANCE OF 322.07 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°06'39" WEST. 281.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY. ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE SOUTHERLY. HAVING A RADIUS OF 25.00 FEET. AN ARC DISTANCE OF 19.35 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'19" WEST. 18.87 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°26'57" WEST. 40.85 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY. ALONG AND AROUND THE ARC OF SAID CURVE. CONCAVE SOUTHEASTERLY. HAVING A RADIUS OF 25.00 FEET. AN ARC DISTANCE OF 25.95

FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°42'35" WEST, 24.80 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 434.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°37'10" WEST, 424.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 40.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°13'24" WEST, 37.80 FEET; THENCE NORTH 72°46'08" WEST, 49.42 FEET; THENCE SOUTH 77°51'07" WEST, 761.09 FEET; THENCE SOUTH 78°19'42" WEST, 63.95 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 79.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°04'17" WEST, 79.69 FEET; THENCE NORTH 02°07'15" WEST, 120.00 FEET; THENCE NORTH 02°44'55" WEST, 60.00 FEET; THENCE NORTH 02°01'52" WEST, 123.00 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 297.00 FEET, AN ARC DISTANCE OF 52.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°54'38" EAST, 52.37 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°51'08" EAST, 95.81 FEET; THENCE NORTH 84°28'22" EAST, 26.02 FEET; THENCE NORTH 77°51'08" EAST, 102.73 FEET; THENCE NORTH 69°52'51" EAST, 21.63 FEET; THENCE NORTH 77°51'08" EAST, 250.00 FEET; THENCE NORTH 89°54'47" EAST, 14.36 FEET; THENCE NORTH 77°51'08" EAST, 314.41 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 275.00 FEET, AN ARC DISTANCE OF 246.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°09'07" EAST, 238.51 FEET; THENCE NORTH 33°57'56" EAST, 39.36 FEET; THENCE SOUTH 57°52'50" EAST, 95.92 FEET; THENCE SOUTH 46°24'08" EAST, 29.17 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 119.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°29'32" EAST, 118.24 FEET; THENCE NORTH 00°33'03" WEST, 163.98 FEET TO THE AFORESAID SOUTHERLY LINE OF PARCEL B; THENCE NORTH 89°26'57" EAST, ALONG LAST SAID LINE, 412.66 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT

PHASE 1D UNIT 2

A PORTION OF SECTIONS 26 AND 35, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST OF SAID COUNTY WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTHEASTERLY, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY OF STATE ROAD NO. 16 AND ALONG AND AROUND THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1839.86 FEET, AN ARC DISTANCE OF 133.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°32'41" EAST, 133.11 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL B, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°45'26" WEST, ALONG LAST SAID LINE, 1264.32 FEET; THENCE SOUTH 89°26'57" WEST, CONTINUING ALONG LAST SAID LINE, 1209.14 FEET; THENCE SOUTH 89°27'47" WEST, 495.00 FEET; THENCE NORTH 00°36'00" WEST, 100.00 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESIGNATED PARCEL A, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3267, PAGE 1092 OF SAID PUBLIC RECORDS; THENCE SOUTH 89°27'53" WEST, ALONG LAST SAID LINE, 493.54 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°32'07" EAST, 49.61 FEET; THENCE SOUTH 32°17'30" EAST, 22.50 FEET TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 27.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°34'45" WEST, 25.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 87.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°15'21" WEST, 86.86 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 48.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°35'06" EAST, 45.48 FEET; THENCE SOUTH 43°46'06" WEST, 17.27 FEET; THENCE SOUTH 89°27'53" WEST, 111.52 FEET; THENCE SOUTH 37°35'44" WEST, 152.93 FEET; THENCE SOUTH 52°24'16" EAST, 292.62 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 297.00 FEET, AN ARC DISTANCE OF 205.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF SOUTH 72°13'04" EAST, 201.34 FEET; THENCE SOUTH 02°01'52" EAST, 123.00 FEET; THENCE SOUTH 02°44'55" EAST, 60.00 FEET; THENCE SOUTH 02°07'15" EAST, 120.00 FEET TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 241.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°35'41" WEST, 239.77 FEET; THENCE SOUTH 69°34'22" WEST, 29.42 FEET TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 47.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°25'02" WEST, 46.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 104.75 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°24'21" WEST, 104.61 FEET; THENCE NORTH 52°24'16" WEST, 580.47 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 407.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°27'51" WEST, 393.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°31'26" WEST, 183.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 16.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°02'21" WEST, 16.42 FEET; THENCE NORTH 89°28'34" EAST, 63.00 FEET; THENCE NORTH 00°31'26" WEST, 148.85 FEET; THENCE SOUTH 89°28'34" WEST, 97.93 FEET; THENCE NORTH 00°31'26" WEST, 60.00 FEET; THENCE NORTH 89°28'34" EAST, 59.38 FEET; THENCE NORTH 00°31'26" WEST, 120.00 FEET; THENCE SOUTH 89°28'34" WEST, 100.00 FEET; THENCE NORTH 27°01'09" WEST, 10.03 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 45.00 FEET, AN ARC DISTANCE OF 45.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°15'57" EAST, 43.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 147.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°23'56" EAST, 143.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 22.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°15'28" EAST, 21.83 FEET; THENCE NORTH 80°14'44" EAST, 11.09 FEET; THENCE NORTH 77°26'01" EAST, 16.48 FEET; THENCE NORTH

77°58'05" EAST, 97.66 FEET; THENCE SOUTH 88°07'09" EAST, 103.14 FEET; THENCE SOUTH 36°16'40" EAST, 93.51 FEET; THENCE SOUTH 00°31'26" EAST, 4.75 FEET; THENCE SOUTH 89°10'52" EAST, 42.66 FEET TO THE WESTERLY LINE OF AFORESAID PARCEL A; THENCE SOUTH 00°31'26" EAST, ALONG LAST SAID LINE, 590.54 FEET TO THE SOUTHERLY LINE OF LAST SAID LANDS; THENCE NORTH 89°27'53" EAST, ALONG LAST SAID LINE, 459.00 FEET TO THE POINT OF BEGINNING.

Map Showing

SEE SHEETS 8 & 9 FOR DESCRIPTION

APPLIES TO THIS SHEET ONLY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
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LINE TABLE

LINE	LENGTH	BEARING
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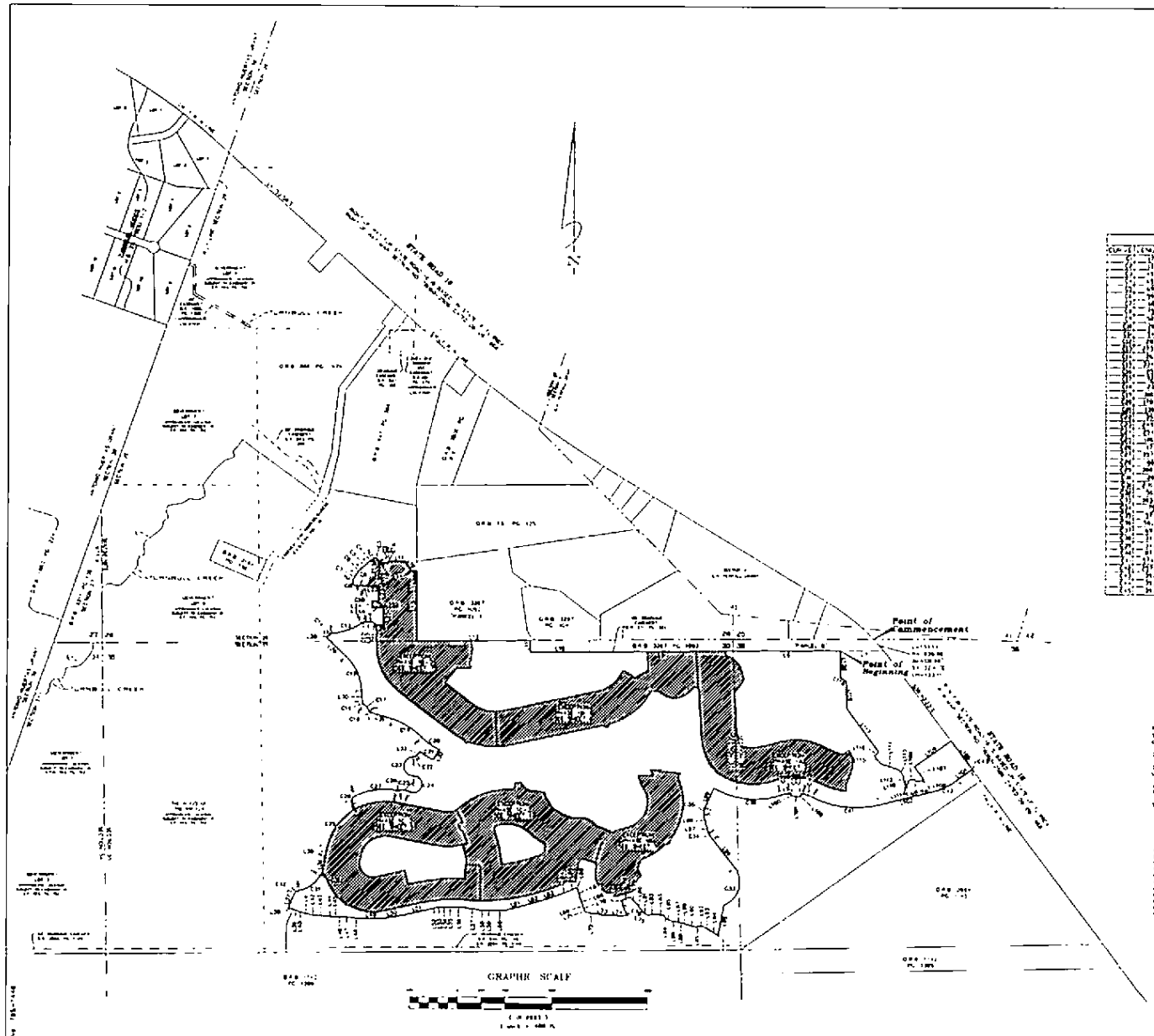

GENERAL NOTES

[illegible]

LEGEND

[illegible]

SHEET 1 OF 9

Clary

MICHAEL J. COLLIGAN P.E.& CERT. NO. [illegible]

FILE No. 185-148

JOB No. 2019-617 DRAFTING: MJC CAD FILE: 2019-617.DWG CHECKED BY: DATE: 9-19-19

APPLIES TO THIS SHEET ONLY

Line	Length	Bearing
[illegible]	[illegible]	[illegible]

Line	Length	Bearing
[illegible]	[illegible]	[illegible]

Point of Beginning

Point of Commencement

GRAPHIC SCALE

PHASE 1A

SHEET 2 OF 9

Clary

JOB NO. 2019-617

DRAWING NO.

CAD FILE 2019-617.DWG

SHEET NO.

DATE 9-19-19

APPLIES TO THIS SHEET ONLY

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
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LINE TABLE

LINE	BEARING	DISTANCE
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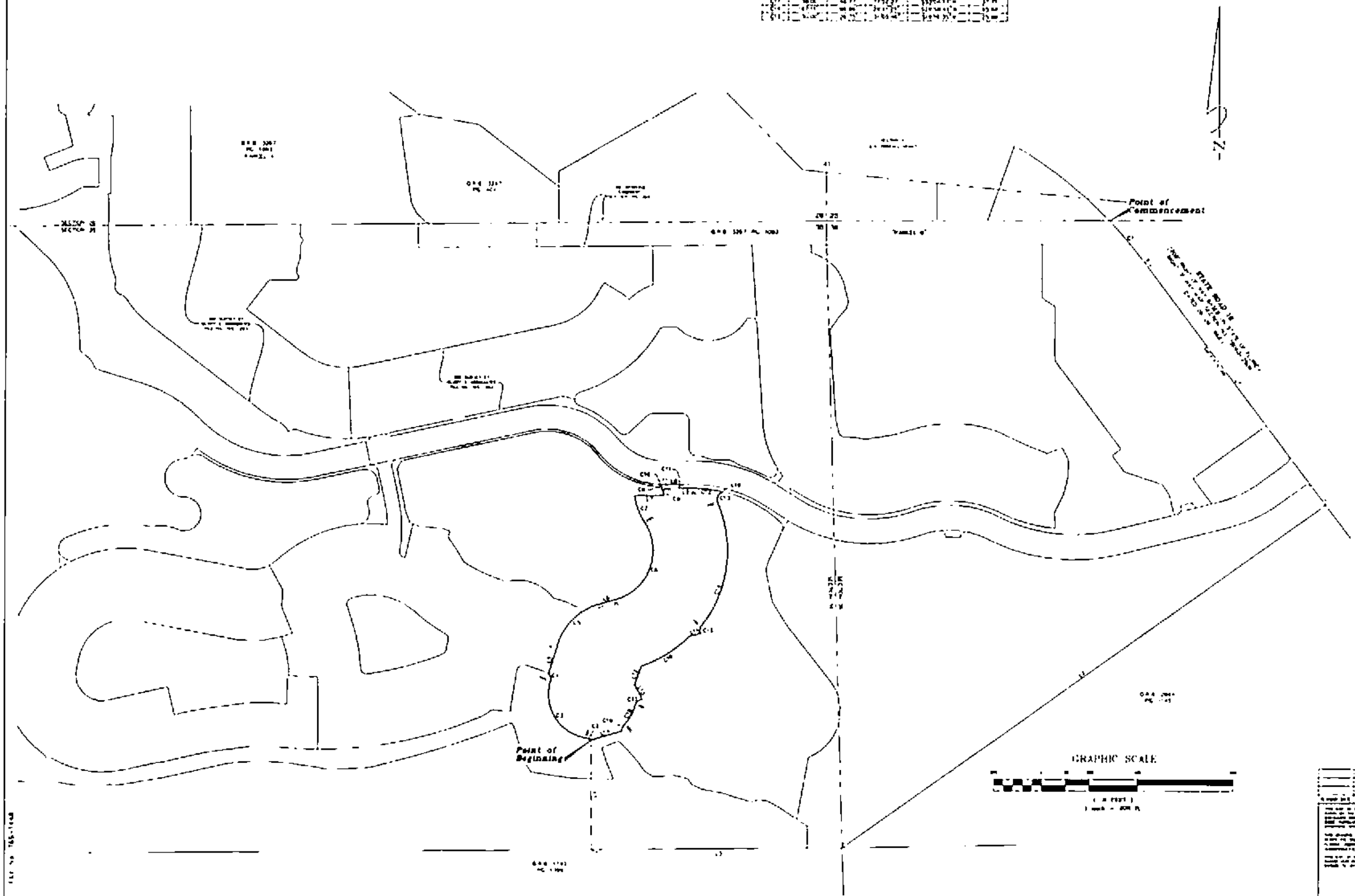

PHASE 1B
SHEET 3 OF 9

Clary & Associates

MICHAEL J. COLLIGAN P.S.M. CERT. NO. [illegible]

JOB No. 2019-617 DRAFTING: M.A.C. CAD FILE: 2019-617.DWG CHECKED BY: DATE 9-19-19

APPLIES TO THIS SHEET ONLY

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	RADIAL BEARING
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
[illegible]	[illegible]	[illegible]

LINE TABLE

LINE	LENGTH	BEARING
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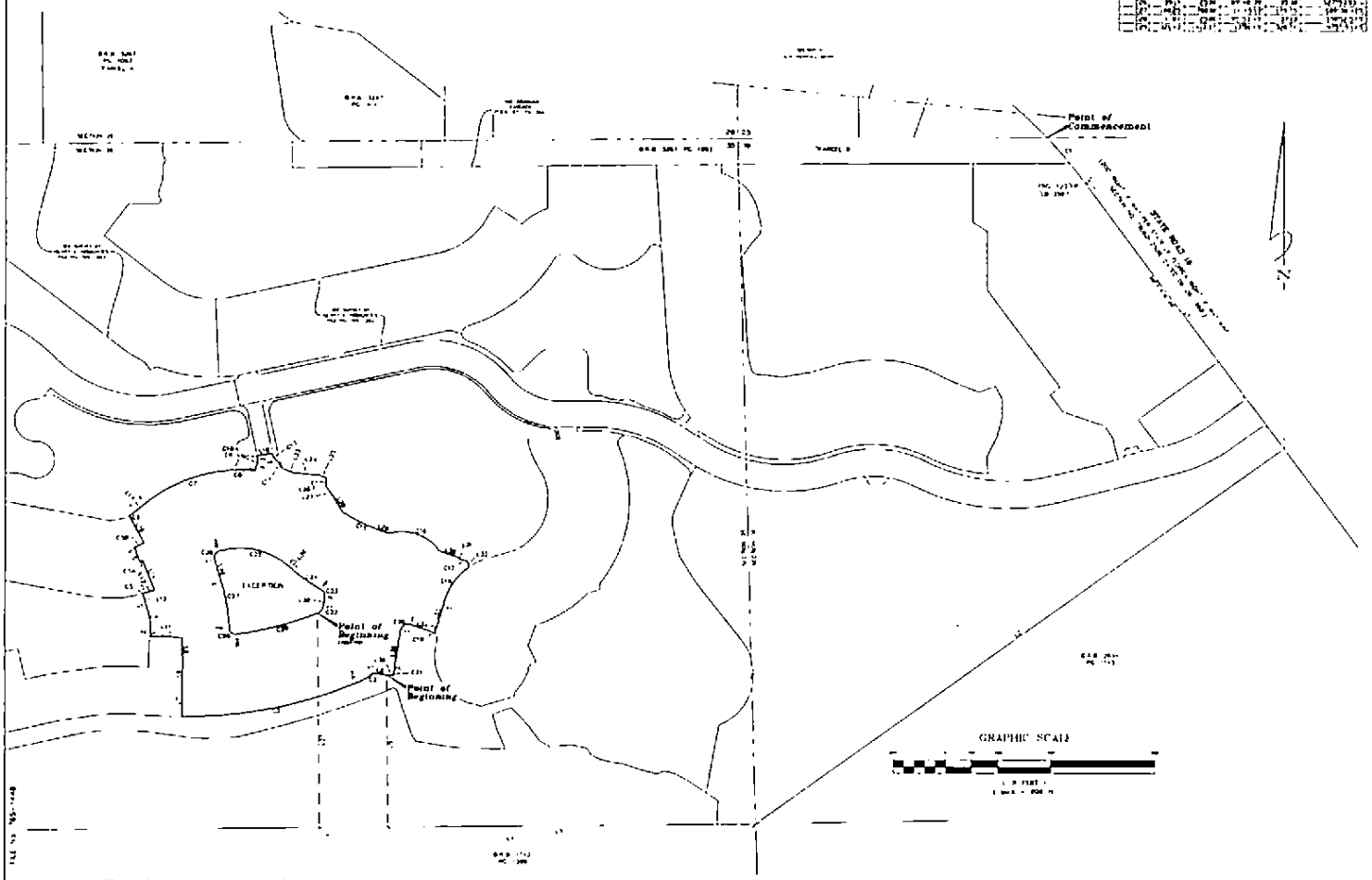


PHASE 1C UNIT 1

SHEET 4 OF 9

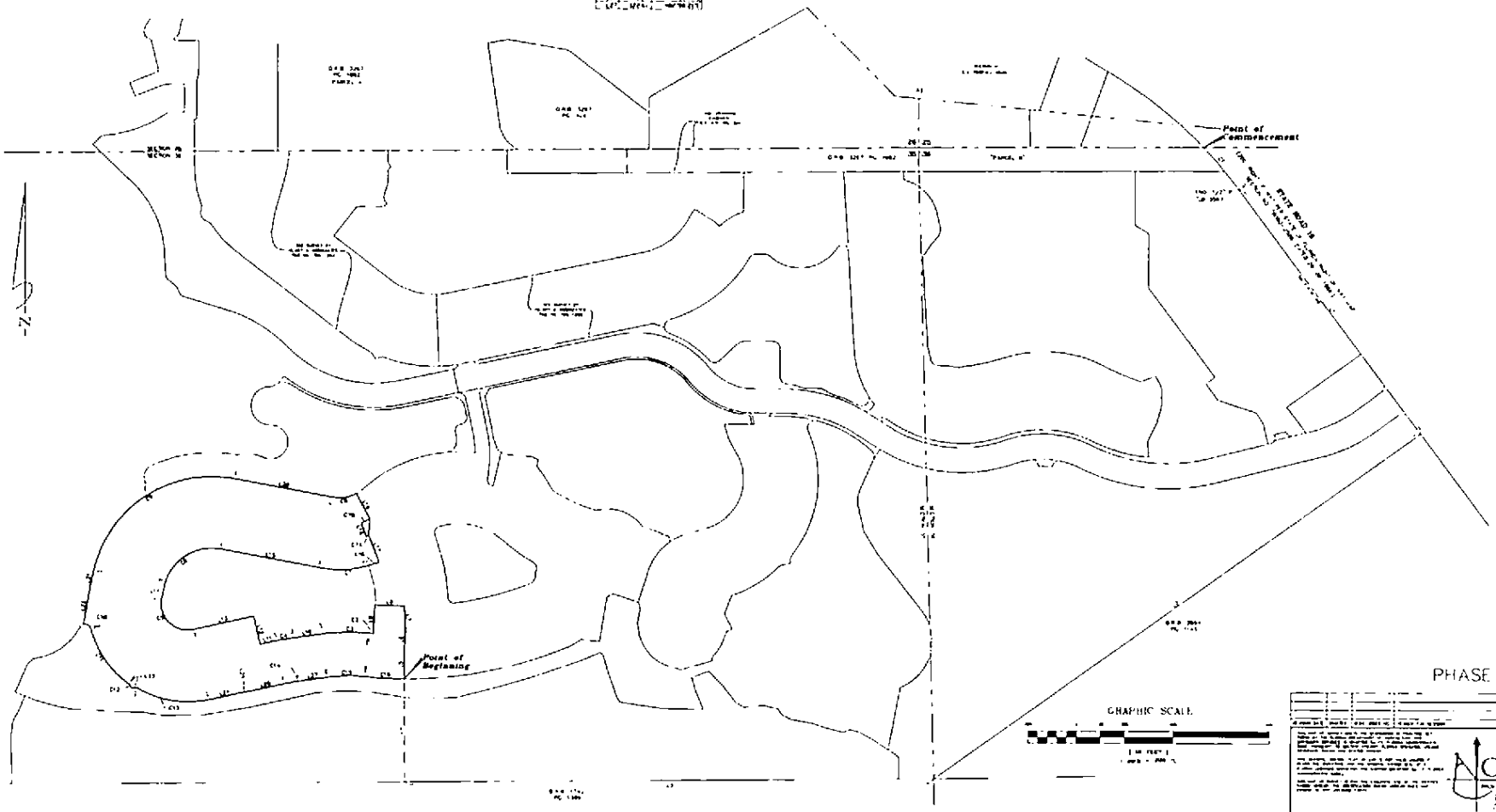
Clary

JOB No. 2019-617 DRAFTING MJC CAD FILE 2019-617.DWG CHECKED BY DATE 9-19-19

APPLIES TO THIS SHEET ONLY

CURVE TABLE					

LINE TABLE		



PHASE 1C UNIT 2

SHEET 5 OF 9

Clary

JOB No. 2019-617 DRAFTING MAC CAD FILE 2019-617.DWG CHECKED BY DATE 9-19-19

APPLIES TO THIS SHEET ONLY

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	
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C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	

APPLIES TO THIS SHEET ONLY

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

LINE TABLE		
LINE	LENGTH	BEARING
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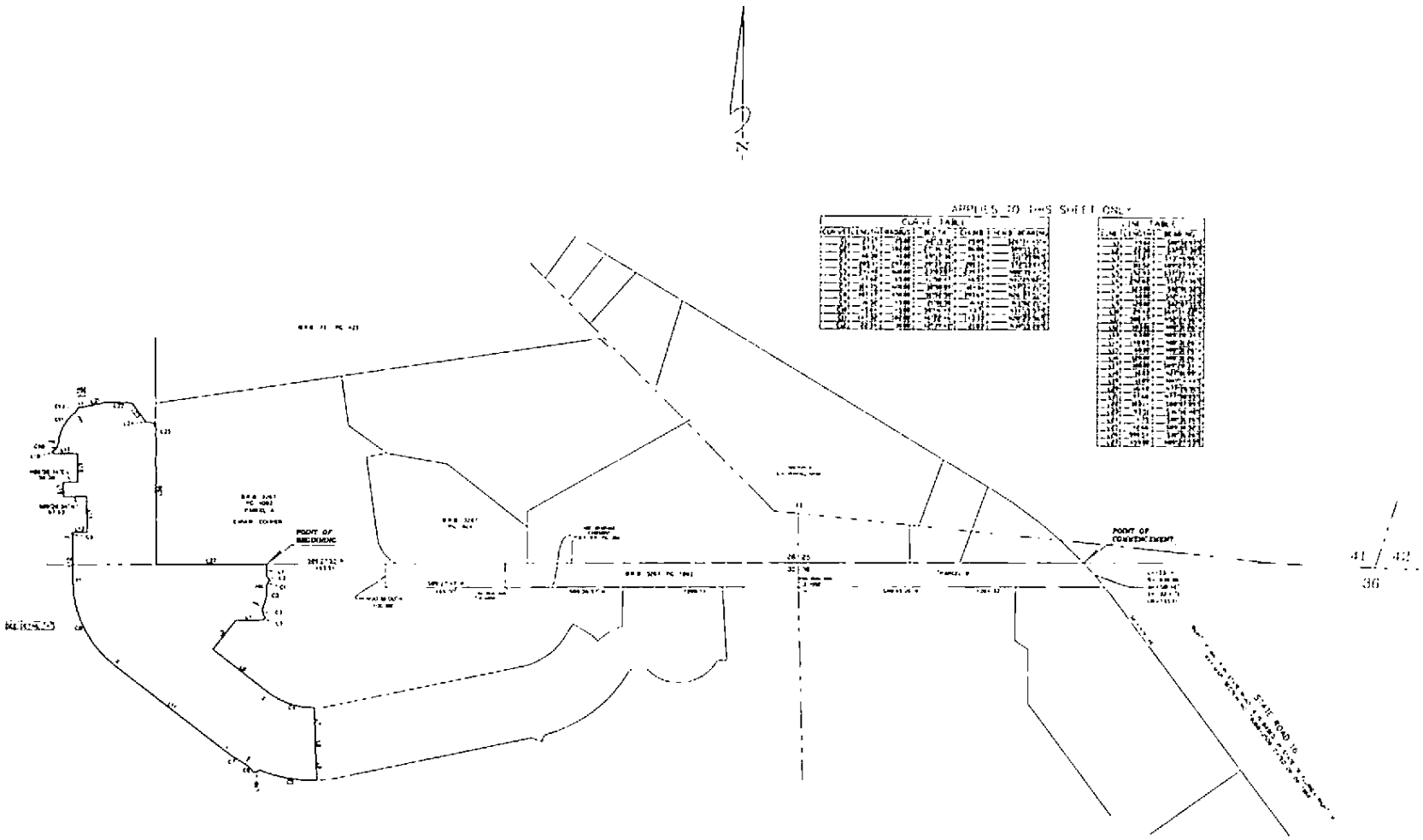

GRAPHIC SCALE

PHASE 1D UNIT 2

SHEET 7 OF 9

Clary

JOB No. 2019-617 DRAWN BY MJC CAD FILE 2019-617.DWG CHECKED BY DATE 9-19-19

A PORTION OF SECTIONS [illegible] ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION [illegible] POINT OF BEGINNING [illegible]

LESS AND EXCEPT

PHASE 1A

A PORTION OF SECTIONS [illegible] ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION [illegible] POINT OF BEGINNING [illegible]

FURTHER LESS AND EXCEPT

PHASE 1B

A PORTION OF SECTION [illegible] ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION [illegible] POINT OF BEGINNING [illegible]

SHEET 8 OF 9

[illegible]

Clary & Associates

[illegible]

MICHAEL J. COLLIGAN P.S.M. CERT. NO. [illegible]

FAX No. 765-1448

JOB No. 2019-617 DRAFTING: MJC CAD FILE: 2019-617.DWG CHECKED BY: DATE: [illegible]-19-19

/ 8

SHEET 9 OF 9

Clary & Associates

JOB No. 2019-617 DRAWING MJC

CAD FILE 2019-617.DWG CHECKED BY DATE 9-19-19