

RESOLUTION NO. 2010- 107

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED, GRANT OF EASEMENT AND HOLD HARMLESS AGREEMENT IN CONNECTION WITH THE RIGHT-OF-WAY OF LONGLEAF PINE PARKWAY (COUNTY ROAD 244) BETWEEN GREENBRIAR ROAD AND COUNTY ROAD 210 AND AUTHORIZING THE COUNTY ADMINISTRATOR TO JOIN IN THE EXECUTION OF THE HOLD HARMLESS AGREEMENT ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, per the requirements of the Inter-Local Agreement, approved and adopted by Resolution No. 2006-447, Main Street Community Development District (hereinafter "District") has executed and presented to St. Johns County ("County") a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying the right-of-way of Longleaf Pine Parkway (County Road 244) between Greenbriar Road and County Road 210; and

**WHEREAS**, the District has also executed and presented to the County a Grant of Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, for drainage purposes in connection with maintenance of the right-of-way, and also included is a Hold Harmless Agreement, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, that will allow the District to install and maintain certain landscape improvements within the right-of-way; and

**WHEREAS**, the construction of the right-of-way has been completed and the right-of-way and drainage improvements have been inspected and approved by St. Johns County Development Review Department; and

**WHEREAS**, it is in the best interest of the County to accept the Special Warranty Deed, Grant of Easement, and Hold Harmless Agreement for the purposes mentioned above.

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

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Special Warranty Deed, the Grant of Easement, and the Hold Harmless Agreement are hereby accepted and the County Administrator is hereby authorized to join in the execution of the Hold Harmless Agreement on behalf of the County.

Section 3. The Clerk is instructed to record the original Special Warranty Deed, Grant of Easement, and Hold Harmless Agreement in the Public Records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

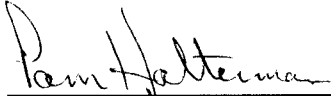
PASSED AND ADOPTED this 18<sup>th</sup> day of May, 2010.

**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

By: 

Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk



Deputy Clerk

RENDITION DATE 5/20/10

This space reserved for use by  
the Clerk of the Circuit Court

This Instrument Prepared by:

Jonathan Johnson, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED** made as of the 22 day of April, 2010, by the **Main Street Community Development District**, a local unit of special-purpose government, having an address of 14785 St. Augustine Road, Suite 4, Jacksonville, FL 32258, hereinafter called "Grantor", to **St. Johns County**, a political subdivision of the State of Florida, c/o the St. Johns County Board of County Commissioners, 500 San Sebastian View, St. Augustine, FL. 32084, hereinafter called "Grantee".

**W I T N E S S E T H:**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and good and valuable non-monetary consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situated in St. Johns County, Florida, as more particularly described in attached **Exhibit A** (hereinafter, the "Property").

Together with any interest that Grantor may have in the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold unto Grantee and Grantee's successors and assigns in fee simple forever.

Subject, however, to the following encumbrances, conditions and restrictions:

- (i) All applicable governmental regulations; and
- (ii) All matters, restrictions, easements, limitations, reservations and covenants of record, if any, but this reference shall not operate to reimpose same.

With respect to any easement herein reserved by Grantor, Grantor hereby expressly reserves unto itself, its successors and assigns, all other rights and privileges necessary or convenient for the full enjoyment of the easements reserved. In the event of any action to enforce any reservation or restriction contained herein, the prevailing party shall be

entitled to recover reasonable attorney's fees and costs associated with such action from the other party. The easements and restrictions contained herein shall run with the land and accrue to the benefit of and be enforceable by the parties hereto and their successors and assigns.

Grantor warrants that it has, and will in the future, fully comply with the provisions of Section 196.295, Florida Statutes, in relation to this transfer of title.

Grantor hereby specially warrants the title to the Land subject to the foregoing encumbrances and restrictions and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and no others.

**IN WITNESS WHEREOF**, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed and delivered  
in our presence as witnesses:

**GRANTOR:**  
Main Street Community  
Development District

Signature: *Lynne Lewis*

By: *PLJ*  
Printed Philip B. Jones  
Chairman

Print Name: LYNNE LEWIS  
Name: \_\_\_\_\_

Signature: *M Fitzpatrick*  
Printed Name: Matthew Fitzpatrick

STATE OF FLORIDA  
COUNTY OF ST. JOHNS DWAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2010, by Philip B. Jones, as CHAIRMAN of Main Street Community Development District, a local unit of special-purpose government.

*Lynne Lewis*  
Notary Public, State of Florida  
My Commission Expires:  
11-29-2010  
Serial No. \_\_\_\_\_

Personally known  OR produced identification \_\_\_\_\_  
Identification produced \_\_\_\_\_



**Exhibit A:  
The Property**

LEGAL DESCRIPTION - LONGLEAF PINE PARKWAY (COUNTY ROAD No. C-244)

A PARCEL OF LAND BEING A PORTION OF THE RIVERTOWN PLANNED UNIT DEVELOPMENT (P.U.D.), ORDINANCE 2005-100, DATED OCTOBER 2005, AND BEING A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AND A PORTION OF THE "FRANCIS P. FATIO" GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF **GREENBRIAR ROAD** (FORMERLY KNOWN AS STATE ROAD No. 11 AND/OR BOMBING RANGE ROAD), A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, WITH THE EASTERLY LINE OF SAID SECTION 39, "THE FRANCIS P. FATIO" GRANT, AND RUN THENCE NORTH  $77^{\circ}11'48''$  WEST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, A DISTANCE OF 7,702.72 FEET, TO THE **POINT OF BEGINNING.**

FROM THE **POINT OF BEGINNING** THUS DESCRIBED, AND DEPARTING FROM THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF **GREENBRIAR ROAD**, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999, RUN THENCE THE FOLLOWING THIRTY EIGHT (38) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH  $62^{\circ}03'02''$  WEST, A DISTANCE OF 83.60 FEET, TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE EASTERLY;

COURSE No. 2: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,935.00 FEET, AN ARC LENGTH OF 374.80 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $16^{\circ}08'31''$  WEST, 374.54 FEET;

COURSE No. 3: RUN THENCE SOUTH  $12^{\circ}29'01''$  WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 2,182.93 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY;

COURSE No. 4: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,265.00 FEET, AN ARC LENGTH OF 831.21 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $24^{\circ}43'43''$  WEST, 826.55 FEET;

COURSE No. 5: RUN THENCE SOUTH 35°10'21" WEST, A DISTANCE OF 1,327.76 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY;

COURSE No. 6: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,135.00 FEET, AN ARC LENGTH OF 1,470.36 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°56'24" EAST, 1,369.68 FEET;

COURSE No. 7: RUN THENCE SOUTH 39°03'09" EAST, A DISTANCE OF 1,068.36 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY;

COURSE No. 8: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,865.00 FEET, AN ARC LENGTH OF 1,674.07 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°20'15" EAST, 1,618.43 FEET;

COURSE No. 9: RUN THENCE SOUTH 12°22'39" WEST, A DISTANCE OF 204.31 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY;

COURSE No. 10: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3,435.00 FEET, AN ARC LENGTH OF 2,156.28 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°36'20" EAST, 2,121.05 FEET;

COURSE No. 11: RUN THENCE SOUTH 23°35'20" EAST, A DISTANCE OF 1,635.69 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY;

COURSE No. 12: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,935.00 FEET, AN ARC LENGTH OF 996.75 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°19'05" EAST, 991.97 FEET;

COURSE No. 13: RUN THENCE SOUTH 43°02'50" EAST, A DISTANCE OF 252.61 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY;

COURSE No. 14: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,115.00 FEET, AN ARC LENGTH OF 499.46 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°12'53" EAST, 495.29 FEET;

COURSE No. 15: RUN THENCE SOUTH 17°22'55" EAST, A DISTANCE OF 383.23 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY;

COURSE No. 16: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 515.74 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED

BY A CHORD BEARING AND DISTANCE OF SOUTH 32°22'55" EAST, 509.87 FEET;

COURSE No. 17: RUN THENCE SOUTH 47°22'55" EAST, A DISTANCE OF 193.84 FEET TO A POINT;

COURSE No. 18: RUN THENCE NORTH 89°59'45" EAST, A DISTANCE OF 30.28 FEET TO A POINT, ON THE NORTHERLY RIGHT OF WAY LINE OF **COUNTY ROAD No. C-210 WEST**, (FORMERLY STATE ROAD No. S-210) A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION No. 7851-251, DATED AUGUST 28, 1951;

COURSE No. 19: RUN THENCE SOUTH 42°38'16" WEST, ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF **COUNTRY ROAD No. C-210 WEST**, A DISTANCE OF 172.71 FEET TO A POINT;

COURSE No. 20: RUN THENCE DEPARTING FROM THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD No. C-210 WEST, NORTH 02°25'16" WEST, A DISTANCE OF 31.42 FEET TO A POINT;

COURSE No. 21: RUN THENCE NORTH 47°22'55" WEST, A DISTANCE OF 193.83 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY;

COURSE No. 22: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,115.00 FEET, AN ARC LENGTH OF 583.81 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°22'55" WEST, 577.17 FEET;

COURSE No. 23: RUN THENCE NORTH 17°22'55" WEST, A DISTANCE OF 383.23 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY;

COURSE No. 24: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 985.00 FEET, AN ARC LENGTH OF 441.22 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°12'52" WEST, 437.54 FEET;

COURSE No. 25: RUN THENCE NORTH 43°02'50" WEST, A DISTANCE OF 252.61 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY;

COURSE No. 26: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,065.01 FEET, AN ARC LENGTH OF 1,040.90 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°19'05" WEST, 1,035.90 FEET;

COURSE No. 27: RUN THENCE NORTH 23°35'20" WEST, A DISTANCE OF 1,635.69 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY;

COURSE No. 28: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,565.00 FEET, AN ARC LENGTH OF 2,237.88 FEET TO THE POINT OF TANGENCY, SAID ARC BEING

SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°36'20" WEST, 2,201.32 FEET;

COURSE No. 29: RUN THENCE NORTH 12°22'39" EAST, A DISTANCE OF 204.31 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY;

COURSE No. 30: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,735.00 FEET, AN ARC LENGTH OF 1,557.38 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°20'15" WEST, 1,505.62 FEET;

COURSE No. 31: RUN THENCE NORTH 39°03'09" WEST, A DISTANCE OF 1,068.36 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY;

COURSE No. 32: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 1,265.00 FEET, AN ARC LENGTH OF 1,638.77 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'24" WEST, 1,526.56 FEET;

COURSE No. 33: RUN THENCE NORTH 35°10'21" EAST, A DISTANCE OF 1,327.84 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE NORTHWESTERLY;

COURSE No. 34: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2,135.00 FEET, AN ARC LENGTH OF 781.88 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°45'09" EAST, 777.51 FEET;

COURSE No. 35: RUN THENCE NORTH 12°29'01" EAST, A DISTANCE OF 2,180.69 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE BEING CONCAVE EASTERLY;

COURSE No. 36: RUN THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 3,065.00 FEET, AN ARC LENGTH OF 386.07 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 16°05'31" EAST, 385.81 FEET;

COURSE No. 37: RUN THENCE NORTH 28°11'59" WEST, A DISTANCE OF 58.36 FEET TO A POINT, ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF SAID **GREENBRIAR ROAD**, A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAP PREPARED BY ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999;

COURSE No. 38: RUN THENCE SOUTH 77°11'48" EAST, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF SAID **GREENBRIAR ROAD**, A DISTANCE OF 231.30 FEET TO THE POINT OF BEGINNING.

THE LAND THUS DESCRIBED CONTAINS 2,071,713 SQUARE FEET OR 47.560 ACRES, MORE OR LESS, IN AREA.

This space reserved for use by the Clerk of  
the Circuit Court

This Instrument Prepared By and Return To:

Jonathan T. Johnson, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**GRANT OF EASEMENT**  
**(CR 244 Pond Easements)**

THIS EASEMENT this 22 day of April, 2010, by and between **MAIN STREET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose mailing address is 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258 ("Grantor") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("Grantee").

**WITNESSETH** that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the Grantor hereby gives, grants, bargains, releases and conveys to the Grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to use drainage facilities and discharge all storm water on, along, over, through, across or under the following described land situated in St. Johns County, Florida (the "Property") to wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

**TOGETHER** with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

**THIS GRANT OF EASEMENT** is made subject to the following covenants, conditions, and restrictions which are hereby imposed on the Property as set forth in the Special Warranty Deed between The St. Joe Company ("St. Joe") and District, recorded in the Official Records of St. Johns County, Florida at Book 3271, Page 1301 (the "Deed), and which shall run with the Property and shall be binding on Grantee and its successors and assigns and on all parties having any right, title or interest in the Property or any part thereof, including their successors and assigns:

1. Use of Property. Except as otherwise permitted in the Deed, the Property shall be used solely for the construction, operation and maintenance of a public stormwater facility to serve CR-244 in St. Johns County, Florida, and the RiverTown project. Grantee shall not be entitled to alter, modify or expand any existing stormwater pond located on the Property without the Grantor

and St. Joe's prior written approval, approval that may be withheld in Grantor and St. Joe's sole discretion.

2. Expansion of Property; Access. St. Joe shall be entitled to expand the size of any stormwater pond located on the Property for the purposes of serving future development within the RiverTown project. If such expansion requires additional land, St. Joe shall be responsible for acquiring said land and granting additional easements to Grantee and St. Johns County. Any expansion of the Ponds shall be required to go through the permitting process in effect at the time of expansion. The Grantee agrees to reasonably cooperate in St. Joe's expansion efforts.

3. Maintenance; Construction of Improvements. All stormwater facilities, landscaping and other improvements located on the Property (the "Improvements") shall be regularly maintained so as to preserve a well-kept and clean appearance.


As further evidenced by the Deed, any property owned by St. Joe and its successors and assigns which adjoins the Property shall be entitled to a non-exclusive, perpetual easement for ingress and egress; for construction, operation and installation of landscaping, signage, hardscape and roadways; for construction, operation and maintenance of any existing stormwater facilities located on the Property, or to be located on the Property pursuant to Paragraph 2 above; and a non-exclusive, perpetual easement for utilities over, across, through and under the Property. St. Joe's rights stated herein shall be assignable by St. Joe.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year set forth above.


Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

**MAIN STREET COMMUNITY  
DEVELOPMENT DISTRICT**

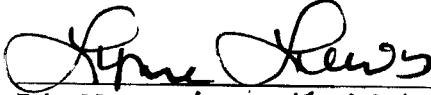
  
Print Name: 4/22/10 Matthew Fitzpatrick

  
Print Name: LYNNE LEWIS

By:   
Print: Philip Jones  
Title: Chairman

STATE OF FLORIDA  
COUNTY OF DWAL

The foregoing instrument was acknowledged before me this 22 day of April, 2010, by Philip Jones, Chairman of MAIN STREET COMMUNITY DEVELOPMENT DISTRICT, a local unit of ~~special-purpose~~ government established pursuant to Chapter 190, Florida Statutes. He is personally known to me or has produced \_\_\_\_\_ as identification and did/did not take an oath.

  
Print Name: LYNNE LEWIS  
Notary Public, State of Florida  
My Commission Number: DD 582312  
My Commission Expires: 11-28-10

{Notary Seal}





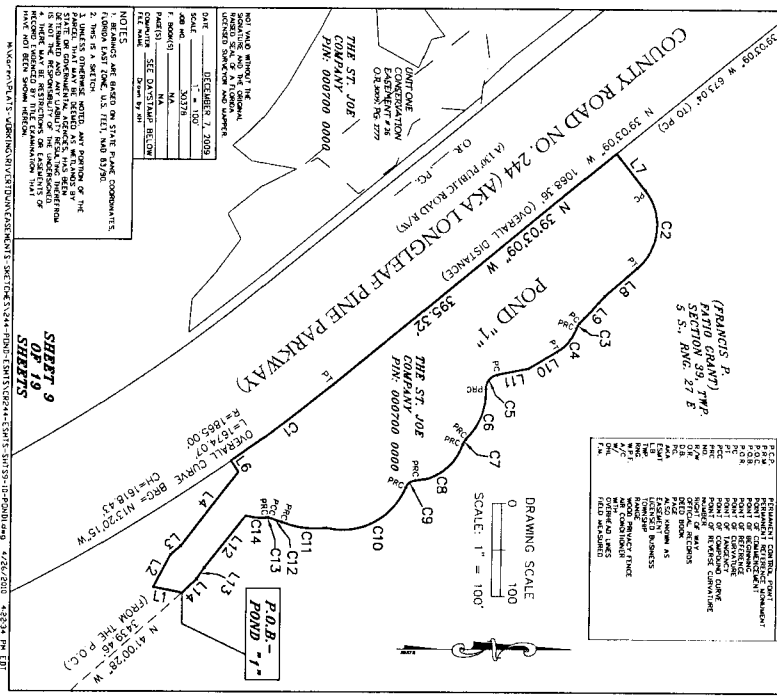
## MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL SHEETS 2 OF 19 SHEETS FOR SIGNATURE, SEAL, AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN. (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	137.70'	1965.00'	N45°06'14"W	137.67'
C2	92.18'	60.00'	S84°49'00"E	83.38'
C3	6.22'	15.00'	S59°07'19"E	6.18'
C4	33.84'	47.00'	S50°30'17"E	32.92'
C5	29.00'	15.00'	S59°31'51"E	19.51'
C6	18.63'	58°14'42"E	57.94'	17.92'
C7	13.43'	12.00'	S37°32'48"E	12.72'
C8	6.787'	13.80'	S34°30'01"E	6.348'
C9	105.47'	24.75'	S26°54'26"E	98.44'
C10	15.27'	103.62'	S05°58'14"W	15.26'
C11	2.64'	6.00'	S03°54'49"W	2.62'
C12	21.66'	44.08'	S05°24'11"W	21.44'

LINE	BEARING	LENGTH
L1	S70°23'13"W	32.82'
L2	N61°40'28"W	34.99'
L3	N33°48'35"W	14.98'
L4	N52°07'13"W	101.01'
L5	S55°10'40"W	14.32'
L6	N01°10'20"E	50.82'
L7	S40°48'19"E	47.21'
L8	S47°14'10"E	39.29'
L9	S37°00'06"E	36.51'
L10	S11°18'52"E	35.14'
L11	S51°27'35"E	71.68'
L12	S59°47'17"E	14.99'
L13	S43°02'35"E	21.96'

**ADDITIONAL NOTES:**  
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL BEARINGS ARE TRUE BEARINGS.  
 3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
 4. ALL POINTS OF BEGINNING AND END OF CURVES ARE TO BE MARKED ON THE GROUND.  
 5. ALL POINTS OF BEGINNING AND END OF CHORDS ARE TO BE MARKED ON THE GROUND.  
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**NOTES:**  
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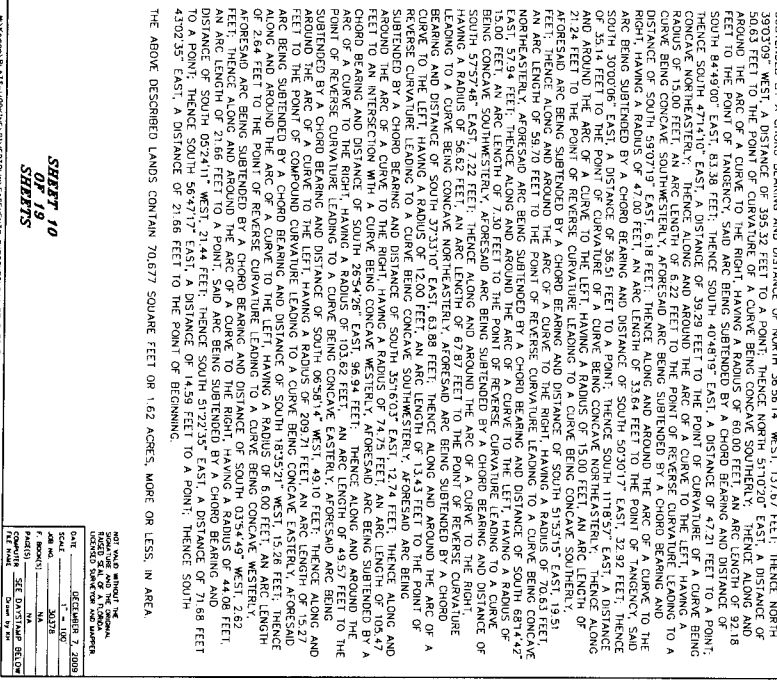
**DATE:** DECEMBER 7, 2009  
**BY:** [Signature]  
**TITLE:** [Title]  
**SCALE:** 1" = 100'  
**PROJECT:** [Project Name]

**ADDITIONAL NOTES:**  
 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
 2. ALL BEARINGS ARE TRUE BEARINGS.  
 3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
 4. ALL POINTS OF BEGINNING AND END OF CURVES ARE TO BE MARKED ON THE GROUND.  
 5. ALL POINTS OF BEGINNING AND END OF CHORDS ARE TO BE MARKED ON THE GROUND.  
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## MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL SHEETS 2 OF 19 SHEETS FOR SIGNATURE, SEAL, AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN. (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

**ADDITIONAL NOTES:**  
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**NOTES:**  
 1. THIS IS A SKETCH.  
 2. THIS IS A SKETCH.  
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 9. THIS IS A SKETCH.  
 10. THIS IS A SKETCH.

**DATE:** DECEMBER 7, 2009  
**BY:** [Signature]  
**TITLE:** [Title]  
**SCALE:** 1" = 100'  
**PROJECT:** [Project Name]

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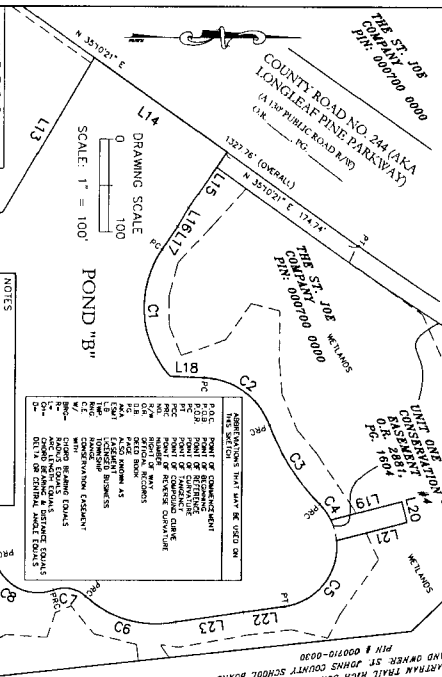
# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 2 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE SEAL AND ALL OTHER LEGAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

**A & J LAND SURVEYORS, INC.**  
 PROFESSIONAL LAND SURVEYORS  
 5047 LULLA STREET, SUITE 100  
 JACKSONVILLE, FLORIDA 32216  
 PHONE: (904) 344-1133  
 FAX: (904) 344-1138

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE UNDER MY PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMES IN ACCORDANCE WITH THE REQUIREMENTS OF FLORIDA STATUTES AND THE RULES OF PROFESSIONAL LAND SURVEYING. I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF FLORIDA, LICENSE NO. 12507.

DATE OF SURVEY: 12/28/2010  
 DATE OF THIS CERTIFICATE: 1/13/2011



**NOTES**

1. REFERENCE ARE MADE TO STATE ROAD COMBINATIONS. THIS IS A SECTION.
2. THIS IS A SECTION.
3. A JUSTICE OF THE PEACE, ANY PART OF THE STATE OF FLORIDA, HAS THE AUTHORITY TO TAKE THE RESPONSIBILITY OF THE SURVEYING RECORD INDICATED BY THE EXAMINATION THAT HE OR SHE HAS SEEN THESE RECORDS.

LINE BEARING	LENGTH
L1	52.20
L2	27.90
L3	10.65
L4	27.90
L5	10.65
L6	10.65
L7	10.65
L8	10.65
L9	10.65
L10	10.65
L11	10.65
L12	10.65
L13	10.65
L14	10.65
L15	10.65
L16	10.65
L17	10.65
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L19	10.65
L20	10.65
L21	10.65
L22	10.65
L23	10.65
L24	10.65
L25	10.65
L26	10.65

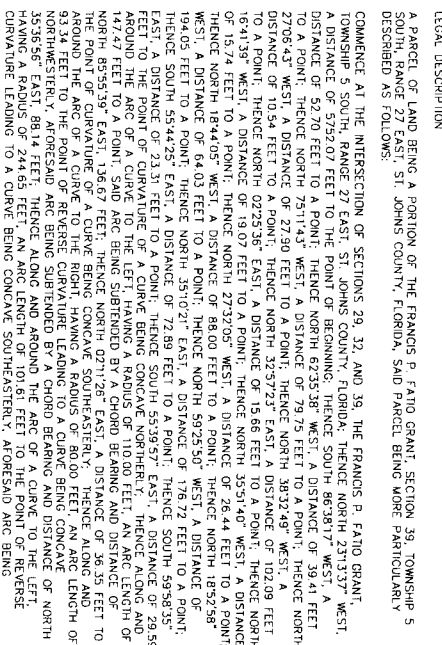
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L13	10.65
L14	10.65
L15	10.65
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L19	10.65
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SKETCHES AND LEGAL DESCRIPTIONS FOR 2 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE SEAL AND ALL OTHER LEGAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

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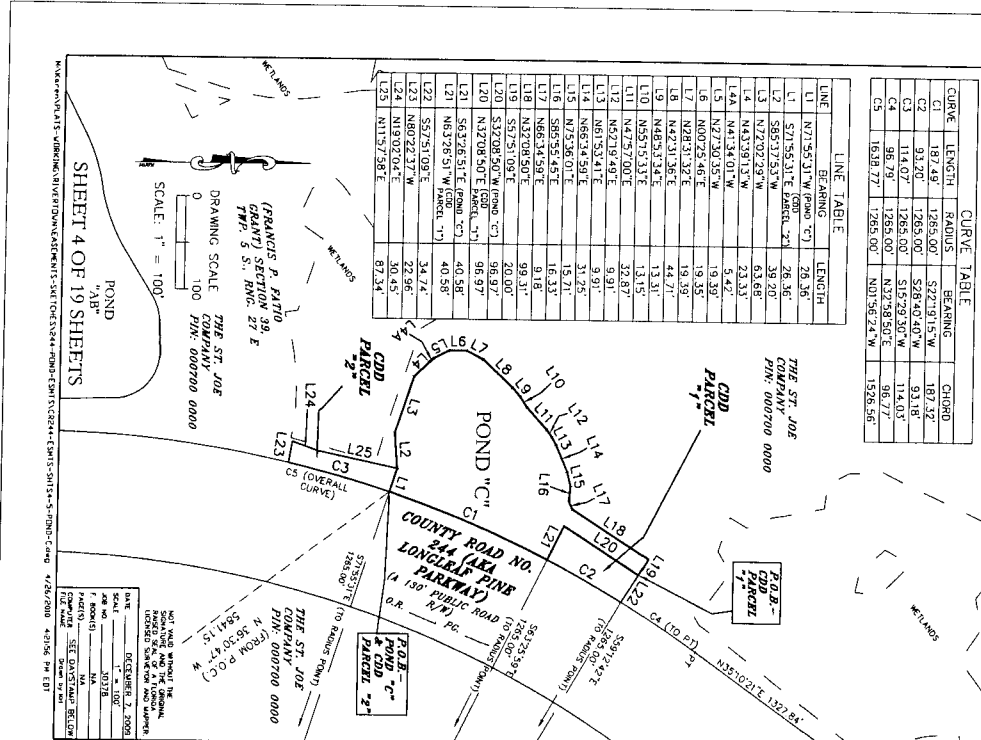
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L23	10.65
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L25	10.65
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SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN) (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	187.49'	1265.00'	S27°19'15"W	181.12'
C2	93.20'	1265.00'	S28°40'40"W	93.18'
C3	114.07'	1265.00'	S15°29'50"W	114.03'
C4	98.79'	1265.00'	N37°48'50"E	98.77'
C5	1639.77'	1265.00'	N01°56'24"W	1526.56'

LINE	BEARING	LENGTH
L1	N71°56'31"W (PARCEL C1)	26.36'
L2	S71°58'31"E (PARCEL C1)	39.20'
L3	N127°02'28"W	63.68'
L4	N43°18'13"W	23.33'
L5	N27°30'35"W	19.39'
L6	N02°25'46"E	19.35'
L7	N69°31'32"E	19.39'
L8	N42°31'32"E	14.21'
L9	N65°15'33"E	13.15'
L10	N47°50'00"E	32.87'
L11	N42°51'49"E	9.91'
L12	N61°53'41"E	9.91'
L13	N61°53'41"E	31.25'
L14	N75°36'01"E	16.31'
L15	S89°55'48"E	9.18'
L16	S27°08'50"E	20.00'
L17	S27°08'50"E	20.00'
L18	S27°08'50"E (PARCEL C1)	98.97'
L19	S27°08'50"E (PARCEL C1)	40.58'
L20	S57°51'09"E	34.74'
L21	N80°22'37"W	22.96'
L22	N19°02'04"E	30.45'
L23	N113°17'58"E	87.34'



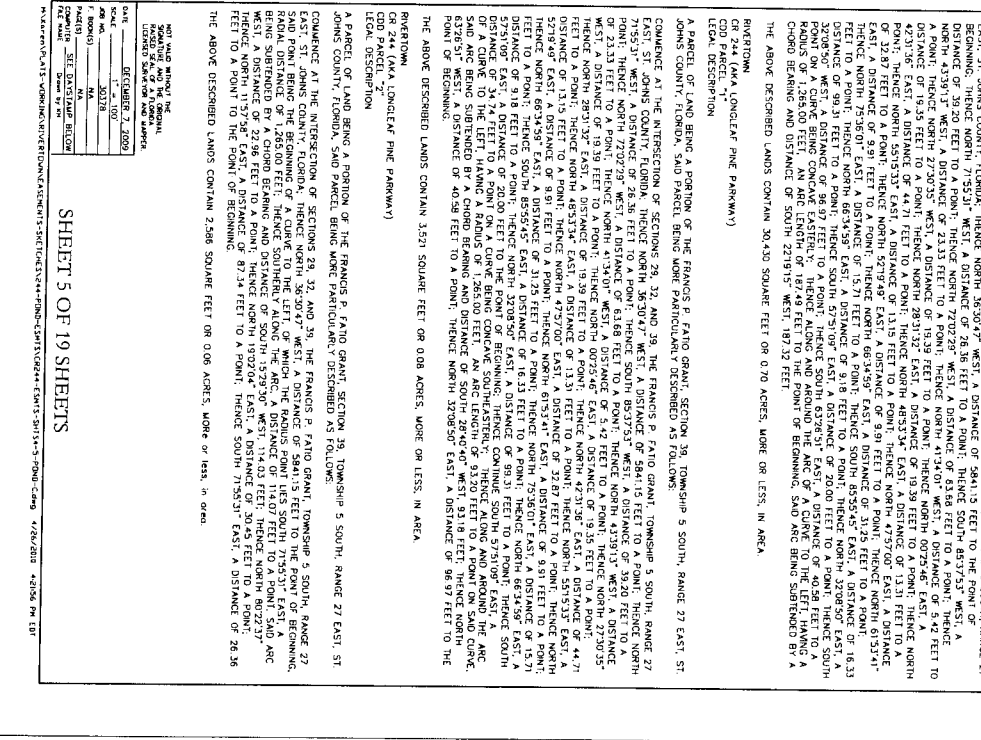
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A LICENSED SURVEYOR. THIS MAP IS A PRELIMINARY SKETCH AND IS NOT TO BE USED FOR ANY LEGAL PURPOSES. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

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C4	98.79'	1265.00'	N37°48'50"E	98.77'
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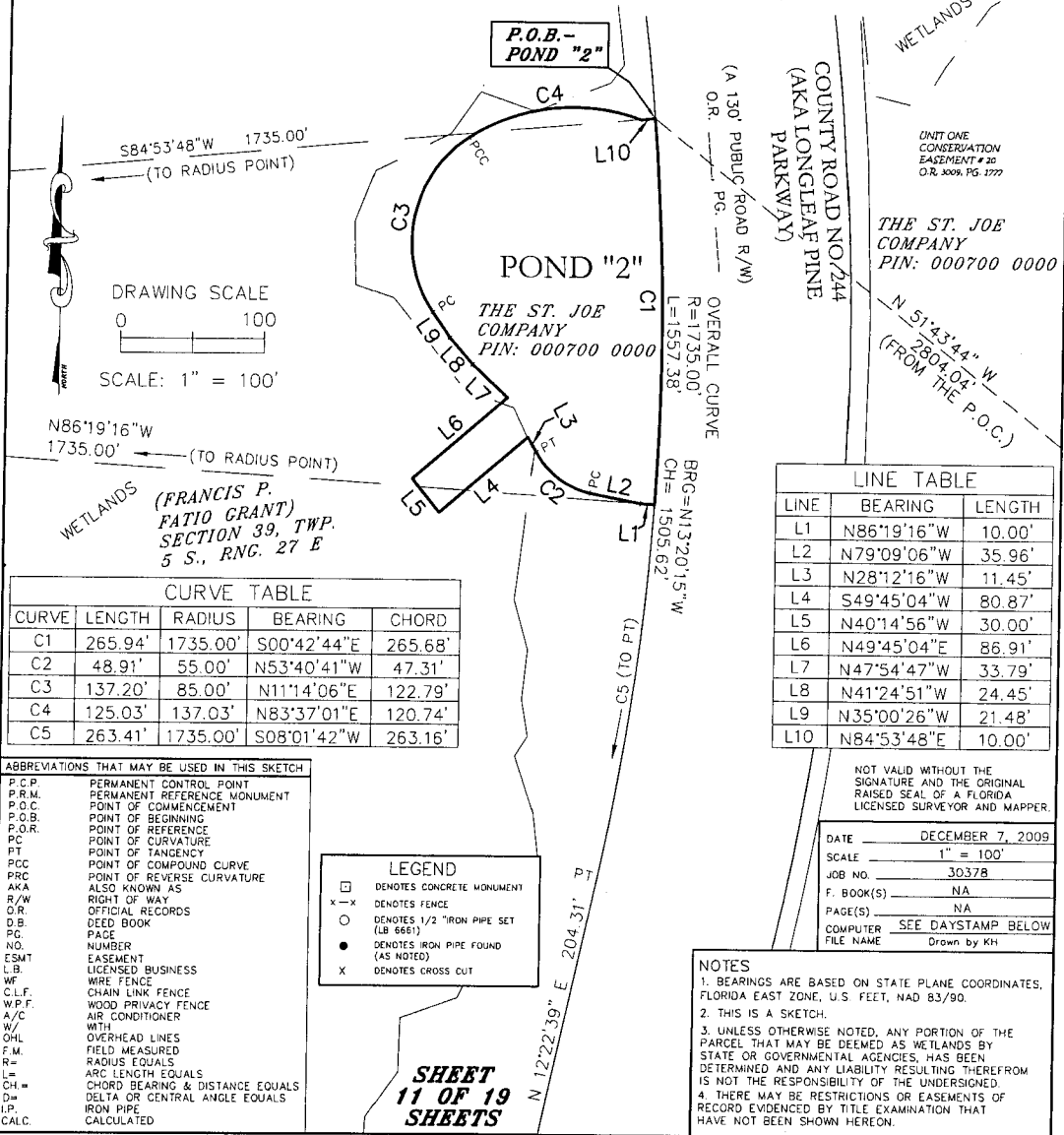
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RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
POND "2"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 51°43'44" WEST, A DISTANCE OF 2804.04 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES SOUTH 84°53'48" WEST, A RADIAL DISTANCE OF 1,735.00 FEET; THENCE SOUTHERLY ALONG THE ARC, AN ARC LENGTH OF 265.94 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°42'44" EAST, 265.68 FEET; THENCE NORTH 86°19'16" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 79°09'06" WEST, A DISTANCE OF 35.96 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 48.91 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°40'41" WEST, 47.31 FEET; THENCE NORTH 28°12'16" WEST, A DISTANCE OF 11.45 FEET TO A POINT; THENCE SOUTH 49°45'04" WEST, A DISTANCE OF 80.87 FEET TO A POINT; THENCE NORTH 40°14'56" WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 49°45'04" EAST, A DISTANCE OF 86.91 FEET TO A POINT; THENCE NORTH 47°54'47" WEST, A DISTANCE OF 33.79 FEET TO A POINT; THENCE NORTH 41°24'51" WEST, A DISTANCE OF 24.45 FEET TO A POINT; THENCE NORTH 35°00'26" WEST, A DISTANCE OF 21.48 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 137.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°14'06" EAST, 122.79 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 137.03 FEET, AN ARC LENGTH OF 125.03 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°37'01" EAST, 120.74 FEET; THENCE NORTH 84°53'48" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 38,228 SQUARE FEET OR 0.88 ACRES, MORE OR LESS, IN AREA.



DRAWING SCALE  
0 100  
SCALE: 1" = 100'

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	265.94'	1735.00'	S00°42'44"E	265.68'
C2	48.91'	55.00'	N53°40'41"W	47.31'
C3	137.20'	85.00'	N11°14'06"E	122.79'
C4	125.03'	137.03'	N83°37'01"E	120.74'
C5	263.41'	1735.00'	S08°01'42"W	263.16'

LINE	BEARING	LENGTH
L1	N86°19'16"W	10.00'
L2	N79°09'06"W	35.96'
L3	N28°12'16"W	11.45'
L4	S49°45'04"W	80.87'
L5	N40°14'56"W	30.00'
L6	N49°45'04"E	86.91'
L7	N47°54'47"W	33.79'
L8	N41°24'51"W	24.45'
L9	N35°00'26"W	21.48'
L10	N84°53'48"E	10.00'

- ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH
- P.C.P. PERMANENT CONTROL POINT
  - P.R.M. PERMANENT REFERENCE MONUMENT
  - P.O.C. POINT OF COMMENCEMENT
  - P.O.B. POINT OF BEGINNING
  - P.O.R. POINT OF REFERENCE
  - P.C. POINT OF CURVATURE
  - PT. POINT OF TANGENCY
  - P.C.C. POINT OF COMPOUND CURVE
  - P.R.C. POINT OF REVERSE CURVATURE
  - AKA ALSO KNOWN AS
  - R/W RIGHT OF WAY
  - O.R. OFFICIAL RECORDS
  - D.B. DEED BOOK
  - P.C. PAGE
  - NO. NUMBER
  - ESMT EASEMENT
  - L.B. LICENSED BUSINESS
  - WF WIRE FENCE
  - C.L.F. CHAIN LINK FENCE
  - W.P.F. WOOD PRIVACY FENCE
  - A/C AIR CONDITIONER
  - W/ WITH
  - O.H.L. OVERHEAD LINES
  - F.M. FIELD MEASURED
  - R= RADIUS EQUALS
  - L= ARC LENGTH EQUALS
  - CH= CHORD BEARING & DISTANCE EQUALS
  - D= DELTA OR CENTRAL ANGLE EQUALS
  - I.P. IRON PIPE
  - CALC. CALCULATED

- LEGEND
- ☐ DENOTES CONCRETE MONUMENT
  - x-x DENOTES FENCE
  - DENOTES 1/2" IRON PIPE SET (LB 6661)
  - DENOTES IRON PIPE FOUND (AS NOTED)
  - x DENOTES CROSS CUT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: DECEMBER 7, 2009  
SCALE: 1" = 100'  
JOB NO: 3037B  
F. BOOK(S): NA  
PAGE(S): NA  
COMPUTER: SEE DAYSTAMP BELOW  
FILE NAME: Drawn by KH

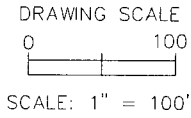
NOTES

1. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, U.S. FEET, NAD 83/90.
2. THIS IS A SKETCH.
3. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
4. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**SHEET 11 OF 19 SHEETS**

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)



CURVE TABLE				
CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	36.70'	3565.00'	S00°14'24"E	36.70'
C2	128.43'	104.02'	N67°56'46"W	120.43'
C3	26.79'	104.02'	N13°03'02"W	26.72'
C4	104.30'	275.00'	N12°38'53"W	103.67'
C5	195.79'	145.00'	N15°10'07"E	181.25'
C6	116.65'	97.46'	N19°33'41"E	109.81'
C7	45.71'	384.00'	N87°11'28"E	45.68'
C8	479.81'	3565.00'	S04°23'26"E	479.45'
C9	954.64'	3565.00'	S15°55'03"E	951.79'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°49'19"W (POND "3")	96.77'
L1	N80°49'19"E (CDD PARCEL "3")	96.77'
L2	S02°19'08"E (POND "3")	219.72'
L2	N02°19'08"W (CDD PARCEL "3")	219.72'
L3	S00°44'37"E (POND "3")	240.17'
L3	N00°44'37"W (CDD PARCEL "3")	240.17'
L4	N88°36'36"W	48.40'
L5	S65°20'53"W	151.45'
L6	N24°51'15"W	22.00'
L7	N65°20'53"E	150.82'
L8	N01°46'58"W	19.68'
L9	N06°53'25"W	20.00'
L10	S89°23'55"E	155.13'
L11	N88°36'36"W	120.27'

LEGEND	
□	DENOTES CONCRETE MONUMENT
x-x	DENOTES FENCE
○	DENOTES 1/2" IRON PIPE SET (LB 4861)
●	DENOTES IRON PIPE FOUND (AS NOTED)
x	DENOTES CROSS CUT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

#### ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH

PIN	PARCEL IDENTIFICATION NUMBER
P.C.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVATURE
PIN	PARCEL IDENTIFICATION NUMBER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
D.B.	DEED BOOK
P.G.	PAGE
TWP.	TOWNSHIP
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
RNG.	RANGE
NO.	NUMBER
W/	WITH
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH.=	CHORD DISTANCE EQUALS
D=	DELTA OR CENTRAL ANGLE EQUALS
BRC=	CHORD BEARING EQUALS
CALC.	CALCULATED

DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	30378
F. BOOK(S)	NA
PAGE(S)	NA
COMPUTER	SEE DAYSTAMP BELOW
FILE NAME	Drawn by KH

**NOTES**

- BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, U.S. FEET, NAD 83/90.
- THIS IS A SKETCH.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

THE ST. JOE COMPANY  
PIN: 000700 0000

JEA UTILITY & ACCESS EASEMENT  
O.R. 3131, PG. 465

P.O.B.-  
POND "3"

(TO RADIUS POINT)  
S89°56'42"E  
3565.00'

75' UTILITY & ACCESS  
EASEMENT  
O.R. 3131, PG. 465

SOUTHERLY LINE OF  
A UTILITY & ACCESS EASEMENT  
RECORDED IN O.R. 3131, PG. 465

UNIT ONE CONSERVATION  
EASEMENT # 13  
(O.R. 2997,  
PG. 948)

N 83°57'06"W  
2374.75'  
(TO P.O.C.)

P.O.B.-  
CDD  
PARCEL  
"3"

OVERALL CURVE  
R=3565.00'  
L=2237.88'

O.R. PG.  
BRC=N05°36'20"W  
CH=2201.32'

THE ST. JOE  
COMPANY  
PIN: 000700 0000

POND "3"

(FRANCIS P.  
FATIO GRANT)  
SECTION 39, TWP.  
5 S., RNG. 27 E

THE ST. JOE  
COMPANY  
PIN: 000700 0000

UNIT ONE  
CONSERVATION  
EASEMENT # 13  
(O.R. 2997, PG. 948)

CDD PARCEL "3"

COUNTY ROAD NO.  
244 (AKA LONGLEAF  
PINE PARKWAY)  
(130' PUBLIC ROAD R/W)

N81°45'14"E  
3565.00'  
(TO RADIUS POINT)

**SHEET 12  
OF 19  
SHEETS**

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
POND "3"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 83°57'06" WEST, A DISTANCE OF 2374.75 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'42" EAST, A RADIAL DISTANCE OF 3,565.00 FEET; THENCE SOUTHERLY ALONG THE ARC, AN ARC LENGTH OF 36.70 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°14'24" EAST, 36.70 FEET; THENCE SOUTH 80°49'19" WEST, A DISTANCE OF 96.77 FEET TO A POINT; THENCE SOUTH 02°19'08" EAST, A DISTANCE OF 219.72 FEET TO A POINT; THENCE SOUTH 00°44'37" EAST, A DISTANCE OF 240.17 FEET TO A POINT; THENCE NORTH 88°36'36" WEST, A DISTANCE OF 48.40 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 104.02 FEET, AN ARC LENGTH OF 128.43 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°56'46" WEST, 120.43 FEET; THENCE SOUTH 65°20'53" WEST, A DISTANCE OF 151.45 FEET TO A POINT; THENCE NORTH 24°51'15" WEST, A DISTANCE OF 22.00 FEET TO A POINT; THENCE NORTH 65°20'53" EAST, A DISTANCE OF 150.82 FEET TO A POINT ON A CURVE BEING CONCAVE EASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 104.02 FEET, AN ARC LENGTH OF 26.79 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°03'02" WEST, 26.72 FEET; THENCE NORTH 01°46'58" WEST, A DISTANCE OF 19.68 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 104.30 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE EASTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°38'53" WEST, 103.67 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, AN ARC LENGTH OF 195.79 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°10'07" EAST, 181.25 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 97.46 FEET, AN ARC LENGTH OF 116.65 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°33'41" EAST, 109.81 FEET; THENCE NORTH 06°53'25" WEST, A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 384.00 FEET, AN ARC LENGTH OF 45.71 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°11'28" EAST, 45.68 FEET; THENCE SOUTH 89°23'55" EAST, A DISTANCE OF 155.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 90,814 SQUARE FEET OR 2.08 ACRES, MORE OR LESS, IN AREA.

RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
CDD PARCEL "3"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 83°57'06" WEST, A DISTANCE OF 2374.75 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 89°56'42" EAST, A RADIAL DISTANCE OF 3,565.00 FEET; THENCE SOUTHERLY ALONG THE ARC, AN ARC LENGTH OF 36.70 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°14'24" EAST, 36.70 FEET; THENCE CONTINUE ALONG A SOUTHERLY EXTENSION OF LAST SAID CURVE, AN ARC LENGTH OF 479.81 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°23'26" EAST, 479.45 FEET; THENCE NORTH 88°36'36" WEST, A DISTANCE OF 120.27 FEET TO A POINT; THENCE NORTH 00°44'37" WEST, A DISTANCE OF 240.17 FEET TO A POINT; THENCE NORTH 02°19'08" WEST, A DISTANCE OF 219.72 FEET TO A POINT; THENCE NORTH 80°49'19" EAST, A DISTANCE OF 96.77 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 47,432 SQUARE FEET OR 1.09 ACRES, MORE OR LESS, IN AREA.

**SHEET 13  
OF 19  
SHEETS**

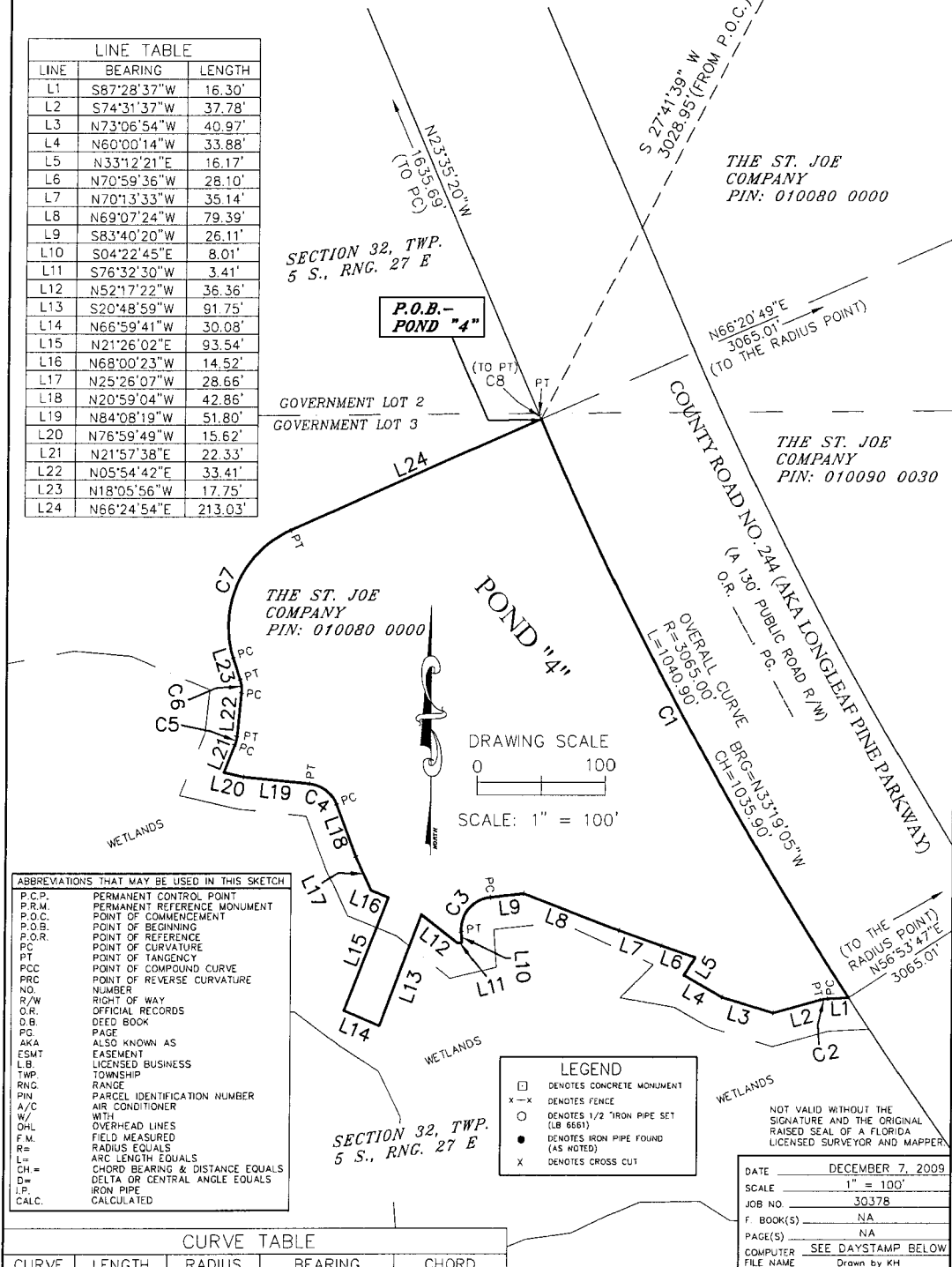
NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	30378
F. BOOK(S)	NA
PAGE(S)	NA
COMPUTER FILE NAME	SEE DAYSTAMP BELOW Drawn by KH

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES.  
 (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

LINE	BEARING	LENGTH
L1	S87°28'37"W	16.30'
L2	S74°31'37"W	37.78'
L3	N73°06'54"W	40.97'
L4	N60°00'14"W	33.88'
L5	N33°12'21"E	16.17'
L6	N70°59'36"W	28.10'
L7	N70°13'33"W	35.14'
L8	N69°07'24"W	79.39'
L9	S83°40'20"W	26.11'
L10	S04°22'45"E	8.01'
L11	S76°32'30"W	3.41'
L12	N52°17'22"W	36.36'
L13	S20°48'59"W	91.75'
L14	N66°59'41"W	30.08'
L15	N21°26'02"E	93.54'
L16	N68°00'23"W	14.52'
L17	N25°26'07"W	28.66'
L18	N20°59'04"W	42.86'
L19	N84°08'19"W	51.80'
L20	N76°59'49"W	15.62'
L21	N21°57'38"E	22.33'
L22	N05°54'42"E	33.41'
L23	N18°05'56"W	17.75'
L24	N86°24'54"E	213.03'



ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH	
P.C.P.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVATURE
NO.	NUMBER
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
D.B.	DEED BOOK
PG.	PAGE
AKA	ALSO KNOWN AS
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
TWP.	TOWNSHIP
RNG.	RANGE
PIN	PARCEL IDENTIFICATION NUMBER
A/C	AIR CONDITIONER
W/	WITH
OHL	OVERHEAD LINES
F.M.	FIELD MEASURED
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH=	CHORD BEARING & DISTANCE EQUALS
D=	DELTA OR CENTRAL ANGLE EQUALS
I.P.	IRON PIPE
CALC.	CALCULATED

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	505.56'	3065.01'	S28°22'42"E	504.98'
C2	5.65'	25.00'	S81°00'07"W	5.64'
C3	38.42'	25.00'	S39°38'47"W	34.75'
C4	27.56'	25.00'	N52°33'42"W	26.18'
C5	7.00'	25.00'	N13°56'10"E	6.98'
C6	10.48'	25.00'	N06°05'37"W	10.40'
C7	118.00'	80.00'	N24°09'29"E	107.59'
C8	3.42'	5438.67'	N23°37'08"W	3.42'

LEGEND	
□	DENOTES CONCRETE MONUMENT
x-x	DENOTES FENCE
○	DENOTES 1/2" IRON PIPE SET (LB SET)
●	DENOTES IRON PIPE FOUND (AS NOTED)
x	DENOTES CROSS CUT

DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	30378
F. BOOK(S)	NA
PAGE(S)	NA
COMPUTER FILE NAME	SEE DAYSTAMP BELOW
	Drawn by KH

**NOTES**  
 1. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, U.S. FEET, NAD 83/90.  
 2. THIS IS A SKETCH.  
 3. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.  
 4. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**SHEET 14 OF 19 SHEETS**

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES.  
(SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
POND "4"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 27°41'39" WEST, A DISTANCE OF 3028.95 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES NORTH 66°20'49" EAST, A RADIAL DISTANCE OF 3,065.08 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, AN ARC LENGTH OF 505.55 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°22'42" EAST, 504.98 FEET; THENCE SOUTH 87°28'37" WEST, A DISTANCE OF 16.30 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 5.65 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°00'07" WEST, 5.64 FEET; THENCE SOUTH 74°31'37" WEST, A DISTANCE OF 37.78 FEET TO A POINT; THENCE NORTH 73°06'54" WEST, A DISTANCE OF 40.97 FEET TO A POINT; THENCE NORTH 60°00'14" WEST, A DISTANCE OF 33.88 FEET TO A POINT; THENCE NORTH 33°12'21" EAST, A DISTANCE OF 16.17 FEET TO A POINT; THENCE NORTH 70°59'36" WEST, A DISTANCE OF 28.10 FEET TO A POINT; THENCE NORTH 70°13'33" WEST, A DISTANCE OF 35.14 FEET TO A POINT; THENCE NORTH 69°07'24" WEST, A DISTANCE OF 79.39 FEET TO A POINT; THENCE SOUTH 83°40'20" WEST, A DISTANCE OF 26.11 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.42 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°38'47" WEST, 34.75 FEET; THENCE SOUTH 04°22'45" EAST, A DISTANCE OF 8.01 FEET TO A POINT; THENCE SOUTH 76°32'30" WEST, A DISTANCE OF 3.41 FEET TO A POINT; THENCE NORTH 52°17'22" WEST, A DISTANCE OF 36.36 FEET TO A POINT; THENCE SOUTH 20°48'59" WEST, A DISTANCE OF 91.75 FEET TO A POINT; THENCE NORTH 66°59'41" WEST, A DISTANCE OF 30.08 FEET TO A POINT; THENCE NORTH 21°26'02" EAST, A DISTANCE OF 93.54 FEET TO A POINT; THENCE NORTH 68°00'23" WEST, A DISTANCE OF 14.52 FEET TO A POINT; THENCE NORTH 25°26'07" WEST, A DISTANCE OF 28.66 FEET TO A POINT; THENCE NORTH 20°59'04" WEST, A DISTANCE OF 42.86 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 27.56 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°33'42" WEST, 26.18 FEET; THENCE NORTH 84°08'19" WEST, A DISTANCE OF 51.80 FEET TO A POINT; THENCE NORTH 76°59'49" WEST, A DISTANCE OF 15.62 FEET TO A POINT; THENCE NORTH 21°57'38" EAST, A DISTANCE OF 22.33 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 7.00 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°56'10" EAST, 6.98 FEET; THENCE NORTH 05°54'42" EAST, A DISTANCE OF 33.41 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE WESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 10.48 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 06°05'37" WEST, 10.40 FEET; THENCE NORTH 18°05'56" WEST, A DISTANCE OF 17.75 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 118.00 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°09'29" EAST, 107.59 FEET; THENCE NORTH 66°24'54" EAST, A DISTANCE OF 213.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 114,387 SQUARE FEET OR 2.63 ACRES, MORE OR LESS, IN AREA.

NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	30378
F. BOOK(S)	NA
PAGE(S)	NA
COMPUTER	SEE DAYSTAMP BELOW
FILE NAME	Drawn by KH

**SHEET 15 OF 19  
SHEETS**

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES.  
 (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN).  
 (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

**NOTES**  
 1. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, U.S. FEET, NAD 83/90.  
 2. THIS IS A SKETCH.  
 3. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.  
 4. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH**

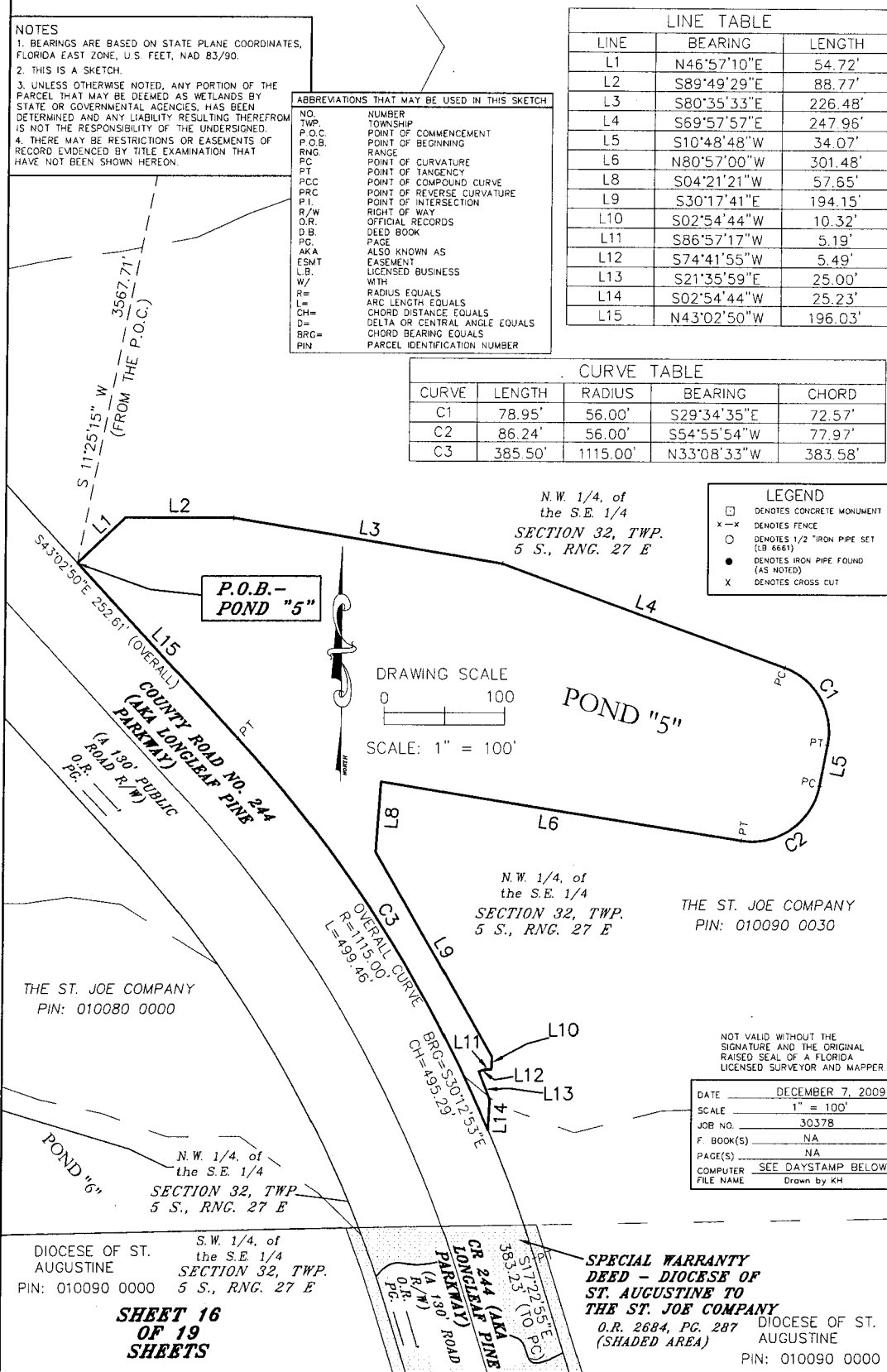
NO.	NUMBER
TWP.	TOWNSHIP
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
RNG.	RANGE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
D.B.	DEED BOOK
PAGE	PAGE
AKA	ALSO KNOWN AS
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
W/	WITH
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH=	CHORD DISTANCE EQUALS
D=	DELTA OR CENTRAL ANGLE EQUALS
BRC=	CHORD BEARING EQUALS
PIN	PARCEL IDENTIFICATION NUMBER

**LINE TABLE**

LINE	BEARING	LENGTH
L1	N46°57'10"E	54.72'
L2	S89°49'29"E	88.77'
L3	S80°35'33"E	226.48'
L4	S69°57'57"E	247.96'
L5	S10°48'48"W	34.07'
L6	N80°57'00"W	301.48'
L8	S04°21'21"W	57.65'
L9	S30°17'41"E	194.15'
L10	S02°54'44"W	10.32'
L11	S86°57'17"W	5.19'
L12	S74°41'55"W	5.49'
L13	S21°35'59"E	25.00'
L14	S02°54'44"W	25.23'
L15	N43°02'50"W	196.03'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	BEARING	CHORD
C1	78.95'	56.00'	S29°34'35"E	72.57'
C2	86.24'	56.00'	S54°55'54"W	77.97'
C3	385.50'	1115.00'	N33°08'33"W	383.58'



**LEGEND**

- ☐ DENOTES CONCRETE MONUMENT
- x-x DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (LB 6661)
- DENOTES IRON PIPE FOUND (AS NOTED)
- x DENOTES CROSS CUT

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DATE: DECEMBER 7, 2009  
 SCALE: 1" = 100'  
 JOB NO.: 30378  
 F. BOOK(S): NA  
 PAGE(S): NA  
 COMPUTER: SEE DAYSTAMP BELOW  
 FILE NAME: Drawn by KH

DIocese OF ST. AUGUSTINE  
 PIN: 010090 0000

S.W. 1/4 of the S.E. 1/4 SECTION 32, TWP. 5 S., RNG. 27 E

**SHEET 16 OF 19 SHEETS**

**SPECIAL WARRANTY DEED - DIOCESE OF ST. AUGUSTINE TO THE ST. JOE COMPANY**  
 O.R. 2684, PC. 287  
 (SHADED AREA)  
 DIocese OF ST. AUGUSTINE  
 PIN: 010090 0000

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES.  
(SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN).  
(SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
POND "5"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 11°25'15" WEST, A DISTANCE OF 3567.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 46°57'10" EAST, A DISTANCE OF 54.72 FEET TO A POINT; THENCE SOUTH 89°49'29" EAST, A DISTANCE OF 88.77 FEET TO A POINT; THENCE SOUTH 80°35'33" EAST, A DISTANCE OF 226.48 FEET TO A POINT; THENCE SOUTH 69°57'57" EAST, A DISTANCE OF 247.96 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, AN ARC LENGTH OF 78.95 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°34'35" EAST, 72.57 FEET; THENCE SOUTH 10°48'48" WEST, A DISTANCE OF 34.07 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 56.00 FEET, AN ARC LENGTH OF 86.24 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°55'54" WEST, 77.97 FEET; THENCE NORTH 80°57'00" WEST, A DISTANCE OF 301.48 FEET TO A POINT; THENCE SOUTH 04°21'21" WEST, A DISTANCE OF 57.65 FEET TO A POINT; THENCE SOUTH 30°17'41" EAST, A DISTANCE OF 194.15 FEET TO A POINT; THENCE SOUTH 02°54'44" WEST, A DISTANCE OF 10.32 FEET TO A POINT; THENCE SOUTH 86°57'17" WEST, A DISTANCE OF 5.19 FEET TO A POINT; THENCE SOUTH 74°41'55" WEST, A DISTANCE OF 5.49 FEET TO A POINT; THENCE SOUTH 21°35'59" EAST, A DISTANCE OF 25.00 FEET TO A POINT; THENCE SOUTH 02°54'44" WEST, A DISTANCE OF 25.23 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,115.00 FEET, AN ARC LENGTH OF 385.50 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°08'33" WEST, 383.58 FEET; THENCE NORTH 43°02'50" WEST, A DISTANCE OF 196.03 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 109,836 SQUARE FEET OR 2.52 ACRES, MORE OR LESS, IN AREA.

NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

**SHEET 17  
OF 19  
SHEETS**

DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	30378
F. BOOK(S)	NA
PAGE(S)	NA
COMPUTER	SEE DAYSTAMP BELOW
FILE NAME	Drawn by KH



# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES.  
(SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

RIVERTOWN  
CR 244 (AKA LONGLEAF PINE PARKWAY)  
POND "6"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 32, AND 39, THE FRANCIS P. FATIO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 06°47'18" WEST, A DISTANCE OF 4049.85 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE BEGINNING OF A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT OF SAID CURVE LIES SOUTH 67°18'35" WEST, A RADIAL DISTANCE OF 985.00 FEET FROM SAID POINT OF BEGINNING; THENCE SOUTHERLY ALONG THE ARC, AN ARC LENGTH OF 23.53 FEET TO A POINT, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°00'21" EAST, 23.53 FEET; THENCE SOUTH 88°55'05" WEST, A DISTANCE OF 516.26 FEET TO A POINT; THENCE NORTH 38°27'03" WEST, A DISTANCE OF 277.37 FEET TO A POINT; THENCE SOUTH 78°29'39" EAST, A DISTANCE OF 28.86 FEET TO A POINT; THENCE NORTH 81°04'59" EAST, A DISTANCE OF 28.71 FEET TO A POINT; THENCE SOUTH 84°39'29" EAST, A DISTANCE OF 32.84 FEET TO A POINT; THENCE SOUTH 69°48'32" EAST, A DISTANCE OF 218.73 FEET TO A POINT; THENCE SOUTH 73°14'11" EAST, A DISTANCE OF 213.13 FEET TO A POINT; THENCE SOUTH 64°09'59" EAST, A DISTANCE OF 34.66 FEET TO A POINT; THENCE NORTH 89°59'47" EAST, A DISTANCE OF 51.69 FEET TO A POINT; THENCE SOUTH 52°01'09" EAST, A DISTANCE OF 31.87 FEET TO A POINT; THENCE SOUTH 82°30'49" EAST, A DISTANCE OF 73.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 64,988 SQUARE FEET OR 1.49 ACRES, MORE OR LESS, IN AREA.

NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL  
RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

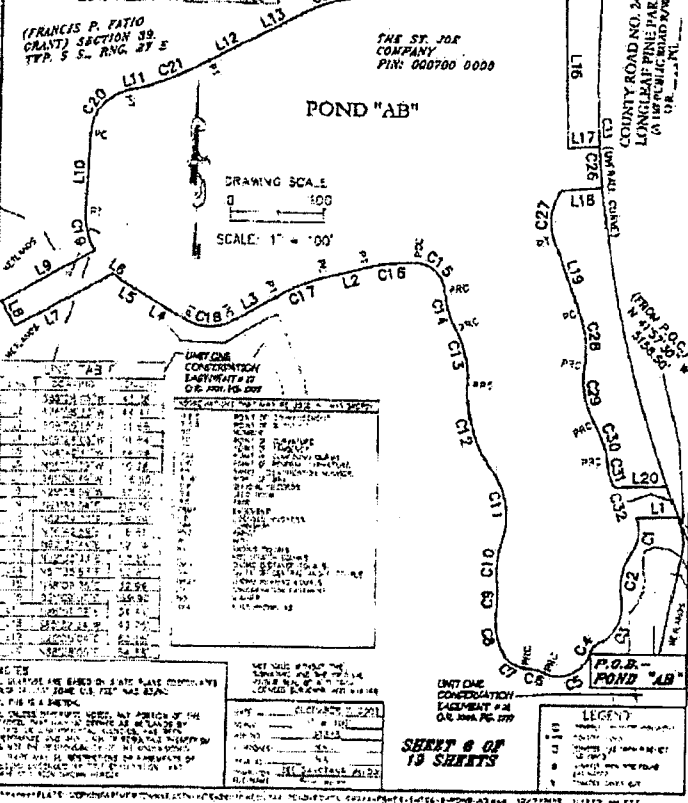
DATE	DECEMBER 7, 2009
SCALE	1" = 100'
JOB NO.	3037B
F BOOK(S)	NA
PAGE(S)	NA
COMPUTER	SEE DAYSTAMP BELOW
FILE NAME	Drawn by KH

**SHEET 19  
OF 19  
SHEETS**

# MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 6 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTIONS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY) TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH. SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

TABLE I				TABLE II			
LINE	LENGTH	AREA	PERCENT	LINE	LENGTH	AREA	PERCENT
1	40.58	1.62	0.04	1	75.12	2.98	0.08
2	49.32	1.95	0.05	2	88.91	3.45	0.09
3	54.11	2.13	0.06	3	95.22	3.71	0.10
4	61.27	2.41	0.07	4	102.34	3.98	0.11
5	68.11	2.68	0.08	5	110.11	4.28	0.12
6	74.56	2.94	0.08	6	118.45	4.61	0.13
7	80.67	3.19	0.09	7	127.34	4.97	0.14
8	86.44	3.43	0.09	8	136.78	5.36	0.15
9	91.87	3.66	0.10	9	146.77	5.78	0.16
10	96.96	3.88	0.10	10	157.31	6.23	0.17
11	101.71	4.09	0.11	11	168.40	6.71	0.18
12	106.13	4.29	0.11	12	180.04	7.22	0.20
13	110.23	4.48	0.12	13	192.33	7.76	0.21
14	114.02	4.66	0.12	14	205.17	8.33	0.23
15	117.51	4.83	0.13	15	219.06	8.93	0.24
16	120.71	4.99	0.13	16	234.00	9.56	0.26
17	123.63	5.14	0.14	17	249.99	10.22	0.28
18	126.28	5.28	0.14	18	267.04	10.91	0.30
19	128.67	5.41	0.14	19	285.15	11.63	0.32
20	130.81	5.53	0.15	20	304.32	12.39	0.34
21	132.71	5.64	0.15	21	324.55	13.19	0.36
22	134.38	5.74	0.15	22	345.84	14.03	0.38
23	135.83	5.83	0.16	23	368.19	14.91	0.40
24	137.07	5.91	0.16	24	391.60	15.83	0.42
25	138.11	5.98	0.16	25	416.07	16.79	0.44
26	138.96	6.05	0.16	26	441.60	17.79	0.46
27	139.63	6.11	0.16	27	468.19	18.83	0.48
28	140.13	6.16	0.16	28	495.84	19.91	0.50
29	140.47	6.21	0.16	29	524.55	21.03	0.52
30	140.66	6.25	0.16	30	554.32	22.19	0.54
31	140.71	6.29	0.16	31	585.15	23.39	0.56
32	140.63	6.32	0.16	32	617.04	24.63	0.58
33	140.43	6.35	0.16	33	650.07	25.91	0.60
34	140.11	6.37	0.16	34	684.24	27.23	0.62
35	139.68	6.39	0.16	35	719.55	28.59	0.64
36	139.15	6.40	0.16	36	756.00	29.99	0.66
37	138.53	6.41	0.16	37	793.59	31.43	0.68
38	137.83	6.41	0.16	38	832.32	32.91	0.70
39	137.06	6.41	0.16	39	872.19	34.43	0.72
40	136.23	6.40	0.16	40	913.20	35.99	0.74
41	135.35	6.39	0.16	41	955.35	37.59	0.76
42	134.43	6.37	0.16	42	1008.64	39.23	0.78
43	133.47	6.35	0.16	43	1064.07	40.91	0.80
44	132.48	6.32	0.16	44	1121.64	42.63	0.82
45	131.46	6.29	0.16	45	1181.35	44.39	0.84
46	130.41	6.25	0.16	46	1243.20	46.19	0.86
47	129.34	6.21	0.16	47	1307.19	48.03	0.88
48	128.25	6.16	0.16	48	1373.32	49.91	0.90
49	127.14	6.11	0.16	49	1441.59	51.83	0.92
50	126.01	6.05	0.16	50	1512.00	53.79	0.94
51	124.87	6.00	0.16	51	1584.55	55.79	0.96
52	123.72	5.94	0.16	52	1659.24	57.83	0.98
53	122.56	5.88	0.16	53	1736.07	59.91	1.00
54	121.39	5.81	0.16	54	1815.04	62.03	1.02
55	120.21	5.74	0.16	55	1896.15	64.19	1.04
56	119.02	5.67	0.16	56	1979.40	66.39	1.06
57	117.83	5.59	0.16	57	2064.79	68.63	1.08
58	116.64	5.51	0.16	58	2152.32	70.91	1.10
59	115.45	5.43	0.16	59	2242.00	73.23	1.12
60	114.26	5.35	0.16	60	2333.83	75.59	1.14
61	113.07	5.27	0.16	61	2427.81	77.99	1.16
62	111.88	5.19	0.16	62	2523.94	80.43	1.18
63	110.69	5.11	0.16	63	2622.21	82.91	1.20
64	109.50	5.03	0.16	64	2722.62	85.43	1.22
65	108.31	4.95	0.16	65	2825.17	87.99	1.24
66	107.13	4.87	0.16	66	2929.86	90.59	1.26
67	105.95	4.79	0.16	67	3036.69	93.23	1.28
68	104.78	4.71	0.16	68	3145.66	95.91	1.30
69	103.62	4.63	0.16	69	3256.77	98.63	1.32
70	102.47	4.55	0.16	70	3369.92	101.39	1.34
71	101.33	4.47	0.16	71	3485.11	104.19	1.36
72	100.20	4.39	0.16	72	3602.44	107.03	1.38
73	99.08	4.31	0.16	73	3721.91	109.91	1.40
74	97.97	4.23	0.16	74	3843.52	112.83	1.42
75	96.88	4.15	0.16	75	3967.27	115.79	1.44
76	95.80	4.07	0.16	76	4093.16	118.79	1.46
77	94.74	4.00	0.16	77	4221.19	121.83	1.48
78	93.69	3.92	0.16	78	4351.36	124.91	1.50
79	92.65	3.85	0.16	79	4483.67	128.03	1.52
80	91.63	3.77	0.16	80	4618.12	131.19	1.54
81	90.63	3.70	0.16	81	4754.71	134.39	1.56
82	89.64	3.62	0.16	82	4893.44	137.63	1.58
83	88.67	3.55	0.16	83	5034.31	140.91	1.60
84	87.72	3.47	0.16	84	5177.32	144.23	1.62
85	86.79	3.40	0.16	85	5322.47	147.59	1.64
86	85.88	3.32	0.16	86	5469.76	150.99	1.66
87	84.99	3.25	0.16	87	5619.19	154.43	1.68
88	84.12	3.17	0.16	88	5770.76	157.91	1.70
89	83.27	3.10	0.16	89	5924.47	161.43	1.72
90	82.44	3.02	0.16	90	6080.32	164.99	1.74
91	81.63	2.95	0.16	91	6238.31	168.59	1.76
92	80.84	2.87	0.16	92	6398.44	172.23	1.78
93	80.07	2.80	0.16	93	6560.71	175.91	1.80
94	79.32	2.72	0.16	94	6725.12	179.63	1.82
95	78.59	2.65	0.16	95	6891.67	183.39	1.84
96	77.88	2.57	0.16	96	7060.36	187.19	1.86
97	77.19	2.50	0.16	97	7231.19	190.99	1.88
98	76.52	2.42	0.16	98	7404.16	194.83	1.90
99	75.87	2.35	0.16	99	7579.27	198.69	1.92
100	75.24	2.27	0.16	100	7756.52	202.59	1.94



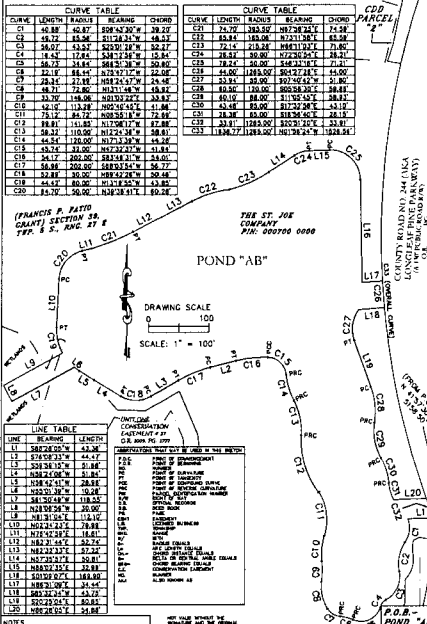
UNIT ONE CONDEMNATION EASEMENT # 2 O.G. 2004 PG. 277

LINE	LENGTH	AREA	PERCENT
1	1.00	0.00	0.00
2	1.00	0.00	0.00
3	1.00	0.00	0.00
4	1.00	0.00	0.00
5	1.00	0.00	0.00
6	1.00	0.00	0.00
7	1.00	0.00	0.00
8	1.00	0.00	0.00
9	1.00	0.00	0.00
10	1.00	0.00	0.00
11	1.00	0.00	0.00
12	1.00	0.00	0.00
13	1.00	0.00	0.00
14	1.00	0.00	0.00
15	1.00	0.00	0.00
16	1.00	0.00	0.00
17	1.00	0.00	0.00
18	1.00	0.00	0.00
19	1.00	0.00	0.00
20	1.00	0.00	0.00
21	1.00	0.00	0.00
22	1.00	0.00	0.00
23	1.00	0.00	0.00
24	1.00	0.00	0.00
25	1.00	0.00	0.00
26	1.00	0.00	0.00
27	1.00	0.00	0.00
28	1.00	0.00	0.00
29	1.00	0.00	0.00
30	1.00	0.00	0.00
31	1.00	0.00	0.00
32	1.00	0.00	0.00
33	1.00	0.00	0.00
34	1.00	0.00	0.00
35	1.00	0.00	0.00

NOTES:  
 1. THIS MAP IS BASED ON STATE CONTIGUOUS RECORD SURVEY DATA.  
 2. THIS IS A SKETCH.  
 3. THESE DIMENSIONS REPRESENT APPROXIMATE DIMENSIONS AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.  
 4. THIS MAP IS SUBJECT TO THE SURVEYING AND MAPPING ACT OF 1992.  
 5. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.  
 6. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY DAMAGES OR LOSSES.  
 7. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY COSTS OR FEES.  
 8. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY DELAYS OR INTERRUPTIONS.  
 9. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNDESIRABLE CONSEQUENCES.  
 10. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL ACTS.  
 11. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL OMISSIONS.  
 12. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL DAMAGES OR LOSSES.  
 13. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL COSTS OR FEES.  
 14. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL DELAYS OR INTERRUPTIONS.  
 15. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNDESIRABLE CONSEQUENCES.  
 16. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL ACTS.  
 17. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL OMISSIONS.  
 18. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL DAMAGES OR LOSSES.  
 19. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL COSTS OR FEES.  
 20. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL DELAYS OR INTERRUPTIONS.  
 21. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNDESIRABLE CONSEQUENCES.  
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 23. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL OMISSIONS.  
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 25. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL COSTS OR FEES.  
 26. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL DELAYS OR INTERRUPTIONS.  
 27. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNDESIRABLE CONSEQUENCES.  
 28. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL ACTS.  
 29. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL OMISSIONS.  
 30. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL DAMAGES OR LOSSES.  
 31. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL COSTS OR FEES.  
 32. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL DELAYS OR INTERRUPTIONS.  
 33. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL UNDESIRABLE CONSEQUENCES.  
 34. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL ACTS.  
 35. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL OMISSIONS.  
 36. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL DAMAGES OR LOSSES.  
 37. THE SURVEYOR'S OFFICE IS NOT RESPONSIBLE FOR ANY UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL UNLAWFUL COSTS OR FEES.<

**MAP SHOWING A SKETCH OF**

SKETCHES AND LEGAL DESCRIPTIONS FOR 8 POUNDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SECTION. SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN.) (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

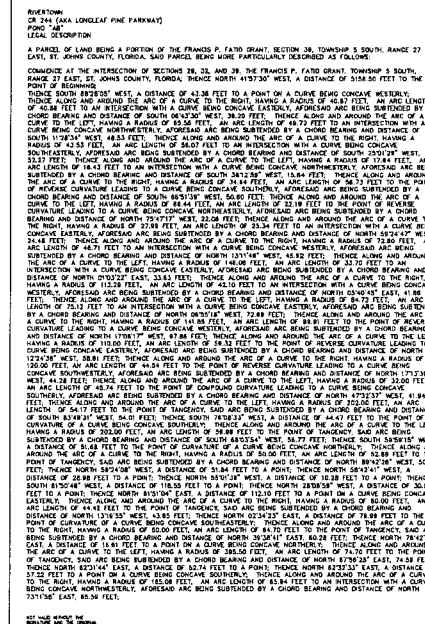


CURVE	LENGTH	BEARING	CHORD
C1	10.88	S 68°17' E	10.88
C2	48.72	S 14°36' E	48.72
C3	26.02	S 85°15' E	26.02
C4	17.44	S 41°17' E	17.44
C5	58.72	S 14°36' E	58.72
C6	28.14	S 77°01' E	28.14
C7	18.72	S 14°36' E	18.72
C8	32.70	S 14°36' E	32.70
C9	28.14	S 77°01' E	28.14
C10	18.72	S 14°36' E	18.72
C11	32.70	S 14°36' E	32.70
C12	18.72	S 14°36' E	18.72
C13	18.72	S 14°36' E	18.72
C14	18.72	S 14°36' E	18.72
C15	18.72	S 14°36' E	18.72
C16	18.72	S 14°36' E	18.72
C17	18.72	S 14°36' E	18.72
C18	18.72	S 14°36' E	18.72
C19	18.72	S 14°36' E	18.72
C20	18.72	S 14°36' E	18.72

NOTES: 1. BEARINGS ARE BASED ON TRUE PLANE COORDINATE SYSTEM WITH TRUE N. AS 0°00'00". 2. ALL CURVING BEINGS ARE BY THE METHOD OF TANGENCY. 3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 4. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CURVE UNLESS OTHERWISE SPECIFIED. 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CHORD UNLESS OTHERWISE SPECIFIED. 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE ARC UNLESS OTHERWISE SPECIFIED. 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF TANGENCY UNLESS OTHERWISE SPECIFIED. 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF INTERSECTION UNLESS OTHERWISE SPECIFIED. 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED. 11. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF ENDING UNLESS OTHERWISE SPECIFIED. 12. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 13. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 14. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 15. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 16. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 17. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 18. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 19. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 20. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED.

**MAP SHOWING A SKETCH OF**

SKETCHES AND LEGAL DESCRIPTIONS FOR 8 POUNDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SECTION. SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN.) (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)

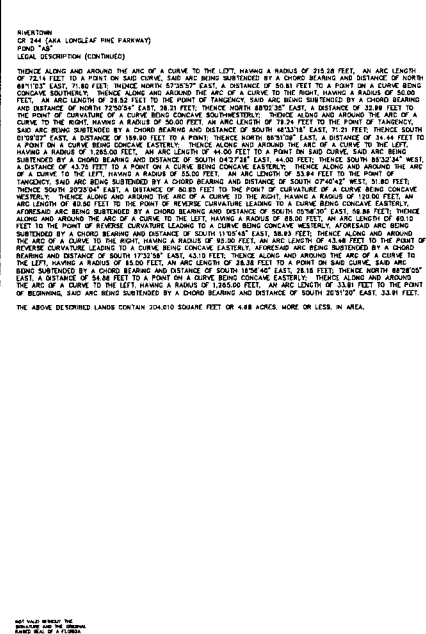


CURVE	LENGTH	BEARING	CHORD
C21	18.72	S 14°36' E	18.72
C22	18.72	S 14°36' E	18.72
C23	18.72	S 14°36' E	18.72
C24	18.72	S 14°36' E	18.72
C25	18.72	S 14°36' E	18.72
C26	18.72	S 14°36' E	18.72
C27	18.72	S 14°36' E	18.72
C28	18.72	S 14°36' E	18.72
C29	18.72	S 14°36' E	18.72
C30	18.72	S 14°36' E	18.72

NOTES: 1. BEARINGS ARE BASED ON TRUE PLANE COORDINATE SYSTEM WITH TRUE N. AS 0°00'00". 2. ALL CURVING BEINGS ARE BY THE METHOD OF TANGENCY. 3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 4. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CURVE UNLESS OTHERWISE SPECIFIED. 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CHORD UNLESS OTHERWISE SPECIFIED. 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE ARC UNLESS OTHERWISE SPECIFIED. 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF TANGENCY UNLESS OTHERWISE SPECIFIED. 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF INTERSECTION UNLESS OTHERWISE SPECIFIED. 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED. 11. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF ENDING UNLESS OTHERWISE SPECIFIED. 12. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 13. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 14. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 15. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 16. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 17. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 18. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 19. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 20. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED.

**MAP SHOWING A SKETCH OF**

SKETCHES AND LEGAL DESCRIPTIONS FOR 8 POUNDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SECTION. SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN.) (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)



CURVE	LENGTH	BEARING	CHORD
C31	18.72	S 14°36' E	18.72
C32	18.72	S 14°36' E	18.72
C33	18.72	S 14°36' E	18.72
C34	18.72	S 14°36' E	18.72
C35	18.72	S 14°36' E	18.72
C36	18.72	S 14°36' E	18.72
C37	18.72	S 14°36' E	18.72
C38	18.72	S 14°36' E	18.72
C39	18.72	S 14°36' E	18.72
C40	18.72	S 14°36' E	18.72

NOTES: 1. BEARINGS ARE BASED ON TRUE PLANE COORDINATE SYSTEM WITH TRUE N. AS 0°00'00". 2. ALL CURVING BEINGS ARE BY THE METHOD OF TANGENCY. 3. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. 4. ALL ANGLES ARE IN DEGREES, MINUTES AND SECONDS. 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CURVE UNLESS OTHERWISE SPECIFIED. 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CHORD UNLESS OTHERWISE SPECIFIED. 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE ARC UNLESS OTHERWISE SPECIFIED. 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF TANGENCY UNLESS OTHERWISE SPECIFIED. 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF INTERSECTION UNLESS OTHERWISE SPECIFIED. 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING UNLESS OTHERWISE SPECIFIED. 11. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF ENDING UNLESS OTHERWISE SPECIFIED. 12. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 13. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 14. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 15. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 16. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 17. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 18. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 19. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED. 20. ALL DISTANCES ARE TO BE MEASURED ALONG THE POINT OF BEGINNING AND ENDING UNLESS OTHERWISE SPECIFIED.





### MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 4 PARCELS OF LAND ADJOINING POND "A" FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 5 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH. (THIS SKETCH IS NOT FULL AND COMPLETE WITHOUT ALL 5 OF 5 SHEETS))

RIVERTOWN  
OR 244 - CDD "A"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FAID GRANT, SECTION 30, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 30, AND 31, THE FRANCIS P. FAID GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 41°57'30" WEST, A DISTANCE OF 5158.50 FEET TO A POINT ON A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 88°22'35" EAST, A CHORD DISTANCE OF 1258.00 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, AN ARC LENGTH OF 40.00 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°33'12" WEST, 339.33 FEET; THENCE SOUTH 85°10'0" WEST, A DISTANCE OF 24.44 FEET TO A POINT; THENCE NORTH 01°09'00" WEST, A DISTANCE OF 189.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 53.00 FEET, AN ARC LENGTH OF 19.24 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°33'16" WEST, 34.21 FEET; THENCE SOUTH 88°02'35" WEST, A DISTANCE OF 32.99 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 20.12 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°07'04" WEST, 25.21 FEET; THENCE SOUTH 57°35'37" WEST, A DISTANCE OF 50.81 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 5.528 FEET, AN ARC LENGTH OF 72.14 FEET TO THE INTERSECTION WITH A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 185.08 FEET, AN ARC LENGTH OF 65.94 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°11'58" WEST, 63.59 FEET; THENCE SOUTH 87°13'11" WEST, A DISTANCE OF 87.22 FEET TO A POINT; THENCE SOUTH 22°31'44" WEST, A DISTANCE OF 82.11 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 395.13 FEET, AN ARC LENGTH OF 74.70 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°58'25" WEST, 74.59 FEET; THENCE SOUTH 78°42'58" WEST, A DISTANCE OF 16.81 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 34.10 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°38'41" WEST, 60.28 FEET; THENCE SOUTH 32°40'31" WEST, A DISTANCE OF 70.34 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE EASTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, AN ARC LENGTH OF 44.42 FEET TO A POINT; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°29'55" EAST, 43.85 FEET; THENCE SOUTH 61°5'10" WEST, A DISTANCE OF 72.17 FEET TO A POINT; THENCE NORTH 10°07'22" WEST, A DISTANCE OF 42.35 FEET TO A POINT; THENCE NORTH 02°04'28" EAST, A DISTANCE OF 142.35 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 35.42 FEET, AN ARC LENGTH OF 75.48 FEET TO A POINT ON SAID CURVE; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°38'01" EAST, 75.34 FEET; THENCE SOUTH 18°04'17" EAST, A DISTANCE OF 9.30 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 130.50 FEET, AN ARC LENGTH OF 64.08 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°14'44" EAST, 62.99 FEET; THENCE NORTH 82°31'44" EAST, A DISTANCE OF 338.19 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.50 FEET, AN ARC LENGTH OF 103.78 FEET TO THE POINT OF TANGENCY; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°01'00" EAST, 103.88 FEET; THENCE SOUTH 85°11'22" EAST, A DISTANCE OF 618 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 38.01 FEET TO THE POINT OF REVERSE CURVATURE; LEADING TO A CURVE BEING CONCAVE EASTERLY; AFORESAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°08'14" EAST, 34.45 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 285.00 FEET, AN ARC LENGTH OF 228.08 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 0°43'31" WEST, 228.77 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 22,043 SQUARE FEET OR 0.51 ACRES, MORE OR LESS, IN AREA.

RIVERTOWN  
OR 244 - CDD "B"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. FAID GRANT, SECTION 30, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 30, AND 31, THE FRANCIS P. FAID GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 41°57'30" WEST, A DISTANCE OF 5158.50 FEET TO A POINT ON A CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 88°22'35" EAST, A CHORD DISTANCE OF 1258.00 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, AN ARC LENGTH OF 33.91 TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°5'20" WEST, 33.91 FEET; THENCE SOUTH 88°28'05" WEST, A DISTANCE OF 54.82 FEET

DATE	DECEMBER 14, 1950
SCALE	AS SHOWN
APP'D BY	_____ J. W. WOOD
TITLE	LEGAL DESCRIPTION
PREPARED BY	_____ J. W. WOOD
CHECKED BY	_____ J. W. WOOD

SHEET 3 OF 6 SHEETS

### MAP SHOWING A SKETCH OF

SKETCHES AND LEGAL DESCRIPTIONS FOR 4 PARCELS OF LAND ADJOINING POND "A" FOR ST. JOHN'S COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 5 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH. (THIS SKETCH IS NOT FULL AND COMPLETE WITHOUT ALL 5 OF 5 SHEETS)

RIVERTOWN  
OR 244 - CDD "B"  
LEGAL DESCRIPTION (CONTINUED)

TO A POINT ON A CURVE BEING CONCAVE EASTERLY, THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 28.38 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 18°29'41" WEST, 28.15 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 85.00 FEET, AN ARC LENGTH OF 43.48 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE EASTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 17°21'56" WEST, 43.10 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 88.00 FEET, AN ARC LENGTH OF 60.10 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 11°05'45" WEST, 58.93 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET, AN ARC LENGTH OF 60.30 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 05°58'30" WEST, 59.86 FEET; THENCE NORTH 10°25'04" WEST, A DISTANCE OF 80.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE BEING CONCAVE EASTERLY, THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 55.00 FEET, AN ARC LENGTH OF 33.94 FEET TO A POINT, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 07°40'42" EAST, 31.80 FEET; THENCE NORTH 85°13'34" EAST, A DISTANCE OF 43.75 FEET TO A POINT ON A CURVE BEING CONCAVE EASTERLY, THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,265.00 FEET, AN ARC LENGTH OF 523.09 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°45'15" EAST, 327.21 FEET.

THE ABOVE DESCRIBED LANDS CONTAIN 15,879 SQUARE FEET OR 0.36 ACRES, MORE OR LESS IN AREA.

RIVERTOWN  
OR 244 - CDD "C"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS R. FAO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 26, 27, AND 39, THE FRANCIS R. FAO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHN'S COUNTY, FLORIDA; THENCE NORTH 41°57'37" WEST, A DISTANCE OF 515.80 FEET TO THE POINT OF BEGINNING AND THE BEGINNING OF A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LES NORTH 62°22'35" EAST, A RADIAL DISTANCE OF 1,265.00 FEET; THENCE SOUTHERLY ALONG THE ARC, AN ARC LENGTH OF 29.09 FEET TO A POINT, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°55'57" EAST, 29.09 FEET; THENCE SOUTH 67°03'52" WEST, A DISTANCE OF 20.05 FEET TO A POINT; THENCE NORTH 63°11'10" WEST, A DISTANCE OF 16.92 FEET TO A POINT; THENCE SOUTH 88°04'18" WEST, A DISTANCE OF 11.68 FEET TO THE POINT OF REVERSE CURVATURE LEADING TO A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°05'57" WEST, 11.36 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 47.50 FEET, AN ARC LENGTH OF 44.38 FEET TO A POINT, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°42'27" WEST, 43.21 FEET; THENCE SOUTH 00°05'57" WEST, A DISTANCE OF 39.37 FEET TO A POINT; THENCE SOUTH 33°02'20" WEST, A DISTANCE OF 31.00 FEET TO A POINT; THENCE SOUTH 66°05'02" WEST, A DISTANCE OF 54.65 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY, THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1,265 FEET, AN ARC LENGTH OF 523.09 FEET TO THE INTERSECTION WITH A CURVE BEING CONCAVE SOUTHEASTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 33°05'47" EAST, 37.73 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 17.84 FEET, AN ARC LENGTH OF 16.43 FEET TO THE INTERSECTION WITH A CURVE BEING CONCAVE NORTHWESTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 36°12'57" EAST, 15.84 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 43.53 FEET, AN ARC LENGTH OF 36.97 FEET TO THE INTERSECTION WITH A CURVE BEING CONCAVE EASTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 25°01'28" EAST, 32.87 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 66.58 FEET, AN ARC LENGTH OF 49.72 FEET TO THE INTERSECTION WITH A CURVE BEING CONCAVE WESTERLY, AFORESAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 17°28'34" EAST, 48.53 FEET; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.87 FEET, AN ARC LENGTH OF 49.84 FEET TO A POINT ON SAID CURVE, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 08°43'30" EAST, 39.23 FEET; THENCE NORTH 88°28'03" EAST, A DISTANCE OF 43.36 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 4,615 SQUARE FEET OR 0.11 ACRES, MORE OR LESS IN AREA.

DATE	11/11/2011
BY	DAVID L. BROWN
TITLE	PLANNING
PROJECT	ST. JOHN'S COUNTY ROAD NO. 244
SCALE	AS SHOWN
PROJECT NO.	11-11-11-001

SHEET 4 OF 5 SHEETS

**MAP SHOWING A SKETCH OF**

SKETCHES AND LEGAL DESCRIPTIONS FOR A PARCELS OF LAND ADJOINING ROAD "AD" FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), FOR MISCELLANEOUS PURPOSES. (SEE SHEET 7 OF 5 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH. (THIS SKETCH IS NOT FULL AND COMPLETE WITHOUT ALL 5 OF 5 SHEETS))

RIVERTOWN  
OR 244-000 "D"  
LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF THE FRANCIS P. PATO GRANT, SECTION 32, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF SECTIONS 29, 30, AND 31, THE FRANCIS P. PATO GRANT, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 42°37'30" WEST, A DISTANCE OF 818.50 FEET TO A POINT; THENCE NORTH 83°25'00" WEST, A DISTANCE OF 474.22 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 59°59'18" WEST, A DISTANCE OF 63.54 FEET TO A POINT; THENCE NORTH 88°57'23" WEST, A DISTANCE OF 47.00 FEET TO A POINT; THENCE NORTH 42°22'25" WEST, A DISTANCE OF 21.53 FEET TO A POINT; THENCE NORTH 59°24'08" WEST, A DISTANCE OF 38.00 FEET TO A POINT; THENCE NORTH 58°42'45" WEST, A DISTANCE OF 48.17 FEET TO A POINT; THENCE NORTH 61°37'24" EAST, A DISTANCE OF 19.35 FEET TO A POINT; THENCE SOUTH 55°01'59" EAST, A DISTANCE OF 15.35 FEET TO A POINT; THENCE SOUTH 58°42'44" EAST, A DISTANCE OF 28.58 FEET TO A POINT; THENCE SOUTH 89°24'08" EAST, A DISTANCE OF 51.84 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONVEX NORTHERLY; THENCE ALONG AND AROUND THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, AN ARC LENGTH OF 52.85 FEET TO THE POINT OF TANGENCY, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°42'28" EAST, 56.48 FEET; THENCE NORTH 58°59'18" EAST, A DISTANCE OF 44.34 FEET TO A POINT; THENCE SOUTH 30°00'45" EAST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 3,416 SQUARE FEET OR 0.08 ACRES, MORE OR LESS, IN AREA.

**SHEET 5 OF 5 SHEETS**

DATE	APPROVED BY
NO.	BY
FOR NO.	BY
FOR NO.	BY
FOR NO.	BY
FOR NO.	BY

## HOLD HARMLESS AGREEMENT

**This Agreement** is made and entered into this 22 day of April, 2010, by and among:

**St. Johns County, Florida**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 ("County"); and

**Main Street Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida, whose address is 14785 Old St. Augustine Road, Suite 4, Jacksonville, Florida 32258 ("District").

### Recitals

**Whereas**, the District was established by Ordinance of the St. Johns County Board of Commissioners, St. Johns County, Florida for the purpose of planning, financing, constructing, operating and/or maintaining certain infrastructure, including surface water management systems, roadways, landscaping, parks and other infrastructure, in conjunction with the development of lands within the District; and

**Whereas**, the District will install or has installed certain landscape-related improvements which are required to be located within lands which are to be dedicated to the County as rights-of-way within and along County Road 244 located in St. Johns County ("County's Right-of-Way"); and

**Whereas**, the improvements which are and may be constructed within the County's Right-of-Way include landscaping and irrigation (collectively, the "Right-of-Way Improvements"); and

**Whereas**, upon completion of the construction of the Right-of-Way Improvements, the District shall have the responsibility for their maintenance, repair, and replacement; and

**Whereas**, the County has agreed to allow the Right-of-Way Improvements to be installed, constructed or maintained within the County's Right-of-Way only if the District, after acceptance of the dedication of the County's Right-of-Way, agrees to indemnify and hold the County harmless, to the extent permitted by Florida law, from damages and expenses which may be incurred as a direct or indirect result of such installation, maintenance or construction of the Right-of-Way Improvements and certain other conditions.

**Now, therefore**, based upon good and valuable consideration and the mutual covenants of the parties, the receipt and sufficiency of which is hereby acknowledged, the District and the County agree as follows:

**Section 1. Recitals.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

**Section 2. Right-of-Way Utilization.** The District may place, construct and/or maintain or cause to be placed, constructed and/or maintained the Right-of-Way Improvements in the Right-of-Way under the terms and conditions contained herein. The cost of maintenance, repair or replacement of any Right-of-Way Improvements shall be paid by the District.

**Section 3. Indemnification.** Subsequent to acceptance of the dedication of the County's Right-of-Way by the County and to the extent permitted by Florida law, the District agrees to protect, defend, indemnify, and hold the County, its tenants, elected officials, officers, employees, and agents, free and unharmed from and against any, and all, third party (including employees of the District and its contractors, and subcontractors) claims, liability, losses, and/or cause of action, which may arise from any negligent act or omission of the District's staff, employees, or agents (including court costs and reasonable attorneys' fees) associated with, or connected with, the use of the landscape tract by the District, and its contractors, including ingress and egress thereto.

**Section 4. Covenant with Land.** This Agreement shall touch and concern the land and shall be a covenant running with the fee interest underlying the County's Right-of-Way, whether in existence on the date hereof or constructed in the future.

**Section 5. Sovereign Immunity.** The County agrees that nothing in this Agreement shall constitute or be construed as a waiver of the District's limitation on liability contained in Section 768.28 Florida Statutes, or obligate the District to indemnify or hold the County harmless in excess of that permitted by Florida law.

**Section 6. Severability.** If any word, phrase, sentence, part, subsection, section, or other portion of this Agreement, or any application thereof, to any person or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, subsection, other portion, or the proscribed application thereof, shall be severable, and the remaining portions of this Agreement, and all applications thereof, not having been declared void, unconstitutional, or invalid shall remain in full force, and effect.

**Section 7. Governing Law and Venue.** This Agreement shall be construed according to the laws of the State of Florida. Venue for any administrative and/or legal action arising under this Agreement shall be in St. Johns County, Florida.

**Section 8. Procedure for Achieving Assignment.** In light of the scope and rationale for this Agreement, neither the County, nor the District may assign, transfer, and/or sell any of the rights noted in this Agreement without the express written approval of the other party. Should either the County, or the District, assign, transfer, or sell any of the rights of this Agreement without such prior express written approval of the other party, then such action on the part of either the County, or the District, shall result in the automatic termination of this Agreement, without further notice or action required on the part of the other party.

**Section 9. Amendments to Agreement.** The County and the District acknowledge that this Agreement constitutes the complete agreement and understanding of both parties. Both

the County and the District acknowledge that any amendment to this Agreement shall be in writing, and shall be executed by duly authorized representatives of both the County and the District.

**Section 10. Access to Records.** The access to, disclosure, non-disclosure, or exemption of records, data, documents, and materials associated with this Agreement shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes).

**[Remainder of the Page Intentionally Left Blank]**

In witness whereof, the District and the County have caused these presents to be executed on the day and year first written above.

**St. Johns County, Florida**

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

Attest: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2010, by \_\_\_\_\_, St. Johns County, Florida, on behalf of the County. He/she is personally known to me or has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Print Name of Notary)

Notary Public - State of Florida

Commission Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

Executed in the presence of:

Main Street Community Development District

[Signature]  
Print Name: Matthew Fitzpatrick

[Signature]  
Philip Jones  
Chairman, Board of Supervisors

[Signature]  
Print Name: LYNNE LEWIS

STATE OF FLORIDA  
COUNTY OF DWAL

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of April, 2010, by Philip Jones, Chairman, on behalf of Main Street Community Development District. He is personally known to me or has produced \_\_\_\_\_ as identification and who did/did not take an oath.

[Signature]  
(Signature of Notary Public)

LYNNE LEWIS  
(Print Name of Notary)  
Notary Public - State of Florida  
Commission Number: DD582312  
My Commission Expires: 11-29-10

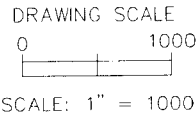
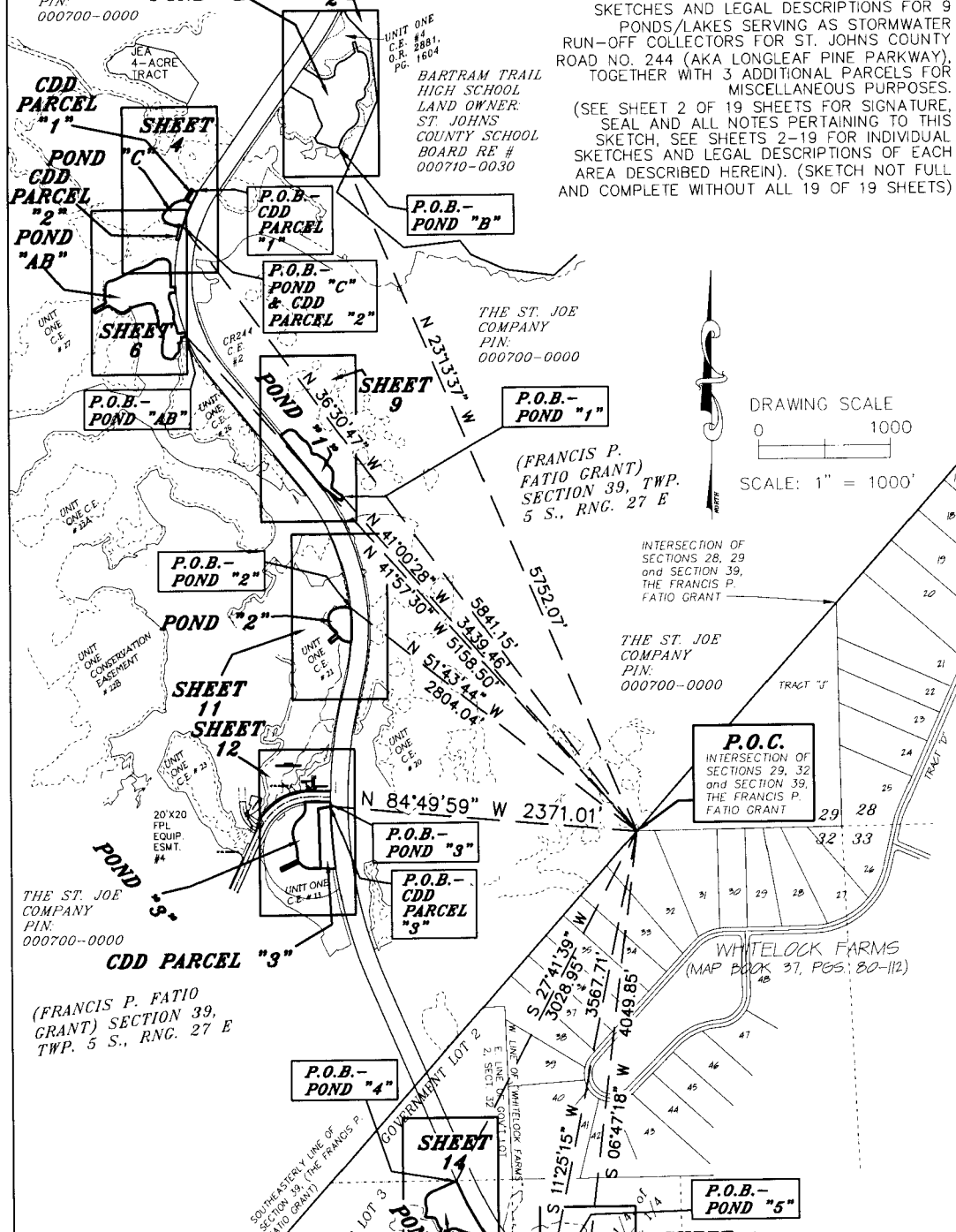


# KEY MAP

# MAP SHOWING A SKETCH OF

THE ST. JOE COMPANY  
PIN:  
000700-0000

SKETCHES AND LEGAL DESCRIPTIONS FOR 9 PONDS/LAKES SERVING AS STORMWATER RUN-OFF COLLECTORS FOR ST. JOHNS COUNTY ROAD NO. 244 (AKA LONGLEAF PINE PARKWAY), TOGETHER WITH 3 ADDITIONAL PARCELS FOR MISCELLANEOUS PURPOSES. (SEE SHEET 2 OF 19 SHEETS FOR SIGNATURE, SEAL AND ALL NOTES PERTAINING TO THIS SKETCH, SEE SHEETS 2-19 FOR INDIVIDUAL SKETCHES AND LEGAL DESCRIPTIONS OF EACH AREA DESCRIBED HEREIN). (SKETCH NOT FULL AND COMPLETE WITHOUT ALL 19 OF 19 SHEETS)



ABBREVIATIONS THAT MAY BE USED IN THIS SKETCH

C.E.	CONSERVATION EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS
D.B.	DEED BOOK
PC	PAGE
TWP.	TOWNSHIP
ESMT	EASEMENT
L.B.	LICENSED BUSINESS
RNG.	RANGE
C.L.F.	CHAIN LINK FENCE
W.P.F.	WOOD PRIVACY FENCE
A/C	AIR CONDITIONER
W/	WITH
O.H.L.	OVERHEAD LINES
F.M.	FIELD MEASURED
R=	RADIUS EQUALS
L=	ARC LENGTH EQUALS
CH=	CHORD BEARING & DISTANCE EQUALS
D=	DELTA OR CENTRAL ANGLE EQUALS
I.P.C.	IRON PIPE
CALC.	CALCULATED

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE: DECEMBER 7, 2009  
SCALE: 1" = 1000'  
JOB NO: 30378  
F. BOOK(S): NA  
PAGE(S): NA  
COMPUTER: SEE DAYSTAMP BELOW  
FILE NAME: Drawn by KH

NOTES  
1. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, U.S. FEET, NAD 83/90.  
2. THIS IS A SKETCH.  
3. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.  
4. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

SHEET 1 OF 19 SHEETS