

RESOLUTION NO. 2010- 154

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A ROADWAY DRAINAGE EASEMENT AGREEMENT AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF SAID EASEMENT AND A FIRST AMENDMENT TO CONSTRUCTION, DRAINAGE AND MAINTENANCE EASEMENT, ON BEHALF OF THE COUNTY, IN CONNECTION WITH VALLEY RIDGE BOULEVARD IN NOCATEE.

RECITALS

WHEREAS, Tolomato Community Development District (Tolomato) has dedicated to St. Johns County ("County") a certain roadway right-of-way known as Valley Ridge Boulevard (Right-of-Way) by virtue of the plat recorded in Map Book 65, pages 37 through 41; and

WHEREAS, in connection with the dedication of the Right-of-Way, Tolomato has granted to the County a Roadway Drainage Easement Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to provide stormwater retention and drainage and allowing the County to operate all improvements necessary for such purposes; and

WHEREAS, Tolomato and other parties are part of a Construction, Drainage and Maintenance Easement that includes easement rights for the property that is now the Right-of-Way and has asked the County to release said easement rights benefiting the Right-of-Way by joining in the execution of the First Amendment to Construction, Drainage and Maintenance Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, since the County has been granted the Roadway and Drainage Easement Agreement included in this package and the other easement is no longer necessary.

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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

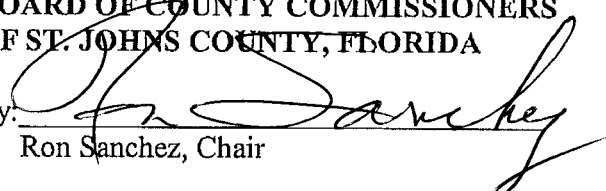
Section 2. The above described Roadway Drainage Easement Agreement is hereby accepted and the Chair is hereby authorized to join in the execution of the easement and the First Amendment to Construction, Drainage and Maintenance Easement.

Section 3. The Clerk is instructed to record the original Roadway Drainage Easement Agreement and the First Amendment to Construction, Drainage and Maintenance Easement in the Public Records of St. Johns County, Florida.

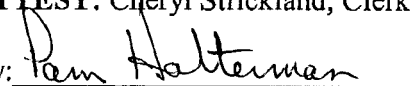
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of August, 2010.

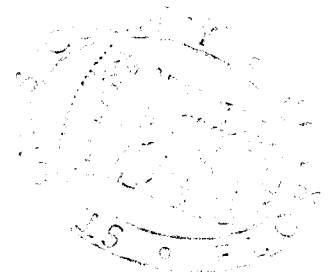
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 
Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 8/5/10



THIS DOCUMENT PREPARED
BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
PAPPAS, METCALF, JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FLORIDA 32202

ROADWAY DRAINAGE EASEMENT AGREEMENT
[VALLEY RIDGE BOULEVARD]

THIS ROADWAY DRAINAGE EASEMENT AGREEMENT (the "Agreement") is made as of the ____ day of _____, 2010, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company ("SONOC"); **HYDRY COMPANY, LLC**, a Delaware limited liability company ("Hydry"); and **THE RYLAND GROUP, INC.**, a Maryland corporation ("Ryland") (collectively, "Grantor") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida ("Grantee"), whose address is 4020 Lewis Speedway St. Augustine, Florida 32085.

RECITALS:

A. The Tolomato Community Development District has dedicated to Grantee a certain roadway right-of-way located in St. Johns County, Florida described on the plat of Valley Ridge Boulevard recorded in Plat Book 65, Pages 37-41 in the public records of St. Johns County, Florida (the "Property").

B. In connection with the dedication of the Property, Grantor has agreed to grant to Grantee an easement as set forth herein, over, on, across, under, and through that certain real property owned by Grantor more particularly described on Exhibit "A" attached hereto (the "Easement Property").

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties intending to be mutually bound do hereby agree as follows:

1. Recitals. The above stated recitals are true and correct and hereby incorporated by reference.

2. Grant of Easement. Grantor does hereby grant and convey to Grantee a non-exclusive and perpetual easement over, on, under, through, and across the Easement Property, for purposes of providing stormwater retention and drainage for the Property and allowing Grantee to construct, maintain, and operate all improvements necessary for such purpose. Grantor reserves all other rights in and to the Easement Property.

3. Relocation of Easement. Grantor (or any Grantor alone as to the portion of the Easement Property owned by such Grantor) shall have the right to relocate the location of the Easement Property and any improvements thereon and therein, provided that drainage of the Property is not disrupted or diminished at any time and provided that the plans for the new improvements are

approved by the County engineer's office. Grantor (or the individual Grantor, as applicable) shall be responsible, at its sole cost and expense, for obtaining any permits necessary for such relocation and for the construction of any improvements within the replacement Easement Property. Upon Grantor's election to relocate, Grantor (or the individual Grantor electing to relocate) shall record a modification to this Agreement which shall describe the amendment to the Easement Property. The recording of the amendment shall be conclusive proof to any third parties that the easement over the Easement Property has been modified as described in the amendment. No joinder by any third party shall be required in the amendment but Grantee nevertheless agrees to join in any amendment upon request by Grantor (or any Grantor).

4. Successors and Assigns. This Agreement shall run with title to the Property and the Easement Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties and understanding between Grantor and Grantee relating to the subject matter hereof.

6. Severability and Governing Law. The invalidity of any provision contained in this Agreement shall not affect the remaining portions of this Agreement, provided that such remaining portions remain consistent with the intent of this Agreement and do not violate Florida law, which law shall govern this Agreement.

7. Counterparts. This Agreement may be executed by the parties hereto individually or in combination in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

{ This space intentionally left blank }

IN WITNESS WHEREOF, the undersigned has set its hand and seal as of the date first written above.

Signed sealed and delivered in the presence of:

[Handwritten signature]

Print Name: LORI A. GODDARD

“Grantor”

SONOC COMPANY, LLC, a Delaware limited liability company

By: *[Handwritten signature]*
Print Name: HARRY D. FRANCIS
Its: VICE PRESIDENT

[Handwritten signature]
Print Name: Gail L. McGary

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28 day of APRIL, 2010, by HARRY D. FRANCIS, the VICE PRESIDENT of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company.



[Handwritten signature]
Print Name: LORI A. GODDARD

NOTARY PUBLIC

State of Florida at Large

Commission # 0D960886

My Commission Expires: 4-27-2014

Personally Known or

Produced ID

Type of Identification Produced:

Signed, seal and delivered
in the presence of

John Blanton
Name: John Blanton

Leslie Strickland
Name: Leslie Strickland

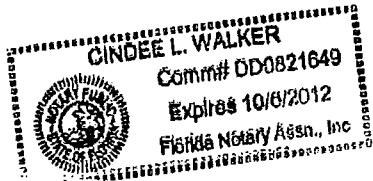
THE RYLAND GROUP, INC.,
a Maryland corporation

By: Gerry Boeneman
Name: GERRY BOENEMAN
Its: OVP

STATE OF FLORIDA

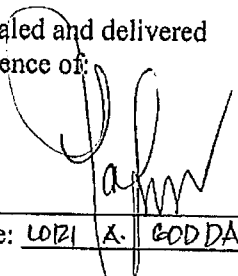
COUNTY OF clay

The foregoing instrument was acknowledged before me this 14 day of April
2010, by Gerald Boeneman, as AVP of THE RYLAND GROUP, INC., a
Maryland corporation, on behalf of the company.



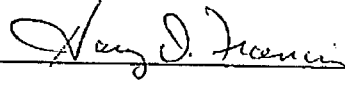
Cindee L. Walker
Print Name: Cindee L. Walker
NOTARY PUBLIC, State of Florida
Commission # DD0821649
My Commission Expires: 10/6/2012
Personally Known X
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:




Print Name: LORI A. GODDARD

HYDRY COMPANY, LLC,
a Delaware limited liability company

By: 

Name: HARRY D. FRANCIS

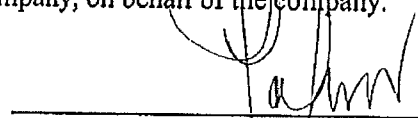
Title: VICE PRESIDENT


Print Name Gail L. McGraw

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of JULY,
2010, by HARRY D. FRANCIS, the VICE PRESIDENT of HYDRY
COMPANY, LLC, a Delaware limited liability company, on behalf of the company.



Print Name LORI A. GODDARD

NOTARY PUBLIC

State of Florida at Large

Commission # DD960888

My Commission Expires: 4.27.2014

Personally known or

Produced I.D. _____

[Check one of the above]

Type of Identification Produced _____

"Grantee"

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____,
2010, by _____, the _____ of St. Johns
County, Florida.

Print Name: _____

NOTARY PUBLIC

State of _____ at Large

Commission # _____

My Commission Expires: _____

Personally Known: _____

or Produced ID: _____

[check one of the above]

Type of Identification Produced:

EXHIBIT "A"

[Easement Property]

"EXHIBIT A"



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 3

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE H-1)

Drainage Easement H-1

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2944, page 1482 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following three (3) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 70.16 feet; thence North $29^{\circ}40'47''$ East, departing said centerline, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard; thence Southeasterly, along said Northerly right of way line, the following two (2) courses: Course one, thence South $60^{\circ}19'13''$ East, 213.50 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1106.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $04^{\circ}12'30''$, an arc length of 81.23 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $62^{\circ}25'28''$ East, 81.22 feet.

From said Point of Beginning, thence North $25^{\circ}28'17''$ East, departing said Northerly right of way line of Valley Ridge Boulevard, 52.50 feet to a point on a curve concave Northeasterly, having a radius of 45.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $28^{\circ}52'41''$, an arc length of 22.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}47'34''$ West, 22.44 feet; thence North $10^{\circ}21'13''$ West, 173.30 feet to the point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $58^{\circ}13'25''$, an arc length of 25.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $39^{\circ}27'56''$ West, 24.33 feet; thence North $68^{\circ}34'38''$ West, 174.54 feet to the point of curvature of a curve concave Northeasterly, having a radius of 45.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $69^{\circ}06'23''$, an arc length of 54.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $34^{\circ}01'27''$ West, 51.05 feet; thence

North 88°31'51" West, 45.35 feet to the point of curvature of a curve concave Northerly, having a radius of 30.00 feet; thence Westerly, along the arc of said curve, through a central angle of 28°44'24", an arc length of 15.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°09'40" West, 14.89 feet; thence North 59°47'28" West, 10.78 feet to the point of curvature of a curve concave Easterly, having a radius of 30.00 feet; thence Northerly, along the arc of said curve, through a central angle of 112°06'43", an arc length of 58.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°44'06" West, 49.77 feet; thence North 52°19'15" East, 17.45 feet to the point of curvature of a curve concave Southerly, having a radius of 30.00 feet; thence Easterly, along the arc of said curve, through a central angle of 59°38'50", an arc length of 31.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°08'40" East, 29.84 feet; thence South 68°01'55" East, 40.34 feet; thence North 21°58'05" East, 116.06 feet to the point of curvature of a curve concave Southeasterly, having a radius of 45.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 65°31'55", an arc length of 51.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°44'02" East, 48.71 feet; thence North 87°30'00" East, 78.73 feet to the point of curvature of a curve concave Southwesterly, having a radius of 45.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 63°24'55", an arc length of 49.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°47'32" East, 47.30 feet; thence South 29°05'05" East, 27.16 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 42°46'47", an arc length of 18.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°28'28" East, 18.24 feet; thence South 71°51'52" East, 72.56 feet to the point of curvature of a curve concave Northerly, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 32°17'02", an arc length of 14.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°00'23" East, 13.90 feet; thence North 75°51'06" East, 50.80 feet to a point lying on the Easterly line of said Official Records Book 2944, page 1482; thence South 25°42'17" East, along said Easterly line, 256.66 feet; thence South 60°18'41" West, departing said Easterly line, 11.73 feet to the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 51°36'07", an arc length of 22.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°30'37" West, 21.76 feet; thence South 08°42'34" West, 100.18 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Southerly, along the arc of said curve, through a central angle of 33°15'44", an arc length of 14.51 feet to the point

of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}55'18''$ East, 14.31 feet; thence South $24^{\circ}33'10''$ East, 90.99 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ}43'38''$, an arc length of 3.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}24'59''$ East, 3.37 feet; thence South $32^{\circ}16'49''$ East, 65.34 feet to the point of curvature of a curve concave Westerly, having a radius of 45.00 feet; thence Southerly, along the arc of said curve, through a central angle of $67^{\circ}02'48''$, an arc length of 52.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $01^{\circ}14'35''$ West, 49.70 feet; thence South $09^{\circ}36'46''$ West, 26.66 feet to a point lying on said Northerly right of way line of Valley Ridge Boulevard, said point also being a point on a curve concave Northeasterly, having a radius of 1106.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $15^{\circ}51'31''$, an arc length of 306.13 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $72^{\circ}27'28''$ West, 305.15 feet.

Containing 4.27 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND
RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 1482
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN A SEPARATE ATTACHMENT.

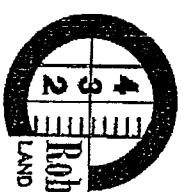
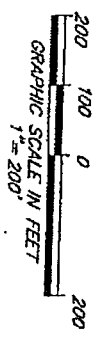
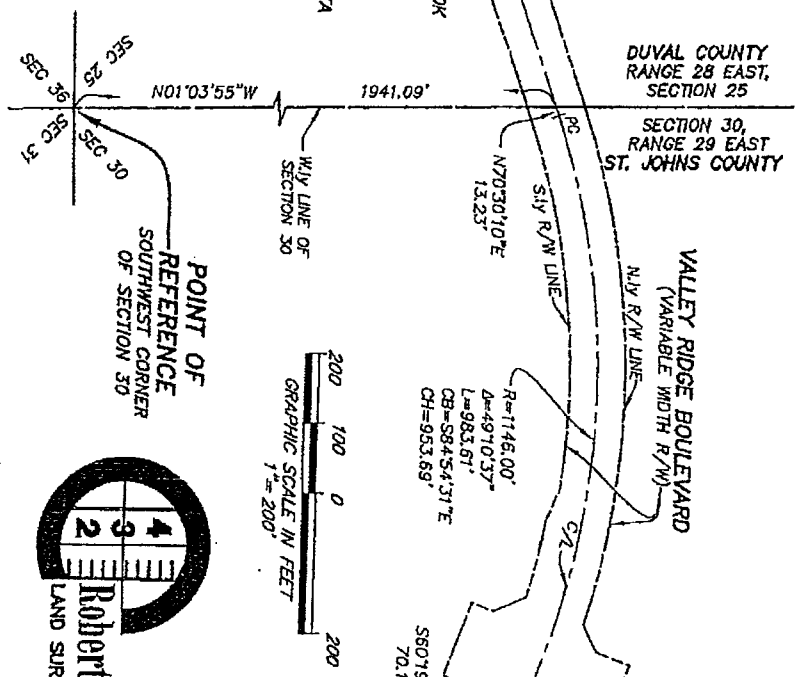
CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	04°12'30"	1106.00'	81.23'	S62°25'28"E	81.22'

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC SECTION
 - L7 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - PC POINT ON CURVE
 - PT POINT OF CURVATURE
 - R RADIUS
 - L ARC LENGTH
 - CH CHORD BEARING
 - CH DISTANCE
 - EE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT

SHEET 1 OF 2

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.




Robert M. Angus Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

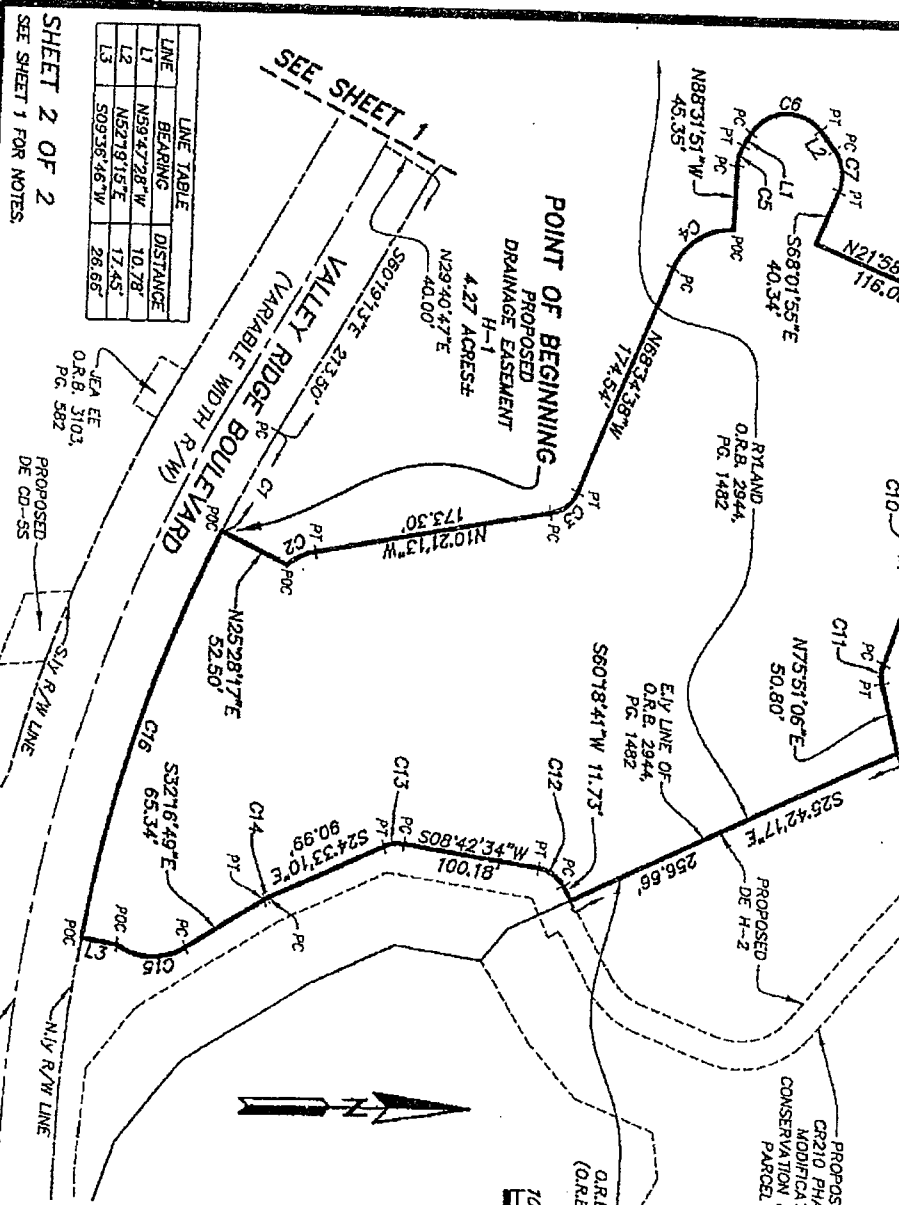
DATE: JANUARY 20, 2009

SCALE: 1" = 200'

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


DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

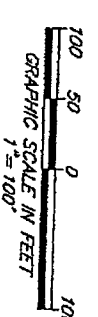
A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
 AND RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 1482
 OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°47'28"W	10.78'
L2	N87°19'19"E	17.45'
L3	S09°36'46"W	28.66'

SHEET 2 OF 2
 SEE SHEET 1 FOR NOTES.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - C/A CENTERLINE
 - SECC SECTION
 - L1 TABULATED LINE DATA
 - LI TABULATED CURVE DATA
 - PC POINT ON CURVE
 - PT POINT OF TANGENCY
 - R RADIUS
 - A CENTRAL ANGLE
 - L ARC LENGTH
 - CH CHORD BEARING
 - CD CHORD DISTANCE
 - EE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT

CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	04°12'30"	1106.00'	81.23'	S82°25'28"E	81.22'
C2	28°52'41"	45.00'	22.68'	N84°47'34"W	22.44'
C3	58°13'25"	25.00'	25.40'	N39°27'56"W	24.33'
C4	69°08'23"	45.00'	54.28'	N34°01'27"W	51.05'
C5	28°44'24"	30.00'	15.05'	N74°09'40"W	14.89'
C6	112°08'43"	30.00'	59.70'	N03°44'08"W	49.77'
C7	59°38'50"	30.00'	31.23'	N82°08'40"E	29.84'
C8	65°31'55"	45.00'	51.47'	N64°44'02"E	48.71'
C9	63°24'55"	45.00'	49.81'	S60°47'32"E	47.30'
C10	42°46'47"	25.00'	18.67'	S80°28'28"E	18.24'
C11	32°17'02"	25.00'	14.09'	S88°00'23"E	13.90'
C12	51°36'07"	25.00'	23.52'	S34°30'37"W	21.76'
C13	33°15'44"	25.00'	14.51'	S07°55'18"E	14.31'
C14	07°43'38"	25.00'	3.57'	S28°24'59"E	3.37'
C15	67°02'48"	45.00'	52.66'	S01°43'05"W	49.70'
C16	15°51'31"	1106.00'	306.13'	N72°27'28"W	306.15'

ORDER NO.: 08-28400 DRAWN BY: DHS
 PREPARED BY: ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 FILE NO.: 2206-04 (08-H-3)



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE H-2)

Drainage Easement H-2

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following four (4) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northerly, having a radius of 1146.00 feet; Course four, thence Southeasterly, along the arc of said curve, through a central angle of $31^{\circ}39'01''$, an arc length of 633.05 feet to a point on said curve, said point lying on the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 2944, page 1482 of said Public Records, said arc being subtended by a chord bearing and distance of South $76^{\circ}08'43''$ East, 625.03 feet; thence North $01^{\circ}58'14''$ West; departing said centerline and along said Southerly prolongation, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard, said point also being the Southeasterly most corner of said Official Records Book 2944, page 1482; thence Northerly and Northwesterly, along the Easterly line of said Official Records Book 2944, page 1482, the following eight (8) courses: Course one, thence continue North $01^{\circ}58'14''$ West, departing said Northerly right of way line, 16.83 feet; Course two, thence North $70^{\circ}44'56''$ West, 82.20 feet; Course three, thence North $51^{\circ}22'50''$ West, 74.75 feet; Course four, thence North $32^{\circ}16'49''$ West, 105.72 feet; Course five, thence North $24^{\circ}33'10''$ West, 67.95 feet; Course six, thence North $08^{\circ}42'34''$ East, 63.85 feet; Course seven, thence North $50^{\circ}08'52''$ West, 29.21 feet; Course eight, thence North $25^{\circ}42'17''$ West, 50.13 feet to the Point of Beginning.

From said Point of Beginning, thence North $25^{\circ}42'17''$ West, continuing along said Easterly line, 256.66 feet; thence North $75^{\circ}51'06''$ East, departing said Easterly line, 62.62 feet to the point of curvature of a curve concave Southerly, having a radius of 45.00 feet; thence Easterly, along the arc of said curve, through a central angle of

January 20, 2009
Nocatec/Phase 2 Roadways
Page 2 of 2

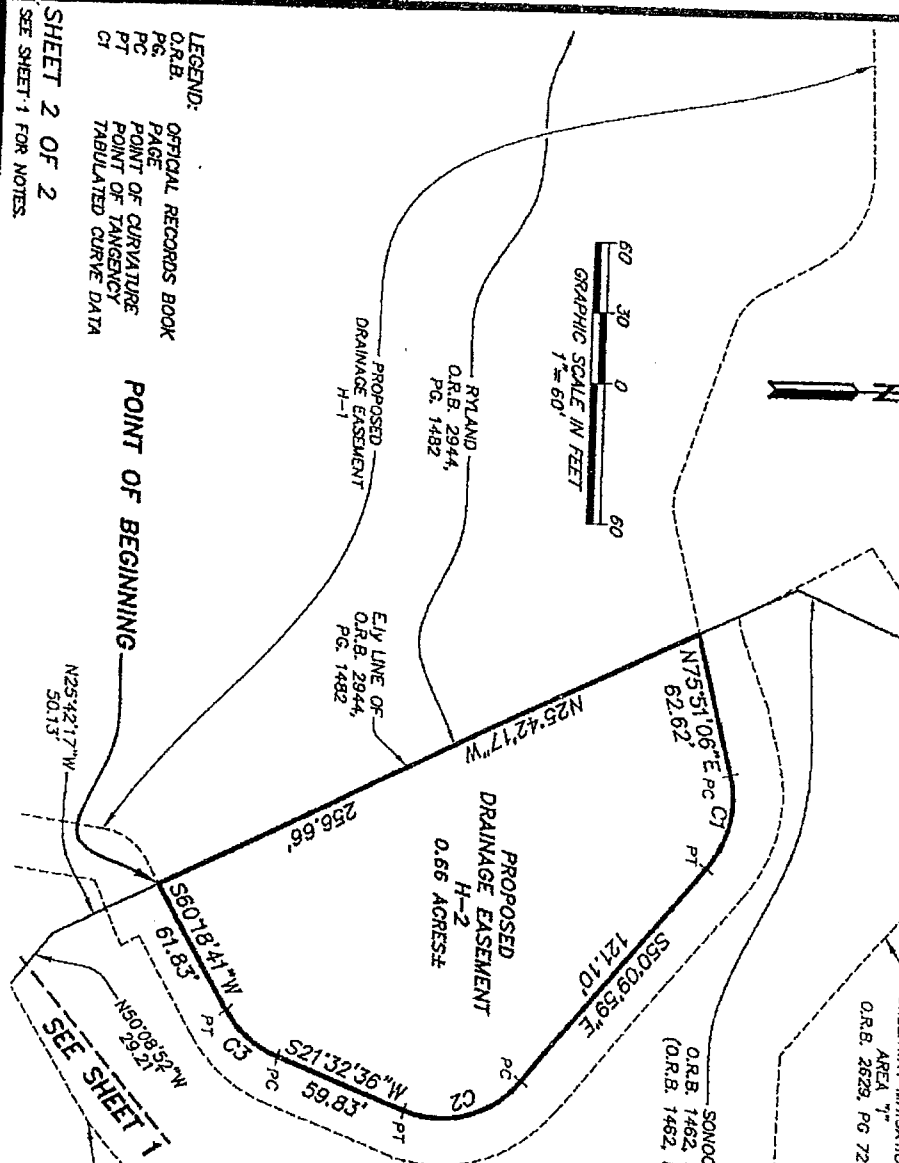
Work Order No. 08-264.00
File No. 120E-04(DE H-2)

53°58'56", an arc length of 42.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°09'27" East, 40.85 feet; thence South 50°09'59" East, 121.10 feet to the point of curvature of a curve concave Westerly, having a radius of 45.00 feet; thence Southerly, along the arc of said curve, through a central angle of 71°42'35", an arc length of 56.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 14°18'41" East, 52.72 feet; thence South 21°32'36" West, 59.83 feet to the point of curvature of a curve concave Northwesterly, having a radius of 45.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 38°46'05", an arc length of 30.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 40°55'39" West, 29.87 feet; thence South 60°18'41" West, 61.83 feet to the Point of Beginning.

Containing 0.66 acres, more or less.

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
 AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711
 OF THE PUBLIC RECORDS OF SAID COUNTY.

CURVE	GENERAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	53°58'56"	45.00'	42.40'	S77°09'27"E	40.85'
C2	71°42'35"	45.00'	56.32'	S147°18'41"E	52.72'
C3	38°45'05"	45.00'	30.45'	S40°58'59"W	29.87'



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 PT. POINT OF CURVATURE
 PC POINT OF TANGENCY
 C1 TABULATED CURVE DATA

POINT OF BEGINNING

SEE SHEET 1

SEE SHEET 1 FOR NOTES



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE I-1)

Drainage Easement I-1

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following five (5) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northerly, having a radius of 1146.00 feet; Course four, thence Easterly, along the arc of said curve, through a central angle of $47^{\circ}08'27''$, an arc length of 942.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}53'27''$ East, 916.52 feet; Course five, thence North $72^{\circ}32'20''$ East, 469.16 feet; thence South $17^{\circ}27'40''$ East, departing said centerline, 70.00 feet to a point lying on the Southerly right of way line of said Valley Ridge Boulevard; thence North $72^{\circ}32'20''$ East, along said Southerly right of way line, 144.54 feet to the point of curvature of a curve concave Southerly, having a radius of 930.00 feet; thence Northeasterly, continuing along said Southerly right of way line and along the arc of said curve, through a central angle of $17^{\circ}19'14''$, an arc length of 281.14 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $81^{\circ}11'57''$ East, 280.07 feet.

From said Point of Beginning, thence Southeasterly, continuing along said Southerly right of way line and along the arc of said curve concave Southerly, having a radius of 930.00 feet, through a central angle of $16^{\circ}25'09''$, an arc length of 266.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $81^{\circ}55'51''$ East, 265.60 feet; thence South $16^{\circ}16'43''$ West, departing said Southerly right of way line, 24.02 feet to a point on a curve concave Westerly, having a radius of 52.00 feet; thence Southerly, along the arc of said curve, through a central angle of $61^{\circ}29'13''$, an arc length of 55.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $16^{\circ}37'05''$ West, 53.16 feet;

thence South 46°21'42" West, 27.21 feet to the point of curvature of a curve concave Northwesterly, having a radius of 237.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 34°23'07", an arc length of 142.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 63°33'15" West, 140.11 feet; thence South 80°44'49" West, 43.48 feet to the point of curvature of a curve concave Northeasterly, having a radius of 62.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 98°38'46", an arc length of 106.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 49°55'48" West, 94.04 feet; thence North 00°36'25" West, 77.57 feet to the point of curvature of a curve concave Southeasterly, having a radius of 62.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 46°38'50", an arc length of 50.48 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 22°43'00" East, 49.09 feet; thence North 00°08'26" West, 16.32 feet to the Point of Beginning.

Containing 1.01 acres, more or less.

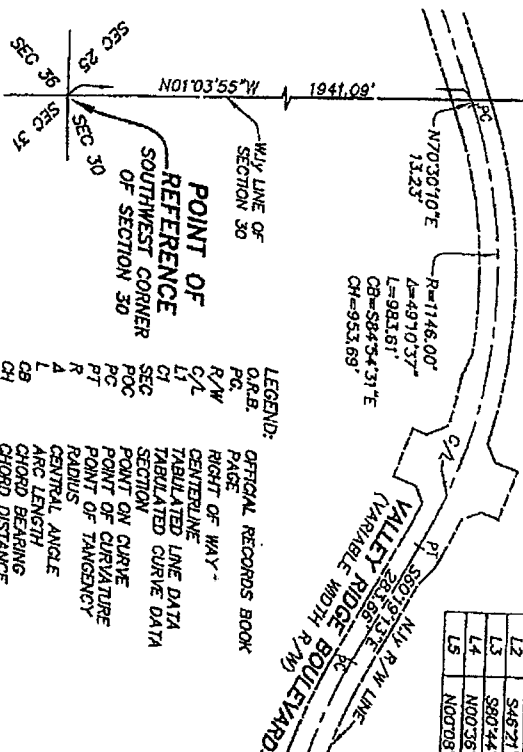
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN A SEPARATE ATTACHMENT.

DUVAL COUNTY
RANGE 28 EAST,
SECTION 25
SECTION 30,
RANGE 29 EAST
ST. JOHNS COUNTY

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	162°09' "	530.00'	266.51'	S81°35'51"E	265.60'
C2	61°29'13" "	52.00'	55.80'	S15°37'05"W	53.16'
C3	34°23'07" "	232.00'	142.23'	S63°33'15"W	140.11'
C4	98°38'46" "	62.00'	106.75'	N49°59'48"W	94.04'
C5	46°38'50" "	62.00'	50.48'	N22°43'00"E	49.09'

LINE	BEARING	DISTANCE
L1	S16°16'43"W	24.02'
L2	S46°21'42"W	27.21'
L3	S80°44'49"W	43.48'
L4	N00°36'35"W	77.57'
L5	N00°09'26"W	16.32'

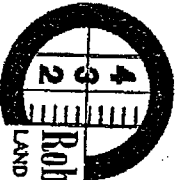
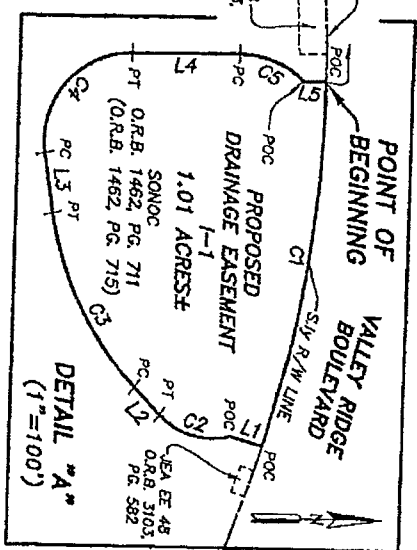
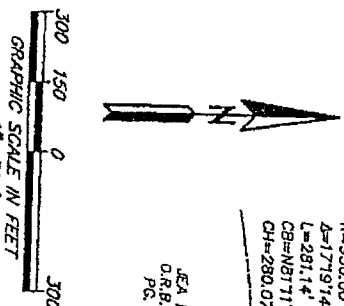


LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 R. RADIUS
 L. CHORD LENGTH
 C.B. CHORD BEARING
 C.H. CHORD DISTANCE
 E.E. ELECTRIC EASEMENT
 D.E. DRAINAGE EASEMENT

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.C. POINT OF CURVATURE
 P.T. POINT OF TANGENCY
 R. RADIUS
 L. CHORD LENGTH
 C.B. CHORD BEARING
 C.H. CHORD DISTANCE
 E.E. ELECTRIC EASEMENT
 D.E. DRAINAGE EASEMENT

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

NO FILE. E:\S\A\Woodland\Plat\Woodway\Print\Map\Phase 2-404 Valley Ridge\Sketches\DWG T-1.dwg



Robert M. Angas Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624
 DATE: JANUARY 20, 2009

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

DAVID J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284.

ORDER NO. 08-28430 DRAWN BY: DMS FILE NO.: 1206-04 (0E T-1)



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE I-2)

Drainage Easement I-2

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following five (5) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northerly, having a radius of 1146.00 feet; Course four, thence Easterly, along the arc of said curve, through a central angle of $47^{\circ}08'27''$, an arc length of 942.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}53'27''$ East, 916.52 feet; Course five, thence North $72^{\circ}32'20''$ East, 600.21 feet; thence North $18^{\circ}14'01''$ West, departing said centerline, 69.91 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard and the Point of Beginning.

From said Point of Beginning, thence continue North $18^{\circ}14'01''$ West, departing said Northerly right of way line, 24.41 feet to a point on a curve concave Easterly, having a radius of 52.00 feet; thence Northerly, along the arc of said curve, through a central angle of $59^{\circ}28'30''$, an arc length of 53.98 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $16^{\circ}47'37''$ West, 51.59 feet; thence North $12^{\circ}56'38''$ East, 32.56 feet to the point of curvature of a curve concave Southeasterly, having a radius of 72.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of $65^{\circ}01'00''$, an arc length of 81.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $45^{\circ}27'08''$ East, 77.39 feet; thence North $77^{\circ}57'38''$ East, 66.41 feet to the point of curvature of a curve concave Southerly, having a radius of 162.00 feet; thence Easterly, along the arc of said curve, through a central angle of $30^{\circ}11'19''$, an arc length of 85.36 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $86^{\circ}56'43''$ East, 84.37 feet; thence South $71^{\circ}51'03''$ East, 43.98

feet to the point of curvature of a curve concave Northerly, having a radius of 63.00 feet; thence Easterly, along the arc of said curve, through a central angle of $34^{\circ}46'23''$, an arc length of 38.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}14'15''$ East, 37.65 feet; thence North $73^{\circ}22'34''$ East, 41.63 feet to the point of curvature of a curve concave Southerly, having a radius of 262.00 feet; thence Easterly, along the arc of said curve, through a central angle of $26^{\circ}01'19''$, an arc length of 118.99 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}23'14''$ East, 117.97 feet; thence South $80^{\circ}36'07''$ East, 83.53 feet to the point of curvature of a curve concave Southwesterly, having a radius of 87.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $38^{\circ}42'11''$, an arc length of 58.77 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $61^{\circ}15'01''$ East, 57.66 feet; thence Southeasterly, along the arc of a curve concave Southwesterly, having a radius of 512.00 feet, through a central angle of $01^{\circ}42'04''$, an arc length of 15.20 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $41^{\circ}02'54''$ East, 15.20 feet; thence Southerly, along the arc of a curve concave Westerly, having a radius of 52.00 feet, through a central angle of $77^{\circ}03'47''$, an arc length of 69.94 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $01^{\circ}39'58''$ East, 64.79 feet; thence South $36^{\circ}51'56''$ West, 3.96 feet; thence South $37^{\circ}43'33''$ East, 37.82 feet to a point lying on said Northerly right of way line of Valley Ridge Boulevard, said point also being a point on a curve concave Southerly, having a radius of 1070.00 feet; thence Westerly, along said Northerly right of way line and along the arc of said curve, through a central angle of $32^{\circ}07'46''$, an arc length of 600.02 feet to a point on said curve the Point of Beginning, said arc being subtended by a chord bearing and distance of South $87^{\circ}49'52''$ West, 592.19 feet.

Containing 1.68 acres, more or less.

DUVAL COUNTY
RANGE 28 EAST,
SECTION 25

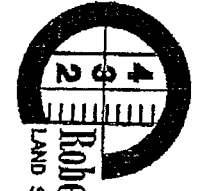
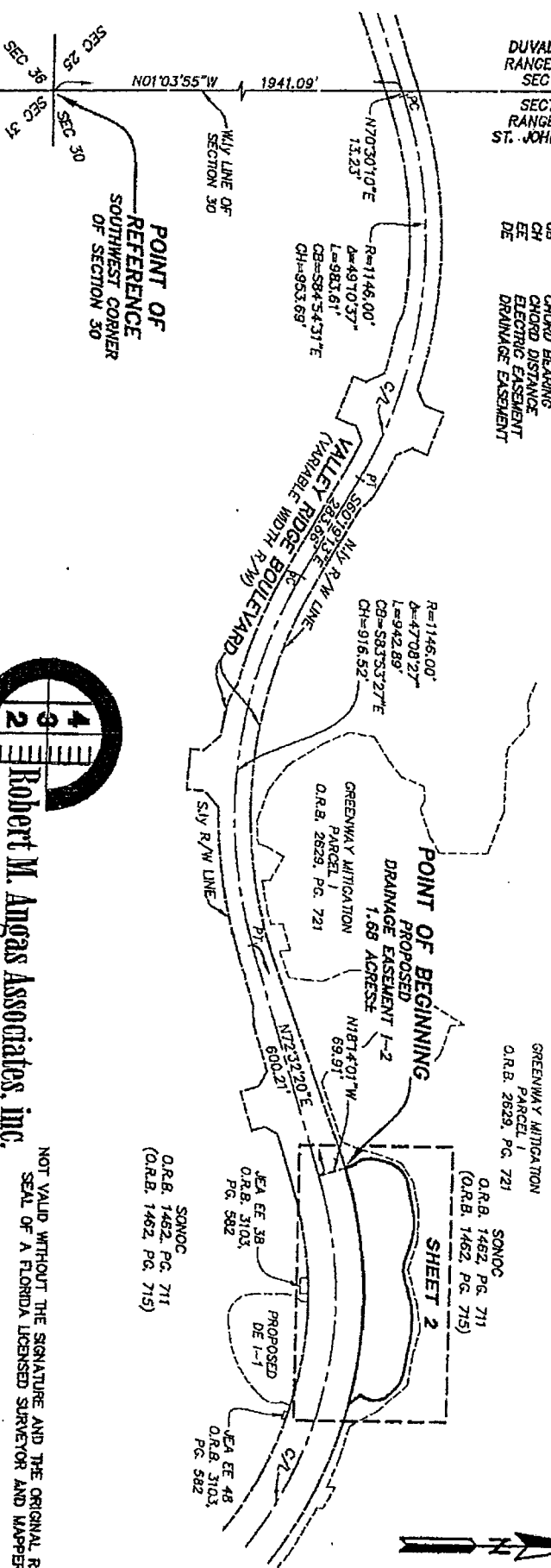
SECTION 30,
RANGE 29 EAST
ST. JOHNS COUNTY

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.C.	PAGE
R/W	RIGHT OF WAY
C/L	CENTERLINE
SEC.	SECTION
FOG	POINT ON CURVE
PT	POINT OF TANGENCY
R	RADIUS
L	CENTRAL ANGLE
CB	ARC LENGTH
CH	CHORD BEARING
CE	CHORD DISTANCE
EE	ELECTRIC EASEMENT
DE	DRAINAGE EASEMENT



SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN A SEPARATE ATTACHMENT.



Robert M. Angus Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

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

SHEET 1 OF 2

NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30
AS BEING NORTH 07°03'55" WEST.

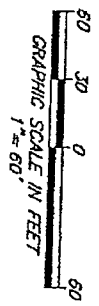
14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624
DATE: JANUARY 20, 2009

[Signature]
DAVID J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
LS No. 6284

CAD FILE: L:\317\Kecolac\Yluzi\Roadway\Plan\Map\Phase 2-NKA Valley Ridge\Sketches\LF 1-2.dwg
ORDER NO.: 09-264-00 DRAWN BY: DJS FILE NO.: 1206-04 (01-1-2)

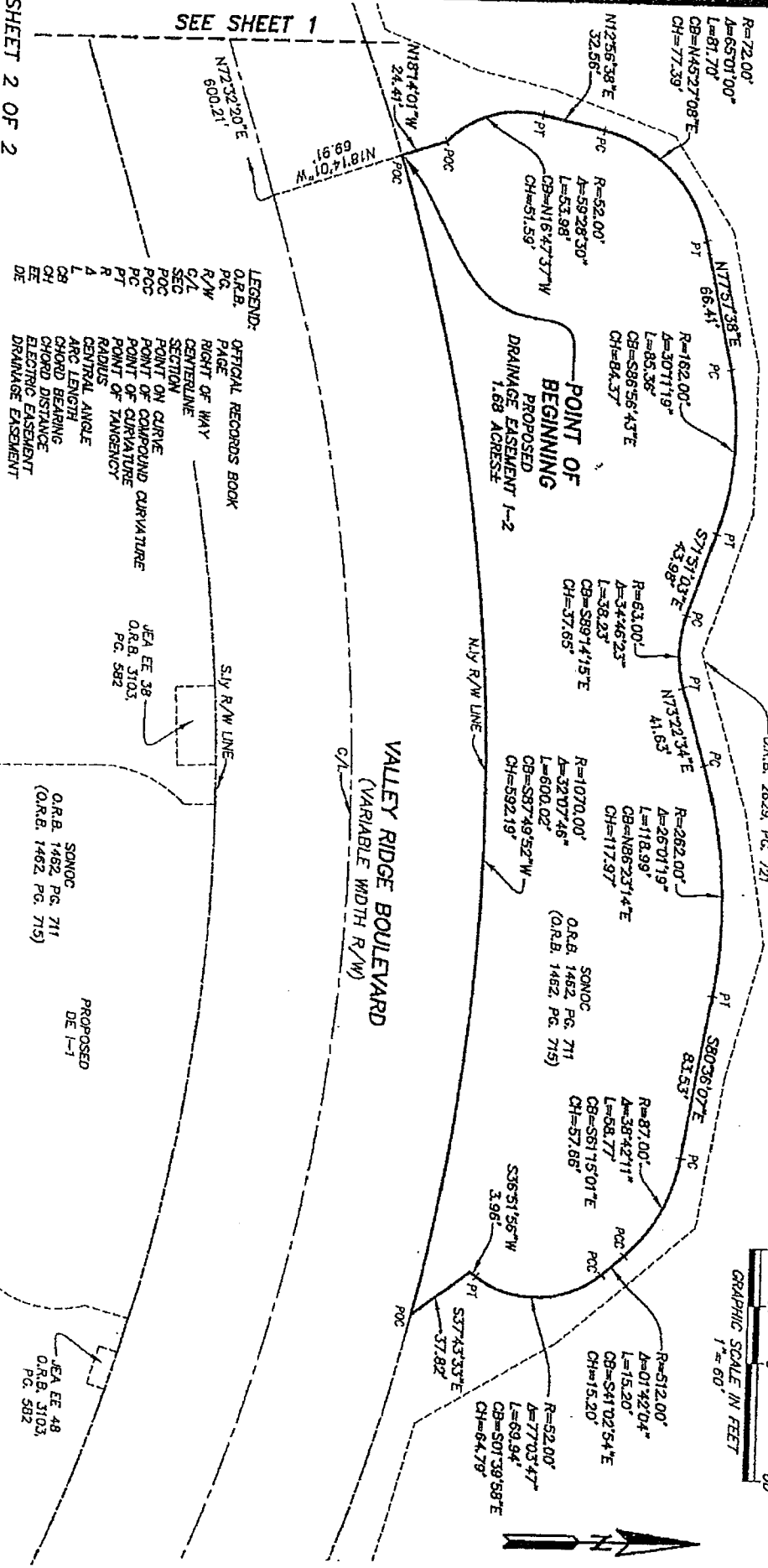
A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY.

GREENWAY MITIGATION
PARCEL 1
O.R.B. 2629, PG. 721



POINT OF BEGINNING
PROPOSED
DRAINAGE EASEMENT 1-2
1.688 ACRES±

VALLEY RIDGE BOULEVARD
(VARIABLE WIDTH R/W)



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC SECTION
 - POC POINT OF CURVATURE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - DE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES

CAD FILE: E:\S\A\Investor\Yield\Recorded\Plan\WV\Phase 2-A\A\Valley Ridge\Stations\DE 1-2.dwg

ORDER NO.: 08-284.00 DRAWN BY: DMS FILE NO.: 1208-04 (DE 1-2)

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32238 (904) 842-8550



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways

Work Order # 08-264.00
File #120E-04(52-S)

Drainage Easement FEMA 52-S

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following two (2) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1146.00 feet; Course Two, thence Northeasterly, along the arc of said, through a central angle of $02^{\circ}33'17''$, an arc length of 51.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $71^{\circ}46'49''$ East, 51.09 feet; thence South $16^{\circ}56'33''$ West, departing said centerline, 40.00 feet to a point lying on the Southerly right of way line of said Valley Ridge Boulevard, said point also being a point on a curve and the Point of Beginning.

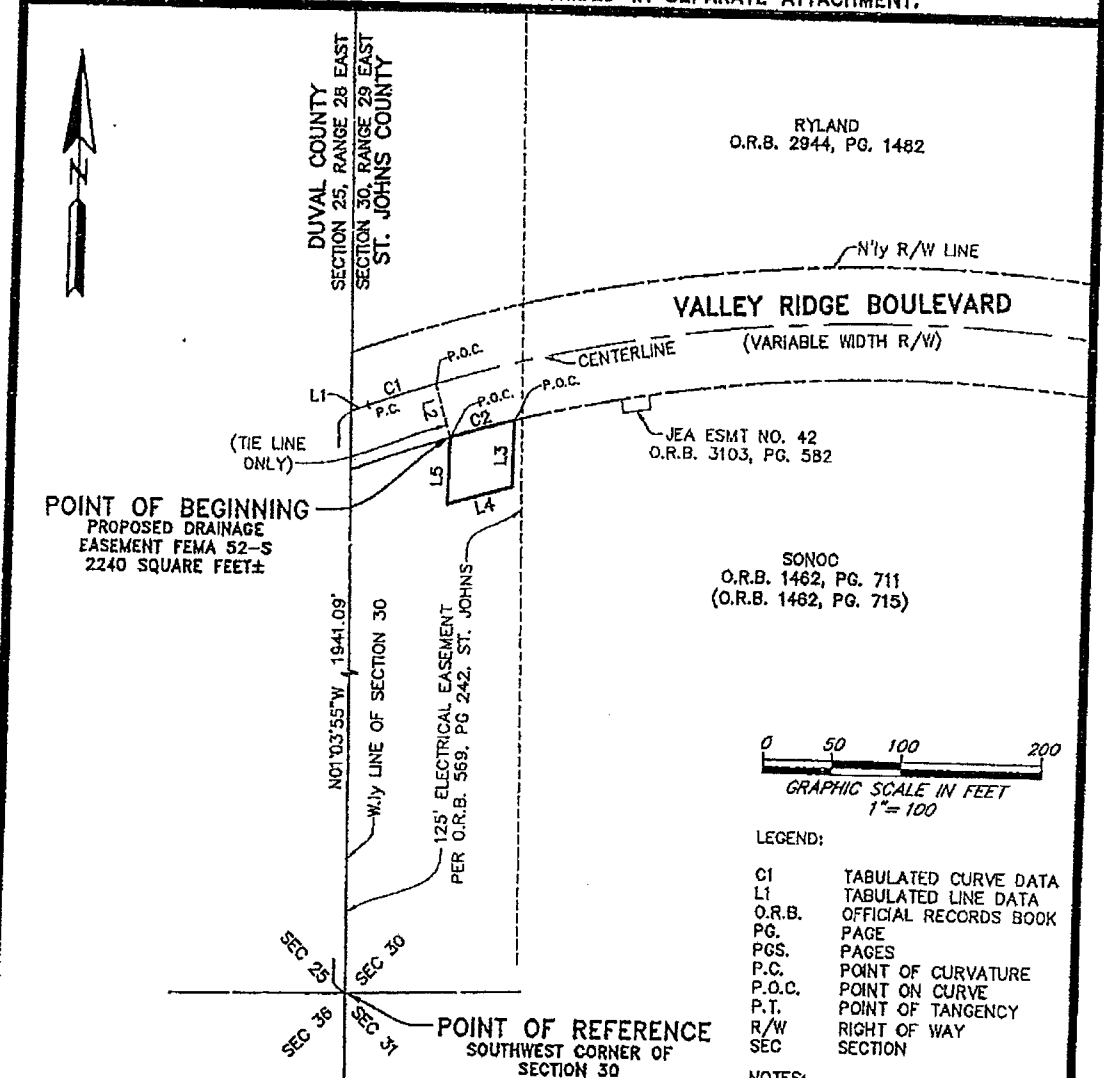
From said Point of Beginning, thence Northeasterly, along said Southerly right of way line of Valley Ridge Boulevard and along the arc of said curve concave Southeasterly, having a radius of 1106.00 feet, through a central angle of $02^{\circ}30'49''$, an arc length of 48.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $74^{\circ}18'52''$ East, 48.52 feet; thence South $00^{\circ}38'35''$ West, departing said Southerly right of way line, 48.07 feet; thence South $74^{\circ}38'35''$ West, 48.44 feet; thence North $00^{\circ}38'35''$ East, 47.78 feet to the Point of Beginning.

Containing 2240 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

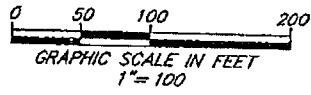


RYLAND
O.R.B. 2944, PG. 1482

VALLEY RIDGE BOULEVARD
(VARIABLE WIDTH R/W)

JEA ESMT NO. 42
O.R.B. 3103, PG. 582

SONOC
O.R.B. 1462, PG. 711
(O.R.B. 1462, PG. 715)



LEGEND:

- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES
- P.C. POINT OF CURVATURE
- P.O.C. POINT ON CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- SEC SECTION

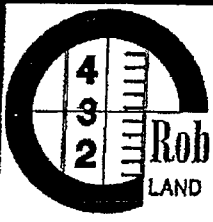
NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	S18°56'33"W	40.00'
L3	S00°38'35"W	48.07'
L4	S74°38'35"W	48.44'
L5	N00°38'35"E	47.76'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	02°33'17"	1146.00'	51.10'	N71°46'49"E	51.09'
C2	02°30'48"	1106.00'	48.52'	N74°18'52"E	48.52'

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



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

DATE: JANUARY 20, 2009 SCALE: 1" = 100'

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways

Work Order # 08-264.00
File #120E-04(52-N)

Drainage Easement FEMA 52-N

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2944, page 1482 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly along said centerline, the following two (2) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southeasterly, having a radius of 1146.00 feet; Course Two, thence Northeasterly, along the arc of said curve, through a central angle of $03^{\circ}56'55''$, an arc length of 78.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $72^{\circ}28'38''$ East, 78.96 feet; thence North $15^{\circ}32'54''$ West, departing said centerline, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard, said point also being a point on a curve and the Point of Beginning.

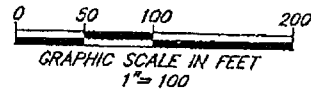
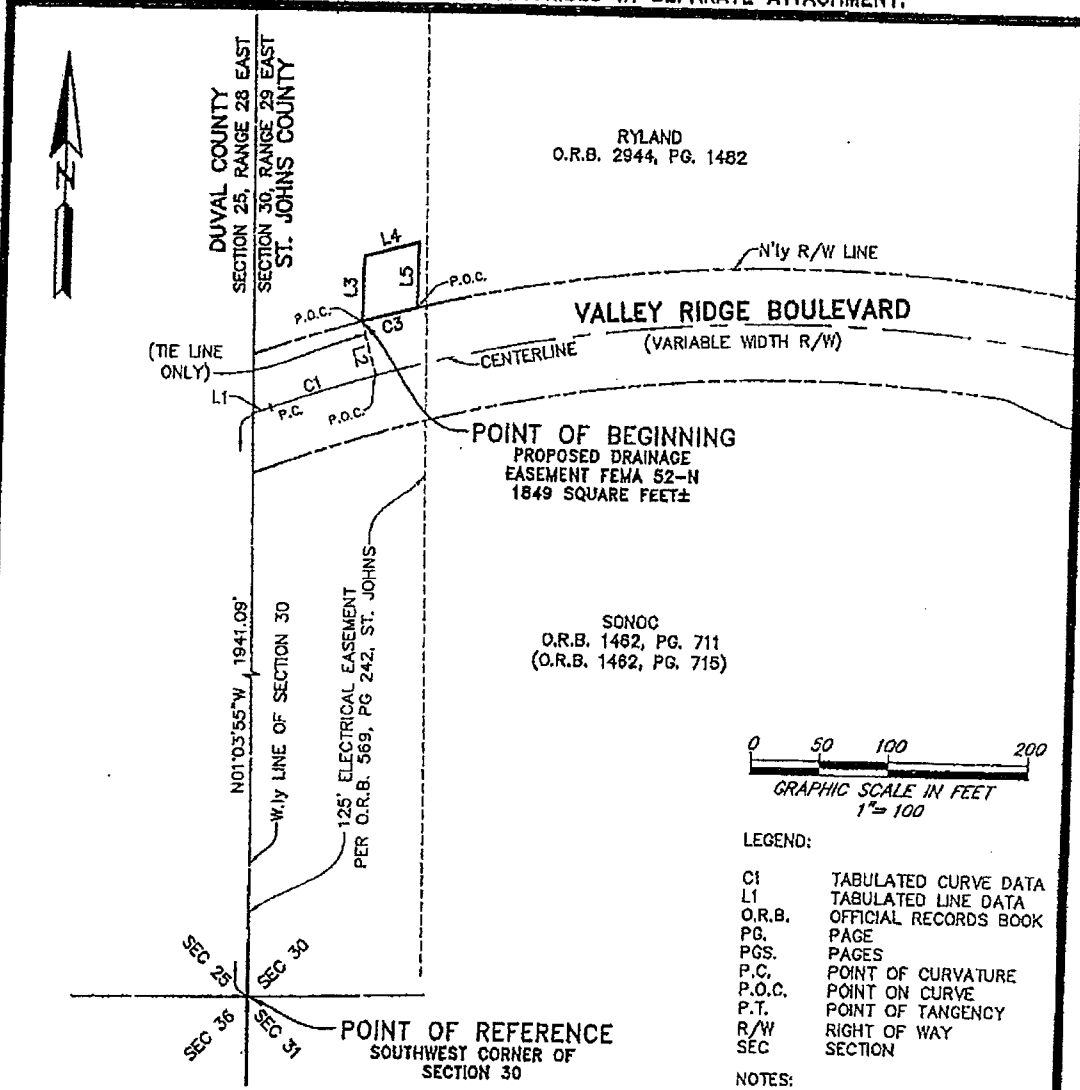
From said Point of Beginning, thence North $00^{\circ}38'35''$ East, 46.41 feet; thence North $74^{\circ}38'35''$ East, 41.28 feet; thence South $00^{\circ}38'35''$ West, 47.01 feet to a point lying on said Northerly right of way line of Valley Ridge Boulevard, said point also being a point on a curve concave Southeasterly, having a radius of 1186.00 feet; thence Southwesterly, along said Northerly right of way line and along the arc of said curve, through a central angle of $01^{\circ}59'11''$, an arc length of 41.12 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $75^{\circ}26'41''$ West, 41.12 feet.

Containing 1849 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 1482 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:

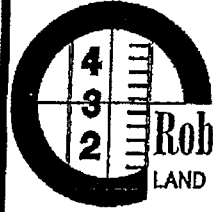
- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- PGS. PAGES
- P.C. POINT OF CURVATURE
- P.O.C. POINT ON CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- SEC SECTION

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	N15°32'54"W	40.00'
L3	N00°38'35"E	46.41'
L4	N74°38'35"E	41.28'
L5	S00°38'35"W	47.01'

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	03°56'55"	1146.00'	78.98'	N72°28'38"E	78.96'
C2	01°59'11"	1186.00'	41.12'	S75°26'41"W	41.12'



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

DATE: JANUARY 20, 2009 SCALE: 1" = 100'

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 8284



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways

Work Order # 08-264.00
File #120E-04(CD 5-S)

Drainage Easement CD 5-S

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

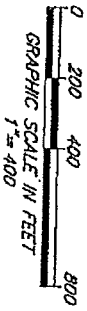
For a Point of Reference, commence at the Southwest corner of said Section 30; thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following four (4) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1146.00 feet; Course Two, thence Southeasterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course Three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1146.00 feet; Course Four, thence Southeasterly, along the arc of said curve, through a central angle of $08^{\circ}22'14''$, an arc length of 167.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $64^{\circ}30'20''$ East, 167.27 feet; thence South $21^{\circ}18'33''$ West, departing said centerline, 40.00 feet to a point lying on the Southerly right of way line of said Valley Ridge Boulevard, said point also being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Southeasterly, along said Southerly right of way line of Valley Ridge Boulevard and along the arc of said curve, concave Northeasterly, having a radius of 1186.00 feet, through a central angle of $02^{\circ}36'51''$, an arc length of 54.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $69^{\circ}59'52''$ East, 54.11 feet; thence South $04^{\circ}53'28''$ East, 35.20 feet; thence North $69^{\circ}53'26''$ West, 54.15 feet; thence North $04^{\circ}53'28''$ West, 35.09 feet to the Point of Beginning.

Containing 1714 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
 ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK
 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

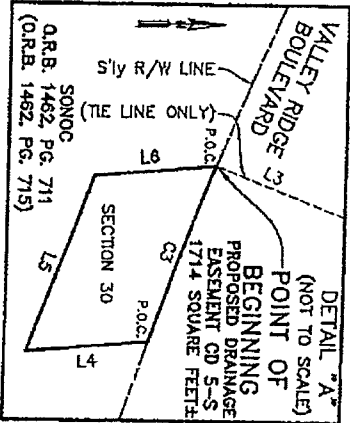
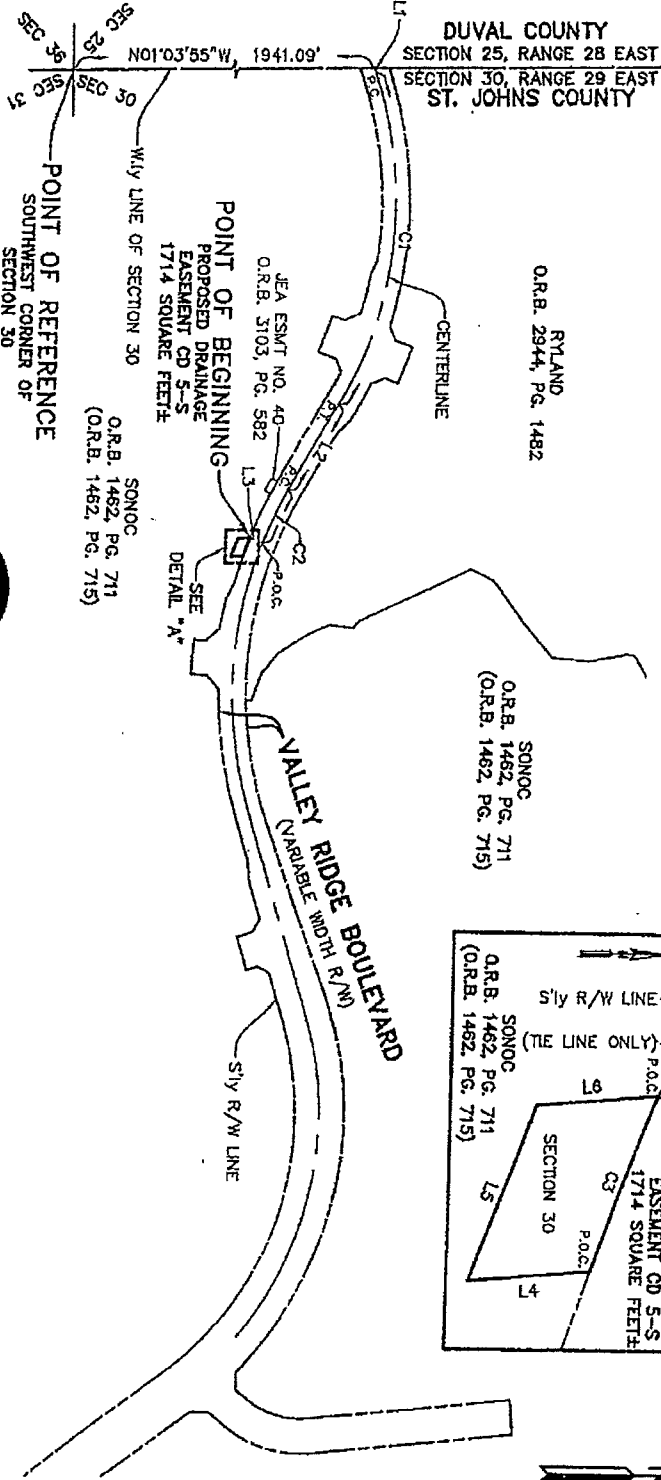


- NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

- LEGEND:
- C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - PSS. PAGES
 - P.O.C. POINT OF CURVATURE
 - P.T. POINT ON CURVE
 - R/W RIGHT OF TANGENCY
 - SEC SECTION

LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	S60°19'13"E	283.66'
L3	S21°18'33"W	40.00'
L4	S04°53'28"E	35.20'
L5	N69°53'26"W	54.15'
L6	N04°53'28"W	35.09'

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	49°10'37"	1146.00'	983.61'	S64°54'31"E	933.69'
C2	08°22'14"	1146.00'	167.47'	S64°30'20"E	167.27'
C3	02°36'51"	1186.00'	54.11'	S69°59'52"E	54.11'



Robert M. Angas Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

DATE: JANUARY 20, 2009 SCALE: 1" = 400'

DRAWN BY: KP8

ORDER NO.: 08-264.00

FILE NO.: 1205-04 (05-5)

PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6294

DAVID J. KELLY
(Signature)

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



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

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Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways

Work Order # 08-264.00
File #120E-04(11-N)

Drainage Easement FEMA 11-N

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

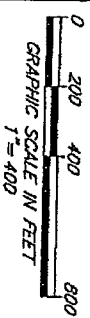
For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following four (4) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1146.00 feet; Course Two, thence Southeasterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course Three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1146.00 feet; Course Four, thence Southeasterly, along the arc of said curve, through a central angle of $45^{\circ}03'33''$, an arc length of 901.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}51'00''$ East, 878.20 feet; thence North $15^{\circ}22'46''$ West, departing said centerline, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard, said point also being an intersection with the Southerly prolongation of a Southerly line of Greenway Mitigation Area "T" as described and recorded in Official Records Book 2629, page 721 of said public records and the Point of Beginning.

From said Point of Beginning, thence North $01^{\circ}36'15''$ West, departing said Northerly right of way line, along said Southerly prolongation and along said Southerly line of Greenway Mitigation Area "T", a distance of 33.44 feet; thence North $73^{\circ}23'45''$ East, departing said Southerly line, 68.85 feet to a point lying on said Southerly line; thence South $01^{\circ}36'15''$ East, along said Southerly line and its Southerly prolongation, 32.74 feet to a point lying on said Northerly right of way line, said point also being a point on a curve; thence Southwesterly, departing said Southerly line, along said Northerly right of way line and along the arc of said curve concave Northwesterly, having a radius of 1106.00 feet, through a central angle of $03^{\circ}34'36''$, an arc length of 69.04 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $72^{\circ}49'56''$ West, 69.03 feet.

Containing 2225 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



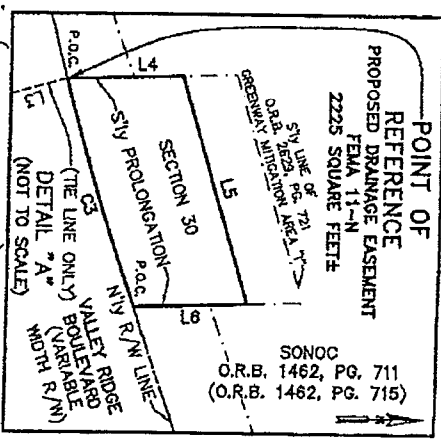
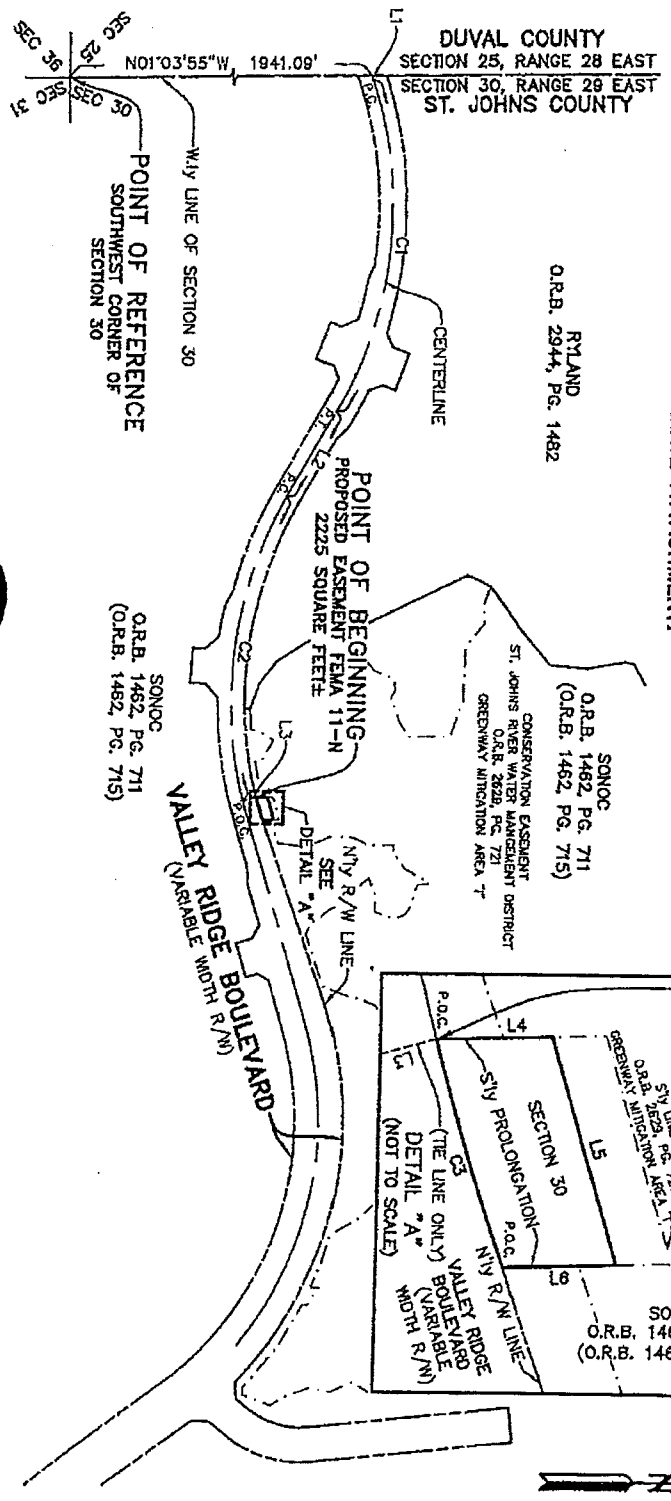
- NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

LEGEND:

- CI TABULATED CURVE DATA
- O.R.B. TABULATED LINE DATA
- PG. OFFICIAL RECORDS BOOK
- PAGES
- P.C. POINT OF CURVATURE
- P.O.C. POINT ON CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- SEC SECTION

LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	S60°19'13"E	283.66'
L3	N15°22'45"W	40.00'
L4	N01°36'15"W	33.44'
L5	N73°33'45"E	68.85'
L6	S01°36'15"E	32.74'

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	49°10'37"	1145.00'	983.61'	S84°54'31"E	953.89'
C2	45°03'33"	1145.00'	901.25'	S82°51'00"E	878.20'
C3	03°34'35"	1106.00'	69.04'	S72°49'56"W	69.03'



14775 Old St. Augustine Road, Jacksonville, FL 32259 Tel: (904) 642-8550
Certificate of Authorization No. LB 3524

DATE: JANUARY 20, 2009 SCALE: 1" = 400'

DRAWN BY: KPB

ORDER NO.: 08-264-00

FILE NO.: 1208-04(1-N)

Robert M. Angus
DAVID J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LS No. 6284

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



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways

Work Order # 08-264.00
File #120E-04(11-S)

Drainage Easement FEMA 11-S

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following four (4) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1146.00 feet; Course Two, thence Southeasterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course Three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1146.00 feet; Course Four, thence Southeasterly, along the arc of said curve, through a central angle of $44^{\circ}15'57''$, an arc length of 885.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}27'11''$ East, 863.57 feet; thence South $14^{\circ}35'10''$ East, departing said centerline, 40.00 feet to a point lying on the Southerly right of way line of said Valley Ridge Boulevard, said point also being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Northeasterly, along said Southerly right of way line of Valley Ridge Boulevard and along the arc of said curve concave Northwesterly, having a radius of 1186.00 feet, through a central angle of $02^{\circ}52'30''$, an arc length of 59.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}58'35''$ East, 59.51 feet; thence North $72^{\circ}32'20''$ East, continuing along said Southerly right of way line, 2.83 feet to an intersection with the Northerly prolongation of a Northerly line of Greenway Mitigation Area "J" as described and recorded in Official Records Book 2629, Page 721 of said public records; thence South $01^{\circ}36'15''$ East, departing said Southerly right of way line, along said Northerly prolongation and along said Northerly line of Greenway Mitigation Area "J", a distance of 38.45 feet; thence South $73^{\circ}23'45''$ West, departing said Northerly line, 62.49 feet to a point lying on said Northerly line; thence North $01^{\circ}36'15''$ West, along said Northerly line and its Northerly prolongation, 39.03 feet to the Point of Beginning.

Containing 2321 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
 ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK
 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



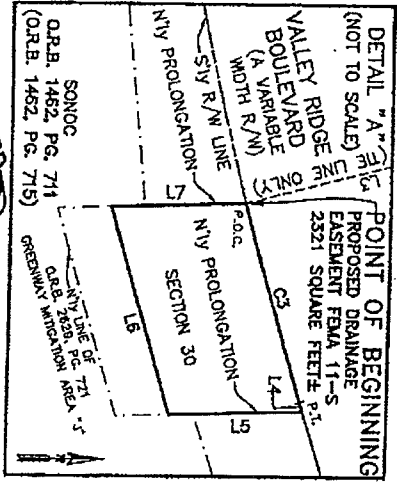
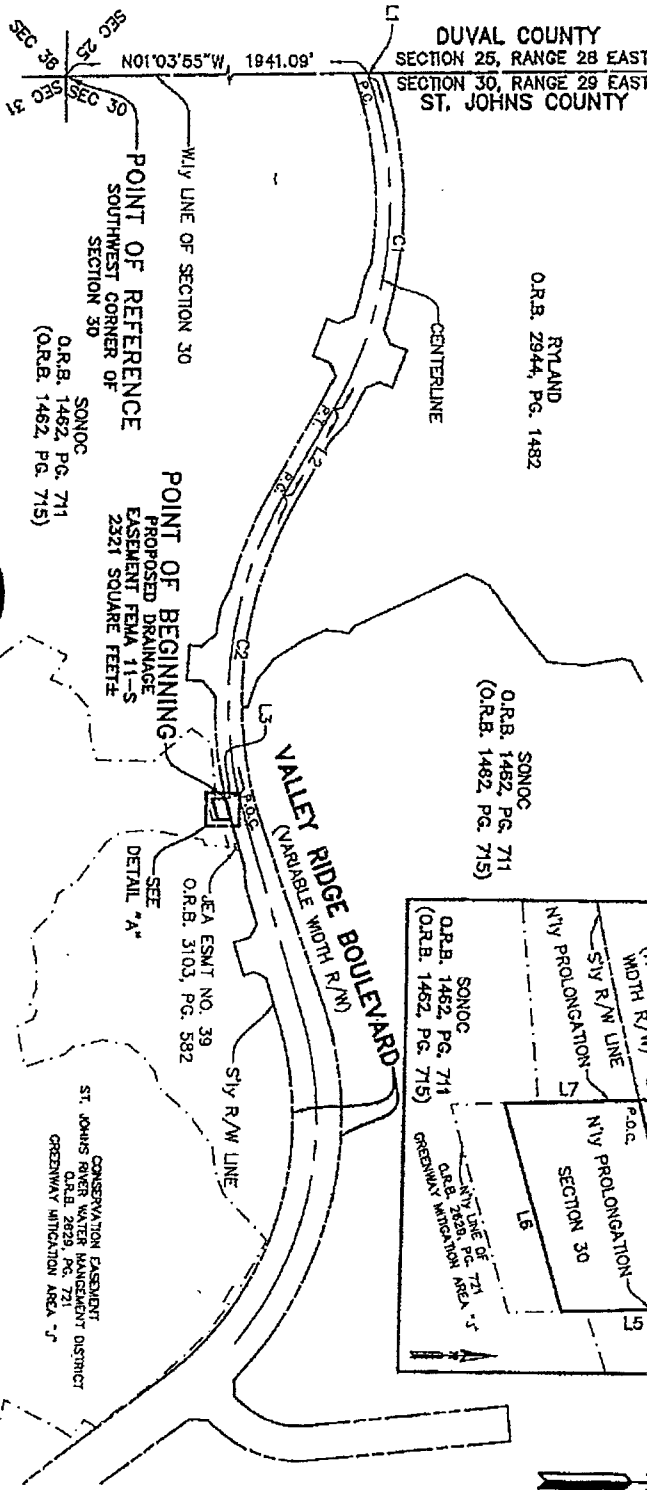
- NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

LEGEND:

- C1 TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.O.C. POINT ON CURVE
- R/W RIGHT OF WAY
- SEC SECTION

LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	S60°19'13"E	283.66'
L3	S14°35'10"E	40.00'
L4	N72°32'20"E	2.83'
L5	S01°36'15"E	38.45'
L6	S73°23'45"W	62.49'
L7	N01°36'15"W	39.03'

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	49°10'37"	1146.00'	983.81'	S84°54'31"E	953.69'
C2	44°15'57"	1146.00'	885.38'	S82°27'11"E	863.57'
C3	02°52'30"	1186.00'	59.51'	N73°58'35"E	59.51'



Robert M. Angas Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LS 3624

DATE: JANUARY 20, 2009 SCALE: 1" = 400'

FILE NO.: 120E-04(11-51)
 ORDER NO.: 08-284.00
 DRAWN BY: KPB
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA, LS NO. 6284
 DAVID J. KELLY
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

Work Order # 08-264.00
File #120E-04(10-S)

Drainage Easement FEMA 10-S

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30; thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following six (6) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1146.00 feet; Course Two, thence Southeasterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course Three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1146.00 feet; Course Four, thence Southeasterly, along the arc of said curve, through a central angle of $47^{\circ}08'27''$, an arc length of 942.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}53'27''$ East, 916.52 feet; Course Five, thence North $72^{\circ}32'20''$ East, 613.70 feet to the point of curvature of a curve concave Southerly, having a radius of 1000.00 feet; Course Six, thence Southeasterly, along the arc of said curve, through a central angle of $47^{\circ}42'49''$, an arc length of 832.76 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}36'15''$ East, 808.91 feet; thence South $30^{\circ}15'09''$ West, departing said centerline, 70.00 feet to a point lying on the Southerly right of way line of said Valley Ridge Boulevard, said point also being a point on a curve and the Point of Beginning.

From said Point of Beginning, thence Southeasterly, along said Southerly right of way line of Valley Ridge Boulevard and along the arc of said curve concave Southwesterly, having a radius of 930.00 feet, through a central angle of $03^{\circ}31'18''$, an arc length of 57.16 feet to a point on said curve, said point also being an intersection with the Northerly prolongation of a Northerly line of Greenway Mitigation Area "J" as described

January 16, 2009
Nocatee/Phase 2 Roadways
Page 2 of 2

Work Order # 08-264.00
File #120E-04(10-S)

and recorded in Official Records Book 2629, page 721 of said public records, said arc being subtended by a chord bearing and distance of South 57°59'12" East, 57.15 feet; thence South 00°31'36" East, departing said Southerly right of way line, along said Northerly prolongation and along said Northerly line of Greenway Mitigation Area "J", a distance of 19.02 feet; thence North 60°31'36" West, departing said Northerly line, 55.63 feet to a point lying on said Northerly line; thence North 00°31'36" West, along said Northerly line and its Northerly prolongation, 21.94 feet to the Point of Beginning.

Containing 1,004 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
 ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS
 BOOK 1462, PAGE 711 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



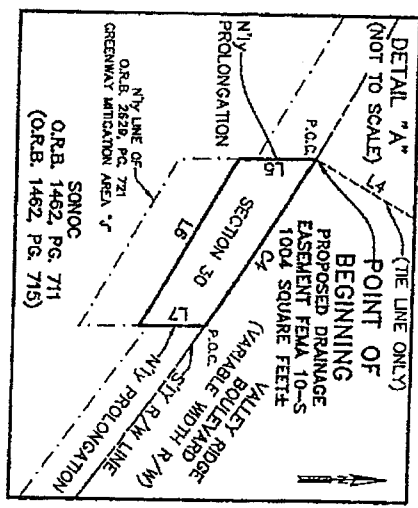
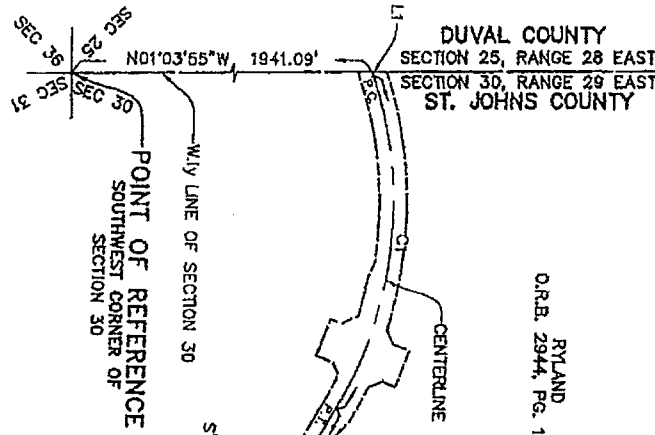
- NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

LEGEND:

- CI TABULATED CURVE DATA
- L1 TABULATED LINE DATA
- O.R.B. OFFICIAL RECORDS BOOK
- P.G. PAGE
- P.C. POINT OF CURVATURE
- P.O.C. POINT ON CURVE
- P.T. POINT OF TANGENCY
- R/W RIGHT OF WAY
- SEC SECTION

LINE	BEARING	DISTANCE
L1	N70°30'10"E	13.23'
L2	S60°19'13"E	283.86'
L3	N72°32'20"E	613.70'
L4	S30°15'09"W	70.00'
L5	N00°31'36"W	21.94'
L6	N60°31'36"W	55.63'
L7	S00°31'36"E	19.02'

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	49°10'57"	1146.00'	983.61'	S84°54'31"E	933.69'
C2	47°08'27"	1146.00'	942.89'	S83°33'27"E	916.52'
C3	47°42'49"	1000.00'	832.76'	S83°36'15"E	808.91'
C4	3°31'18"	930.00'	57.16'	S57°59'12"E	57.15'



Robert M. Angus Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924
 14775 Old St. Augustine Road, Jacksonville, FL 32228 Tel: (904) 642-8550
 Certificate of Authorization No: UB 3824

DATE: JANUARY 20, 2009 SCALE: 1" = 400'
 PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA, LS No. 8294
 ORDER NO.: 08-264-00 FILE NO.: 120E-04(10-S)

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



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

Work Order # 08-264.00
File #120E-04(10-N)

Drainage Easement FEMA 10-N

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30; thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to an intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following six (6) courses: Course One, thence North $70^{\circ}30'10''$ East, 13.23 feet to the point of curvature of a curve concave Southwesterly, having a radius of 1146.00 feet; Course Two, thence Southeasterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course Three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1146.00 feet; Course Four, thence Southeasterly, along the arc of said curve, through a central angle of $47^{\circ}08'27''$, an arc length of 942.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}53'27''$ East, 916.52 feet; Course Five, thence North $72^{\circ}32'20''$ East, 613.70 feet to the point of curvature of a curve concave Southerly, having a radius of 1000.00 feet; Course Six, thence Southeasterly, along the arc of said curve, through a central angle of $43^{\circ}14'48''$, an arc length of 754.80 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $85^{\circ}50'16''$ East, 737.01 feet; thence North $25^{\circ}47'08''$ East, departing said centerline, 70.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard, said point also being an intersection with the Southerly prolongation of a Southerly line of Greenway Mitigation Area "I" as described and recorded in Official Records Book 2629, page 721 of said public records and the Point of Beginning.

From said Point of Beginning, thence North $00^{\circ}31'36''$ West, departing said Northerly right of way line, along said Southerly prolongation and along said Southerly line of Greenway Mitigation Area "I", a distance of 29.94 feet; thence South $60^{\circ}31'36''$ East, departing said Southerly line, 59.37 feet; thence South $00^{\circ}31'36''$ East, 27.44 feet to a point lying on said Northerly right of way line, said point also being a point on a curve;

January 16, 2009
Nocatee/Phase 2 Roadways
Page 2 of 2

Work Order # 08-264.00
File #120E-04(10-N)

thence Northwesterly, along said Northerly right of way line and along the arc of said curve concave Southwesterly, having a radius of 1070.00 feet, through a central angle of $03^{\circ}06'54''$, an arc length of 58.17 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $62^{\circ}39'25''$ West, 58.17 feet.

Containing 1460 square feet, more or less.

④

Prepared by and return to:
Spencer N. Cummings
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, FL 32202

**FIRST AMENDMENT TO
CONSTRUCTION, DRAINAGE AND MAINTENANCE EASEMENT**

This First Amendment to Construction, Drainage and Maintenance Easement ("Amendment") is made effective this ____ day of _____, 2010 by and among **THE RYLAND GROUP, INC.**, a Maryland corporation ("Ryland"); **TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes (the "CDD"); **SONOC COMPANY, LLC**, a Delaware limited liability company ("SONOC"); **HYDRY COMPANY, LLC**, a Delaware limited liability company ("Hydry"); **WEEKLEY HOMES, L.P.**, a Delaware limited partnership ("Weekley"); **RICHMOND AMERICAN HOMES OF FLORIDA, L.P.**, a Colorado limited partnership ("Richmond"); **CITY OF JACKSONVILLE** (the "City"); and **ST. JOHNS COUNTY, FLORIDA** (the "County").

RECITALS

A. Ryland, the CDD, and SONOC entered into that certain Construction, Drainage and Maintenance Easement dated June 29, 2007, recorded in Official Record Book 14066, page 922, public records of Duval County and Official Records Book 2944, page 1540, public records of St. Johns County (the "Easement").

B. The parties wish to amend the Easement to modify certain legal descriptions, to remove the restriction in Section 2 of the Easement prohibiting the Ryland Parcel from draining into Pond H-SMF (which is accomplished by the restatement of Section 2 of the Easement as set forth below), and to make certain other modifications to the Easement.

C. Weekley and Richmond are joining in this Amendment because subsequent to recording of the Easement, Weekley and Richmond have taken title to a portion of the SONOC Parcel described in the Easement and Hydry is joining in this Amendment because it has taken title to a portion of the SONOC Pond H-SMF Parcel described in the Easement.

D. The City and County are joining in this Amendment because the ROW Parcel described in the Easement has been dedicated to the City and County pursuant to (i) the plat of Valley Ridge Boulevard ~ Phase 2, recorded in Map Book 65, Pages 50-53 of the public records of Duval County, Florida and (ii) the plat of Valley Ridge Boulevard recorded in Map Book 65, Pages 37-41 of the public records of St. Johns County, Florida.

E. Prior to the date of this Amendment, the City and County have received drainage easements for the benefit of the right-of-way property described above and the City and County

have agreed to release any easements benefiting the ROW Parcel in the Easement, on the terms and conditions set forth in this Amendment.

F. Ryland, SONOC, Weekley, Richmond, Hydry, the City and the County are the owners of all of the land subject to the Easement and, together with the CDD, have the power to amend the Easement.

NOW, THEREFORE and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Recitals.** The recitals above are true and correct and by this reference are incorporated as material part of this Amendment.

2. **Legal Descriptions.** The Easement is hereby modified to (i) delete recital C, Exhibit "C" and any reference in the Easement to the ROW Parcel (and, accordingly, the County and City are no longer subject to the Agreement); (ii) delete recitals L and M; (iii) delete Exhibit "D" attached to the Easement and replace it with Exhibit "D-1" attached to this Amendment (iv) delete Exhibit "E" attached to the Easement and replace it with Exhibit "E-1" attached to this Amendment; and (v) delete Exhibit "F" attached to the Easement and replace it with Exhibit "F-1" attached to this Amendment. All the easement grants and other terms and provisions applicable to such parcels described in the Easement shall apply to such amended parcels.

3. **Drainage Easements.** Section 2 of the Easement is hereby deleted in its entirety and replaced with the following

"2. **Drainage Easements.** SONOC and Hydry hereby declare, establish and reserve a perpetual non-exclusive easement over, under, across and through the SONOC Pond H-SMF Parcel and Ryland hereby grants to SONOC, Weekley, Richmond (and any other owners of the SONOC Parcel) a perpetual, non-exclusive easement over, under, across and through the Ryland Pond H-SMF Parcel, for the benefit of the SONOC Parcel, for purposes of drainage of the SONOC Parcel into Pond H-SMF.

Ryland hereby declares, establishes and reserves a perpetual non-exclusive easement over, under, across and through the Pond B2-SMF Parcel and the Ryland Pond H-SMF Parcel, for the benefit of the Ryland Parcel, for purposes of drainage of the Ryland Parcel into Pond B2-SMF and Pond H-SMF.

SONOC and Hydry hereby grant to Ryland, for the benefit of the Ryland Parcel, a perpetual non-exclusive easement over, under, across and through the SONOC Pond H-SMF Parcel, for purposes of drainage of the Ryland Parcel into Pond H-SMF."

4. **Ryland Pond H-SMF Drainage.** The restriction which was set forth in Section 2 of the Easement prohibiting the drainage of the Ryland Parcel into Pond H-SMF has been deleted by the restatement of Section 2 of the Easement set forth in Section 3 of this Amendment above. Ryland shall have the right to drain a portion of the Ryland Parcel into Pond H-SMF in accordance with the drainage plan submitted as part of the permitting of the Ryland Parcel with the St. Johns River Water Management District under Permit Number 40-031-87432-33, as modified by Permit Number 40-031-87432-56.

5. **Stormwater Improvements.** The first sentence of Section 3 of the Easement is amended to add the words "and Pond H-SMF" after the words "Pond B2-SMF".

6. **Future Amendments.** Notwithstanding anything in the Easement to the contrary, the consent and joinder of owners of platted lots within the Ryland Parcel or the SONOC Parcel shall not be required for any future amendments to the Easement unless such amendment would materially adversely affect such lot (except that if the owner of the lot is The Ryland Group, Inc. ("Ryland"), or SONOC Company, LLC ("SONOC") or a successor owner, of a lot as to whom Ryland or SONOC has specifically assigned consent rights by recorded instrument, then Ryland, SONOC or such successor owner shall have the right to consent to any such amendments).

{This space intentionally left blank}

In Witness Whereof, the parties have executed this Amendment effective as of the date first written above.

Signed, sealed, and delivered
in the presence of:

THE RYLAND GROUP, INC.,
a Maryland corporation

John Blanton
Print Name: John Blanton

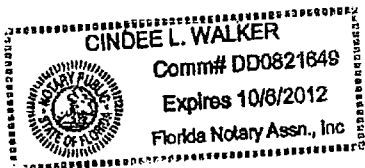
By: Gerald Boeneman
Name: GERALD BOENEMAN
Title: OVP

Leslie Strickland
Print Name: Leslie Strickland

STATE OF FLORIDA

COUNTY OF Clay

The foregoing instrument was acknowledged before me this 14 day of April, 2010, by Gerald Boeneman, as AVP of THE RYLAND GROUP, INC., a Maryland corporation, on behalf of the corporation.



Cindee L. Walker
Print Name Cindee L. Walker
NOTARY PUBLIC
State of Florida at Large
Commission # DD0821649
My Commission Expires: 10/6/2012
Personally known or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced _____

Signed, sealed, and delivered
in the presence of:

**TOLOMATO COMMUNITY DEVELOPMENT
DISTRICT**

Portland Swan
Print Name: Portland Swan

By: *R. May*
Name: Richard T. Ray

Lauren L. Owens
Print Name: Lauren L. Owens

Title: Chairman

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28 day of April, 2010 by Richard T. Ray, as Chairman of the **TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a special-purpose government established pursuant to Chapter 190, Florida Statutes, on behalf of the CDD.

Lauren L. Owens

Print Name _____
NOTARY PUBLIC
State of _____
Commission # _____



My Commission Expires: _____

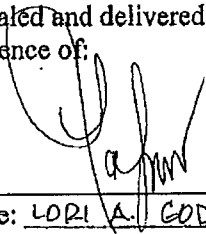
Personally known _____ or

Produced I.D. _____

[Check one of the above]

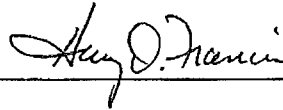
Type of Identification Produced

Signed, sealed and delivered
in the presence of:



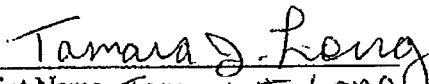
Print Name: LORI A. GODDARD

SONOC COMPANY, LLC,
a Delaware limited liability company

By: 

Name: Harry D. Francis

Title: Vice President

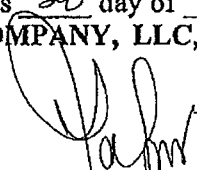

Print Name TAMARA J. LONG

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20 day of APRIL,
2010, by Harry D. Francis, the Vice President of **SONOC COMPANY, LLC**, a Delaware
limited liability company, on behalf of the company.




Print Name LORI A. GODDARD
NOTARY PUBLIC
State of FLORIDA at Large
Commission # DD960886
My Commission Expires: 4.27.2014
Personally known X or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of:

WEEKLEY HOMES, L.P.,
a Delaware limited partnership

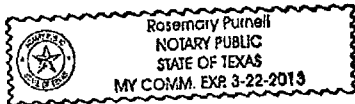
Sue Westhoff
Print Name: Sue Westhoff

By: [Signature]
Name: SHARON WENTZ
Title: Finance Coordinator

Dawna Braum
Print Name Dawna Braum

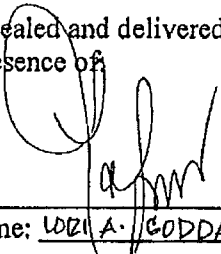
STATE OF TEXAS
COUNTY OF Harris

The foregoing instrument was acknowledged before me this 29 day of April,
2010, by SHARON WENTZ, the Finance Coordinator of Weekley Homes, L.P.,
a Delaware limited partnership, on behalf of the partnership.



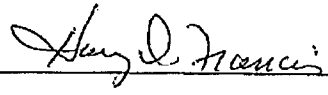
Rosemary Putnell
Print Name _____
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires: _____
Personally known _____ or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced _____

Signed, sealed and delivered
in the presence of




Print Name: LORI A. GODDARD

HYDRY COMPANY, LLC,
a Delaware limited liability company

By: 

Name: HARRY D. FRANCIS

Title: VICE PRESIDENT

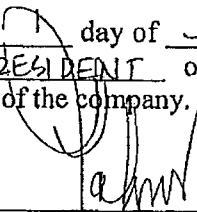

Print Name Cass L. McGraw

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 1 day of JULY,
2010, by HARRY D. FRANCIS, the VICE PRESIDENT of HYDRY
COMPANY, LLC, a Delaware limited liability company, on behalf of the company.




Print Name LORI A. GODDARD

NOTARY PUBLIC

State of Florida at Large

Commission # DD960886

My Commission Expires: 4.27.2014

Personally known or

Produced I.D.

[Check one of the above]

Type of Identification Produced

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____,
2010, by _____, the _____ of St. Johns
County, Florida.

Print Name: _____

NOTARY PUBLIC

State of _____ at Large

Commission # _____

My Commission Expires: _____

Personally Known: _____

or Produced ID: _____

[check one of the above]

Type of Identification Produced: _____

Signed, sealed and delivered
in the presence of:

CITY OF JACKSONVILLE

Print Name: _____

By: _____

Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ____ day of _____,
2010, by _____, the _____ of **CITY OF
JACKSONVILLE.**

Print Name: _____

NOTARY PUBLIC

State of _____ at Large

Commission # _____

My Commission Expires: _____

Personally Known: _____

or Produced ID: _____

[check one of the above]

Type of Identification Produced:

Exhibit "D-1"

Pond B2-SMF Parcel



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

August 14, 2008
Valley Ridge Blvd. Phase 2 – Plat

Work Order No. 07-057.00
File No. 119C-18.00A

Offsite Drainage Easement

A portion of Section 25, Township 4 South, Range 28 East, Duval County, Florida, also being a portion of those lands described and recorded in Official Records Book 9494, page 905 of the current Public Records of said county, being more particularly described as follows:

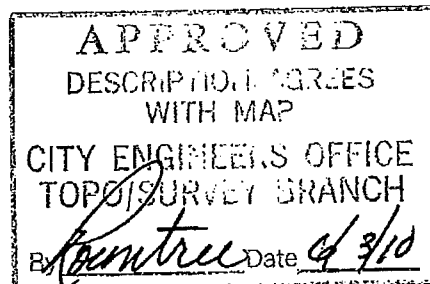
For a Point of Reference, commence at the Southeast corner of said Section 25; thence North $01^{\circ}03'55''$ West, along the Easterly line of said Section 25, a distance of 1941.09 feet; thence South $70^{\circ}30'10''$ West, departing said Easterly line, 926.40 feet to the point of curvature of a curve concave Northerly, having a radius of 1146.00 feet; thence Westerly along the arc of said curve, through a central angle of $28^{\circ}58'18''$, an arc length of 579.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}59'19''$ West, 573.32 feet; thence North $80^{\circ}31'32''$ West, 297.18 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; thence Westerly along the arc of said curve, through a central angle of $03^{\circ}32'13''$, an arc length of 70.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $82^{\circ}17'39''$ West, 70.73 feet; thence North $05^{\circ}56'15''$ East, 40.00 feet to the Point of Beginning.

From said Point of Beginning, thence Westerly along the arc of a curve concave Southerly, having a radius of 1186.00 feet, through a central angle of $10^{\circ}48'33''$, an arc length of 223.74 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $89^{\circ}28'02''$ West, 223.41 feet; thence North $83^{\circ}07'50''$ West, 4.48 feet; thence North $05^{\circ}05'00''$ West, 9.08 feet to a point on a curve concave Easterly, having a radius of 70.00 feet; thence Northerly along the arc of said curve, through a central angle of $95^{\circ}38'28''$, an arc length of 116.85 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $15^{\circ}43'40''$ West, 103.75 feet; thence North $32^{\circ}05'34''$ East, 38.90 feet to the point of curvature of a curve concave Westerly, having a radius of 17.00 feet; thence Northerly along the arc of said curve, through a central angle of $51^{\circ}38'09''$, an arc length of 15.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $06^{\circ}16'30''$ East, 14.81 feet; thence North $19^{\circ}32'34''$ West, 87.78 feet to the point of curvature of a curve concave Southeasterly, having a radius of 70.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $99^{\circ}03'34''$, an arc length of 121.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $29^{\circ}59'13''$ East, 106.50 feet; thence Northeasterly along the arc of a curve concave Northwesterly, having a radius of 17.00

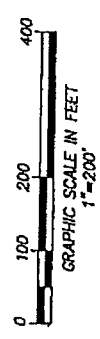
feet, through a central angle of $83^{\circ}13'54''$, an arc length of 24.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}54'03''$ East, 22.58 feet; thence North $03^{\circ}42'54''$ West, 117.88 feet to the point of curvature of a curve concave Southwesterly, having a radius of 17.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $53^{\circ}20'52''$, an arc length of 15.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $30^{\circ}23'20''$ West, 15.26 feet; thence North $57^{\circ}03'46''$ West, 103.31 feet to the point of curvature of a curve concave Southwesterly, having a radius of 185.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $11^{\circ}35'24''$, an arc length of 37.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $62^{\circ}51'28''$ West, 37.36 feet; thence North $68^{\circ}39'10''$ West, 49.00 feet to the point of curvature of a curve concave Northeasterly, having a radius of 75.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $27^{\circ}23'05''$, an arc length of 35.85 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $54^{\circ}57'38''$ West, 35.51 feet; thence South $48^{\circ}43'55''$ West, 26.98 feet to the point of curvature of a curve concave Northerly, having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of $48^{\circ}51'39''$, an arc length of 21.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}09'44''$ West, 20.68 feet; thence North $82^{\circ}24'26''$ West, 100.62 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Northerly along the arc of said curve, through a central angle of $144^{\circ}08'57''$, an arc length of 62.90 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $10^{\circ}19'58''$ West, 47.57 feet; thence North $61^{\circ}44'31''$ East, 100.61 feet to the point of curvature of a curve concave Southerly, having a radius of 25.00 feet; thence Easterly along the arc of said curve, through a central angle of $48^{\circ}50'38''$, an arc length of 21.31 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}09'50''$ East, 20.67 feet; thence South $69^{\circ}24'51''$ East, 26.98 feet to a point on a curve concave Southeasterly, having a radius of 75.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $43^{\circ}07'27''$, an arc length of 56.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $42^{\circ}08'52''$ East, 55.13 feet; thence North $63^{\circ}42'36''$ East, 38.53 feet to the point of curvature of a curve concave Southeasterly, having a radius of 515.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $20^{\circ}18'33''$, an arc length of 182.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}51'52''$ East, 181.59 feet; thence North $84^{\circ}01'08''$ East, 56.51 feet to the point of curvature of a curve concave Southerly, having a radius of 75.00 feet; thence Easterly along the arc of said curve, through a central angle of $27^{\circ}53'00''$, an arc length of 36.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $82^{\circ}02'22''$ East, 36.14 feet; thence South $68^{\circ}05'51''$ East, 46.01 feet to a point on a curve concave Easterly, having a radius of 403.19 feet; thence Southerly along the arc of said curve, through a central angle of $26^{\circ}50'04''$, an arc length of 188.83 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $09^{\circ}03'34''$ East, 187.11 feet; thence South $31^{\circ}32'54''$ East, along a non-tangent bearing, 56.92 feet to the point of curvature of

a curve concave Westerly, having a radius of 115.00 feet; thence Southerly along the arc of said curve, through a central angle of $30^{\circ}17'27''$, an arc length of 60.80 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $16^{\circ}24'11''$ East, 60.09 feet; thence South $01^{\circ}15'27''$ East, 391.53 feet to the point of curvature of a curve concave Northwesterly, having a radius of 75.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $66^{\circ}42'46''$, an arc length of 87.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $32^{\circ}05'56''$ West, 82.48 feet; thence South $05^{\circ}56'15''$ West, 10.00 feet to the Point of Beginning.

Containing 5.55 acres, more or less.

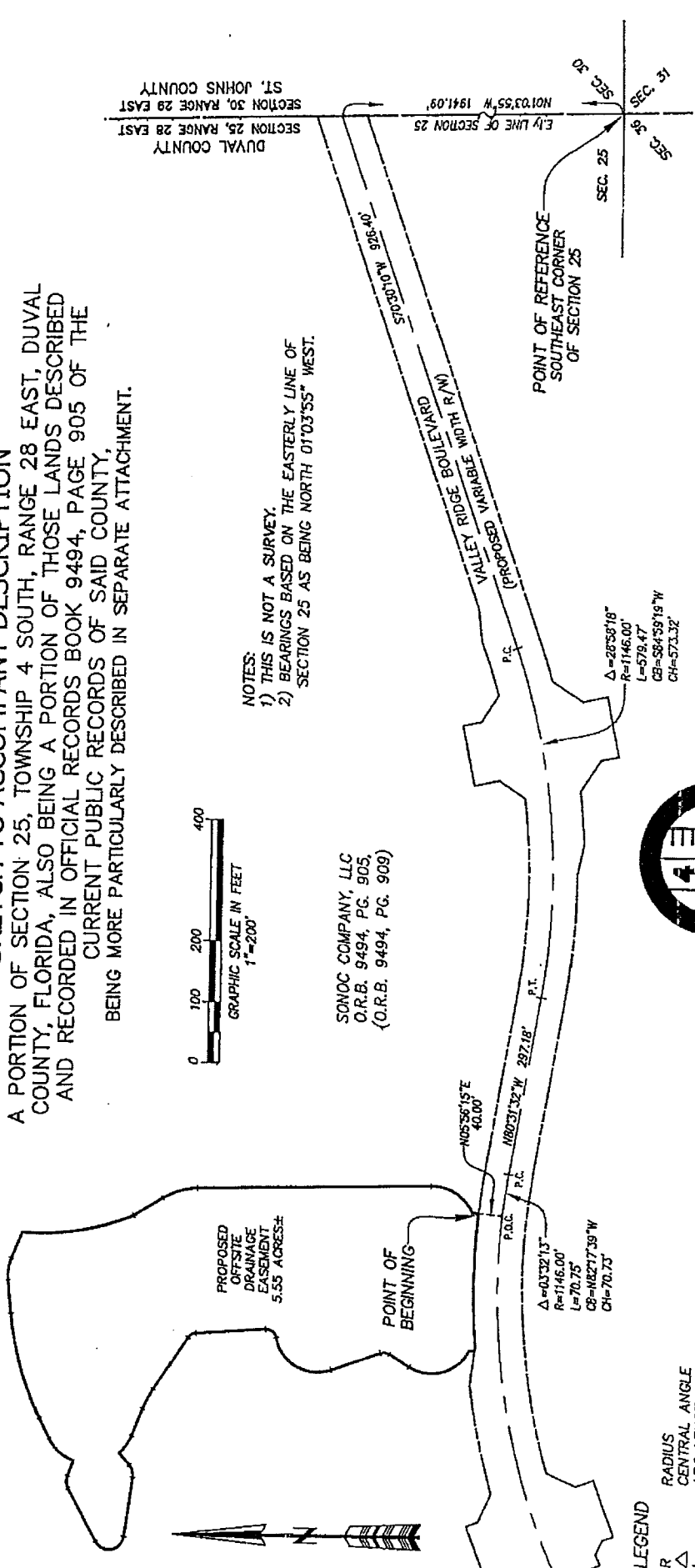


SKETCH TO ACCOMPANY DESCRIPTION
 A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 25 AS BEING NORTH 01°03'55" WEST.

SONOC COMPANY, LLC
 O.R.B. 9494, P.G. 905
 (O.R.B. 9494, P.G. 908)



LEGEND

R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.O.C.	POINT ON CURVE
P.R.C.	POINT OF REVERSE CURVATURE
L1	TABULATED LINE DATA
C1	TABULATED CURVE DATA
O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE

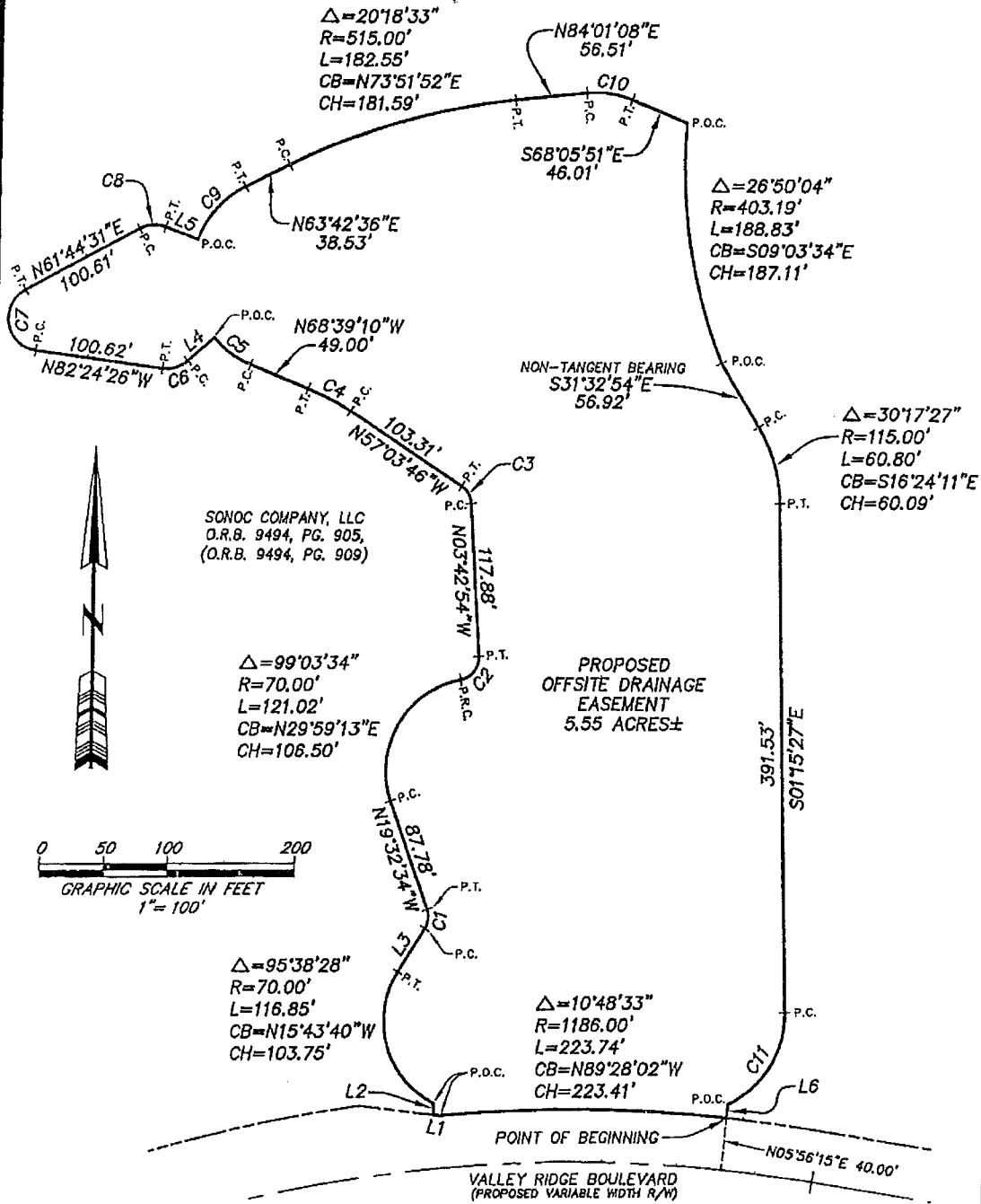
Robert M. Angas Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

[Signature]
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

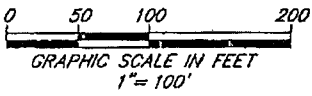
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 9494, PAGE 905 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY.



SONOC COMPANY, LLC
O.R.B. 9494, PG. 905,
(O.R.B. 9494, PG. 909)

PROPOSED
OFFSITE DRAINAGE
EASEMENT
5.55 ACRES±



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	17.00'	51°38'09"	15.32'	N08°16'30"E	14.81'
C2	17.00'	83°13'54"	24.70'	N37°54'03"E	22.58'
C3	17.00'	53°20'52"	15.83'	N30°23'20"W	15.26'
C4	185.00'	11°35'24"	37.42'	N62°51'28"W	37.38'
C5	75.00'	27°23'05"	35.85'	N54°57'38"W	35.51'
C6	25.00'	48°51'39"	21.32'	S73°09'44"W	20.68'
C7	25.00'	144°08'57"	62.80'	N10°19'58"W	47.57'
C8	25.00'	48°50'38"	21.31'	N88°09'50"E	20.67'
C9	75.00'	43°07'27"	58.45'	N42°08'52"E	55.13'
C10	75.00'	27°53'00"	38.50'	S82°02'22"E	36.14'
C11	75.00'	66°42'46"	87.33'	S32°05'56"W	82.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N83°07'50"W	4.48'
L2	N05°05'00"W	9.08'
L3	N32°05'34"E	38.90'
L4	S48°43'55"W	26.98'
L5	S69°24'51"E	28.98'
L6	S05°56'15"W	10.00'

NOTE: SEE SHEET 1 FOR NOTES AND LEGEND

SHEET 2 OF 2

DATE: AUGUST 14, 2008 SCALE: 1"=100'

ORDER NO.: 07-057.00 FILE NO.: 119C-18.00A

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550

Exhibit "E-1"

Ryland Pond H-SMF Parcel



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 3

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE H-1)

Drainage Easement H-1

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2944, page 1482 of the Public Records of said county, being more particularly described as follows:

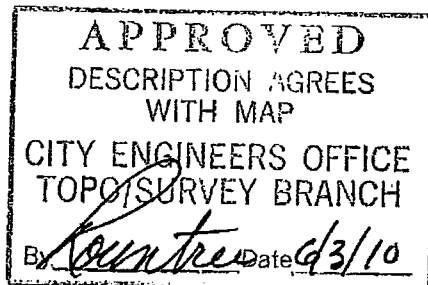
For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following three (3) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 70.16 feet; thence North $29^{\circ}40'47''$ East, departing said centerline, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard; thence Southeasterly, along said Northerly right of way line, the following two (2) courses: Course one, thence South $60^{\circ}19'13''$ East, 213.50 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1106.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $04^{\circ}12'30''$, an arc length of 81.23 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $62^{\circ}25'28''$ East, 81.22 feet.

From said Point of Beginning, thence North $25^{\circ}28'17''$ East, departing said Northerly right of way line of Valley Ridge Boulevard, 52.50 feet to a point on a curve concave Northeasterly, having a radius of 45.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $28^{\circ}52'41''$, an arc length of 22.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $24^{\circ}47'34''$ West, 22.44 feet; thence North $10^{\circ}21'13''$ West, 173.30 feet to the point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $58^{\circ}13'25''$, an arc length of 25.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $39^{\circ}27'56''$ West, 24.33 feet; thence North $68^{\circ}34'38''$ West, 174.54 feet to the point of curvature of a curve concave Northeasterly, having a radius of 45.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $69^{\circ}06'23''$, an arc length of 54.28 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $34^{\circ}01'27''$ West, 51.05 feet; thence

North 88°31'51" West, 45.35 feet to the point of curvature of a curve concave Northerly, having a radius of 30.00 feet; thence Westerly, along the arc of said curve, through a central angle of 28°44'24", an arc length of 15.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 74°09'40" West, 14.89 feet; thence North 59°47'28" West, 10.78 feet to the point of curvature of a curve concave Easterly, having a radius of 30.00 feet; thence Northerly, along the arc of said curve, through a central angle of 112°06'43", an arc length of 58.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 03°44'06" West, 49.77 feet; thence North 52°19'15" East, 17.45 feet to the point of curvature of a curve concave Southerly, having a radius of 30.00 feet; thence Easterly, along the arc of said curve, through a central angle of 59°38'50", an arc length of 31.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°08'40" East, 29.84 feet; thence South 68°01'55" East, 40.34 feet; thence North 21°58'05" East, 116.06 feet to the point of curvature of a curve concave Southeasterly, having a radius of 45.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 65°31'55", an arc length of 51.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 54°44'02" East, 48.71 feet; thence North 87°30'00" East, 78.73 feet to the point of curvature of a curve concave Southwesterly, having a radius of 45.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 63°24'55", an arc length of 49.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 60°47'32" East, 47.30 feet; thence South 29°05'05" East, 27.16 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 42°46'47", an arc length of 18.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 50°28'28" East, 18.24 feet; thence South 71°51'52" East, 72.56 feet to the point of curvature of a curve concave Northerly, having a radius of 25.00 feet; thence Easterly, along the arc of said curve, through a central angle of 32°17'02", an arc length of 14.09 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°00'23" East, 13.90 feet; thence North 75°51'06" East, 50.80 feet to a point lying on the Easterly line of said Official Records Book 2944, page 1482; thence South 25°42'17" East, along said Easterly line, 256.66 feet; thence South 60°18'41" West, departing said Easterly line, 11.73 feet to the point of curvature of a curve concave Southeasterly, having a radius of 25.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 51°36'07", an arc length of 22.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 34°30'37" West, 21.76 feet; thence South 08°42'34" West, 100.18 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Southerly, along the arc of said curve, through a central angle of 33°15'44", an arc length of 14.51 feet to the point

of tangency of said curve, said arc being subtended by a chord bearing and distance of South 07°55'18" East, 14.31 feet; thence South 24°33'10" East, 90.99 feet to the point of curvature of a curve concave Easterly, having a radius of 25.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of 07°43'38", an arc length of 3.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 28°24'59" East, 3.37 feet; thence South 32°16'49" East, 65.34 feet to the point of curvature of a curve concave Westerly, having a radius of 45.00 feet; thence Southerly, along the arc of said curve, through a central angle of 67°02'48", an arc length of 52.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 01°14'35" West, 49.70 feet; thence South 09°36'46" West, 26.66 feet to a point lying on said Northerly right of way line of Valley Ridge Boulevard, said point also being a point on a curve concave Northeasterly, having a radius of 1106.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 15°51'31", an arc length of 306.13 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 72°27'28" West, 305.15 feet.

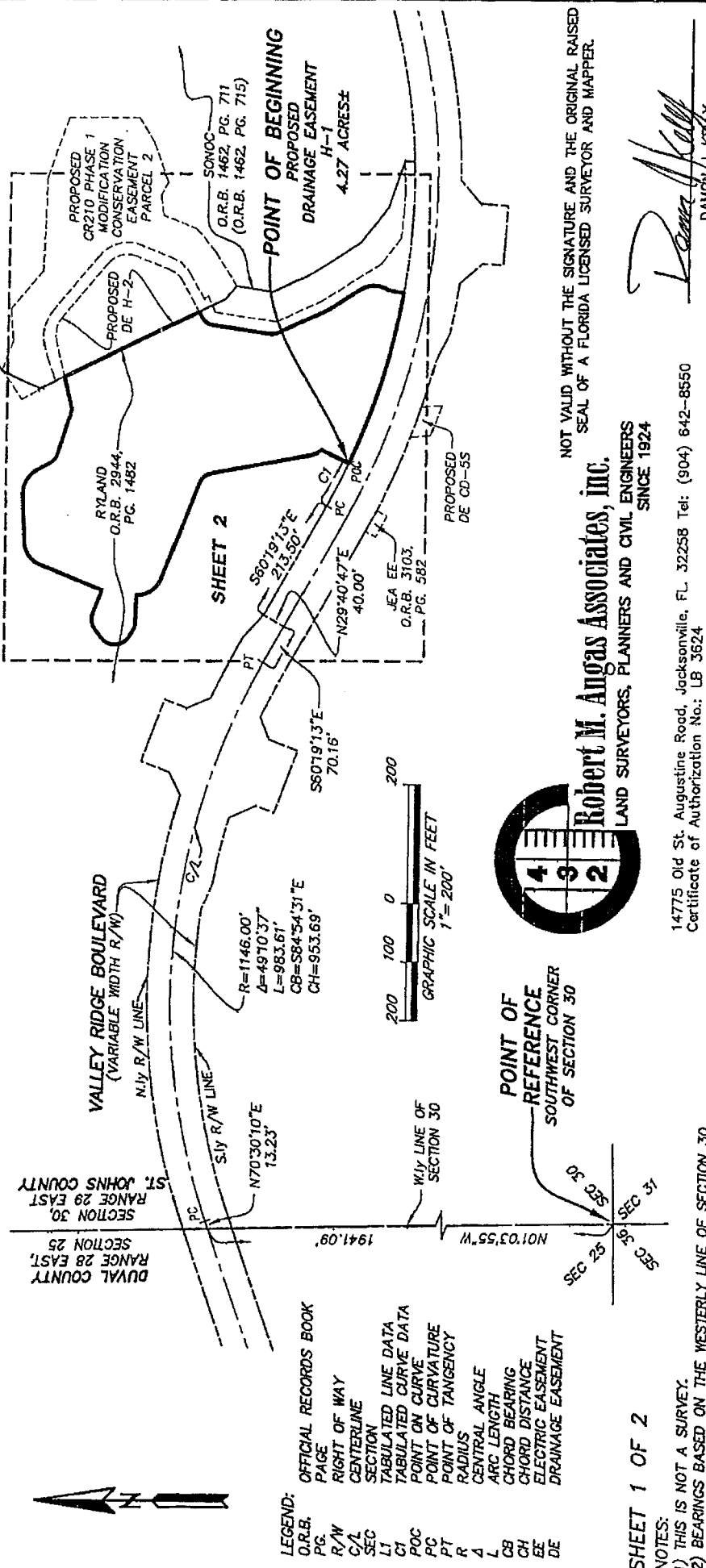
Containing 4.27 acres, more or less.



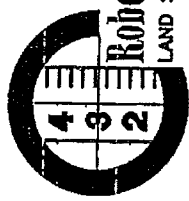
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 1482 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN A SEPARATE ATTACHMENT.

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	04°12'30"	1106.00'	81.23'	S62°25'28"E	81.22'



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC SECTION
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - POC POINT ON CURVE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT



Robert M. Augas Associates, Inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

DATE: JANUARY 20, 2009

SCALE: 1"=200'

SHEET 1 OF 2

NOTES:

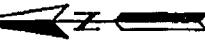
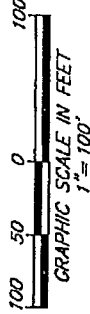
- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

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

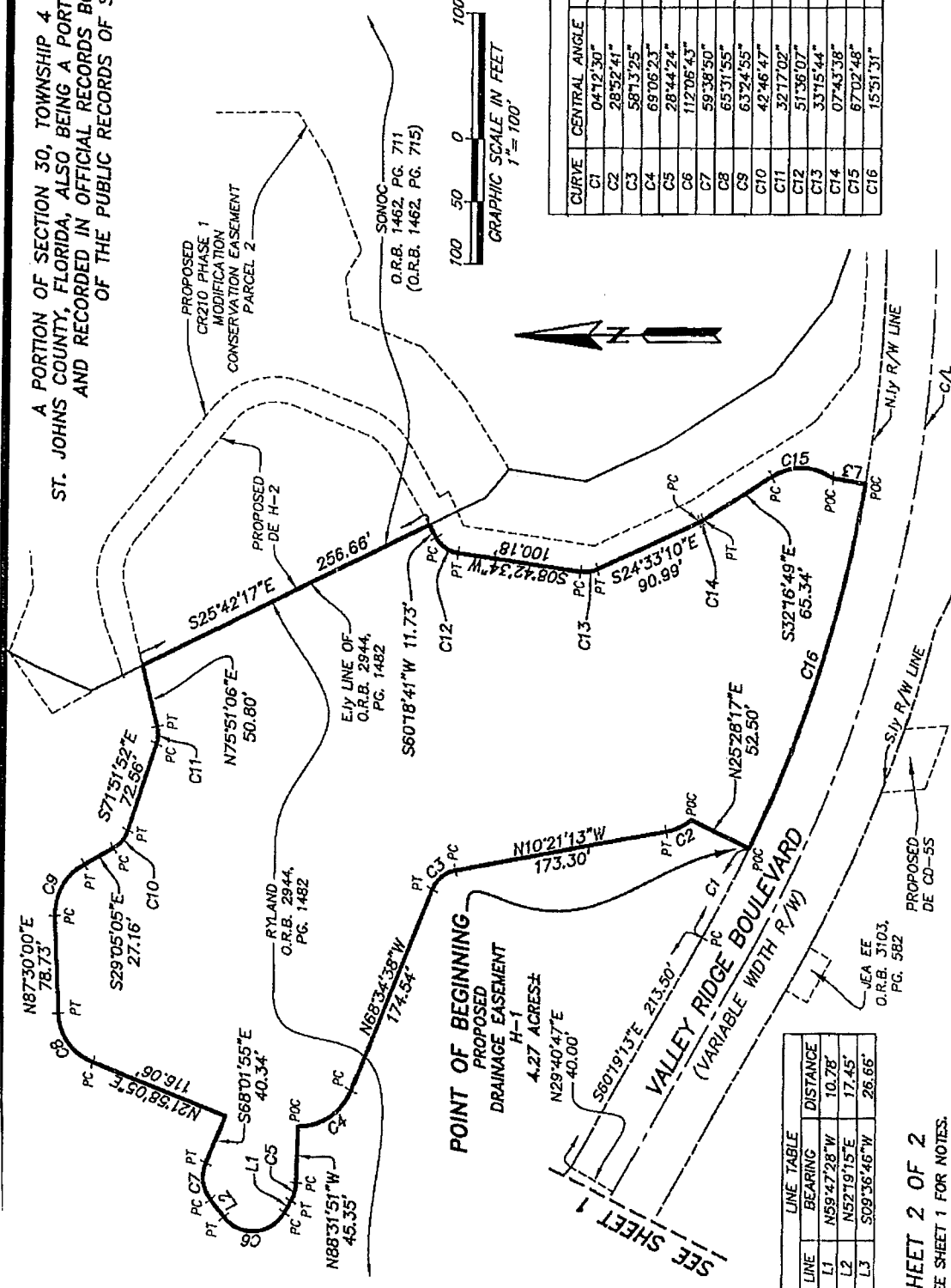
[Signature]
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 2944, PAGE 1482
OF THE PUBLIC RECORDS OF SAID COUNTY.

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - C/L CENTERLINE
 - SEC SECTION
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA
 - POC POINT ON CURVE
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 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - EE ELECTRIC EASEMENT
 - DE DRAINAGE EASEMENT



CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	04°12'30"	1106.00'	81.23'	S62°25'28"E	81.22'
C2	28°52'41"	45.00'	22.68'	N24°47'34"W	22.44'
C3	58°13'25"	25.00'	25.40'	N39°27'56"W	24.33'
C4	69°06'23"	45.00'	54.28'	N34°01'27"W	51.05'
C5	28°44'24"	30.00'	15.05'	N74°09'40"W	14.89'
C6	112°06'43"	30.00'	58.70'	N03°44'06"W	49.77'
C7	59°38'50"	30.00'	31.23'	N82°08'40"E	29.84'
C8	65°31'55"	45.00'	51.47'	N54°44'02"E	48.71'
C9	42°46'47"	25.00'	18.67'	S60°47'32"E	47.30'
C10	32°17'02"	25.00'	14.09'	S50°28'28"E	18.24'
C11	51°36'07"	25.00'	22.52'	S34°30'37"W	21.76'
C12	33°15'44"	25.00'	14.51'	S07°55'18"E	14.37'
C13	07°43'38"	25.00'	3.37'	S28°24'59"E	3.37'
C14	67°02'48"	45.00'	52.66'	S01°14'35"W	49.70'
C15	15°31'31"	1106.00'	306.13'	N72°27'28"W	305.15'



LINE	BEARING	DISTANCE
L1	N59°47'28"W	10.78'
L2	N52°19'15"E	17.45'
L3	S09°36'46"W	26.66'

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 842-8550

Exhibit "F-1"

SONOC Pond H-SMF Parcel



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

January 20, 2009
Nocatee/Phase 2 Roadways
Page 1 of 2

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

Work Order No. 08-264.00
File No. 120E-04(DE H-2)

Drainage Easement H-2

A portion of Section 30, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 30, thence North $01^{\circ}03'55''$ West, along the Westerly line of said Section 30, a distance of 1941.09 feet to its intersection with the centerline of Valley Ridge Boulevard, a variable width right of way as presently established; thence Easterly, along said centerline of Valley Ridge Boulevard, the following four (4) courses: Course one, thence North $70^{\circ}30'10''$ East, departing said Westerly line, 13.23 feet to the point of curvature of a curve concave Southerly, having a radius of 1146.00 feet; Course two, thence Easterly, along the arc of said curve, through a central angle of $49^{\circ}10'37''$, an arc length of 983.61 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}54'31''$ East, 953.69 feet; Course three, thence South $60^{\circ}19'13''$ East, 283.66 feet to the point of curvature of a curve concave Northerly, having a radius of 1146.00 feet; Course four, thence Southeasterly, along the arc of said curve, through a central angle of $31^{\circ}39'01''$, an arc length of 633.05 feet to a point on said curve, said point lying on the Southerly prolongation of the Easterly line of those lands described and recorded in Official Records Book 2944, page 1482 of said Public Records, said arc being subtended by a chord bearing and distance of South $76^{\circ}08'43''$ East, 625.03 feet; thence North $01^{\circ}58'14''$ West; departing said centerline and along said Southerly prolongation, 40.00 feet to a point lying on the Northerly right of way line of said Valley Ridge Boulevard, said point also being the Southeasterly most corner of said Official Records Book 2944, page 1482; thence Northerly and Northwesterly, along the Easterly line of said Official Records Book 2944, page 1482, the following eight (8) courses: Course one, thence continue North $01^{\circ}58'14''$ West, departing said Northerly right of way line, 16.83 feet; Course two, thence North $70^{\circ}44'56''$ West, 82.20 feet; Course three, thence North $51^{\circ}22'50''$ West, 74.75 feet; Course four, thence North $32^{\circ}16'49''$ West, 105.72 feet; Course five, thence North $24^{\circ}33'10''$ West, 67.95 feet; Course six, thence North $08^{\circ}42'34''$ East, 63.85 feet; Course seven, thence North $50^{\circ}08'52''$ West, 29.21 feet; Course eight, thence North $25^{\circ}42'17''$ West, 50.13 feet to the Point of Beginning.

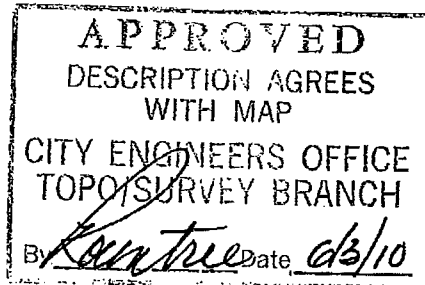
From said Point of Beginning, thence North $25^{\circ}42'17''$ West, continuing along said Easterly line, 256.66 feet; thence North $75^{\circ}51'06''$ East, departing said Easterly line, 62.62 feet to the point of curvature of a curve concave Southerly, having a radius of 45.00 feet; thence Easterly, along the arc of said curve, through a central angle of

January 20, 2009
Nocatee/Phase 2 Roadways
Page 2 of 2

Work Order No. 08-264.00
File No. 120E-04(DE H-2)

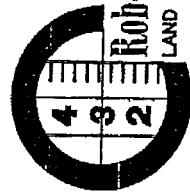
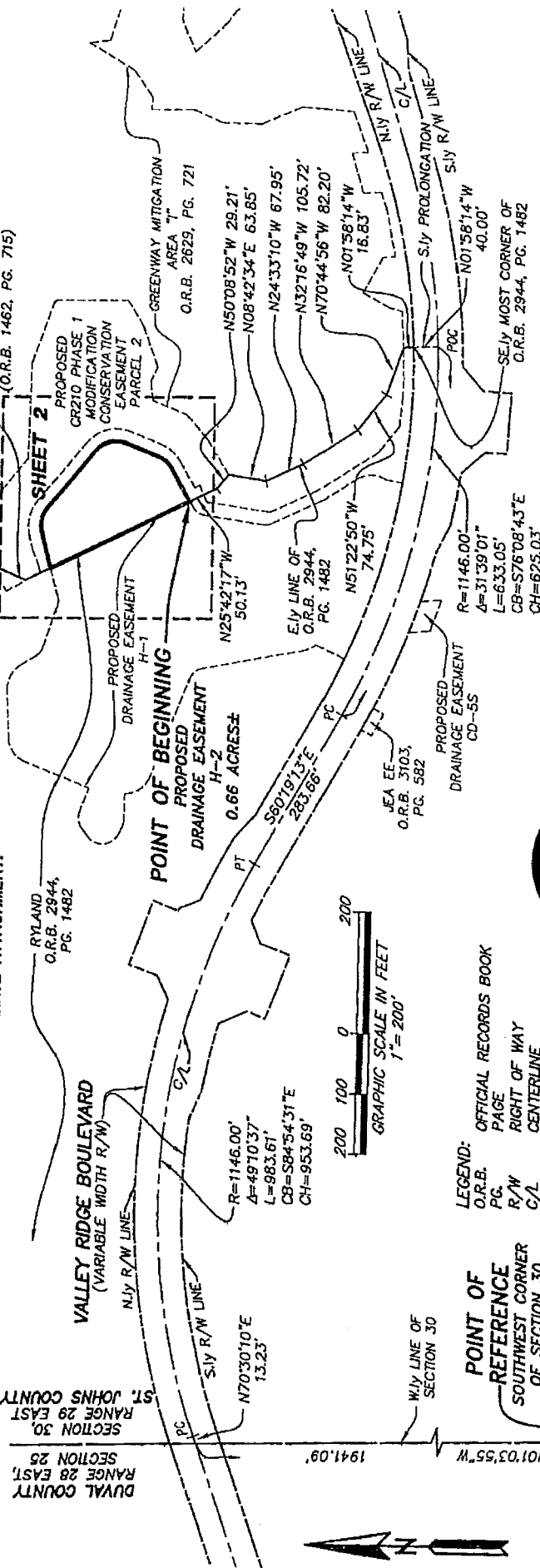
53°58'56", an arc length of 42.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 77°09'27" East, 40.85 feet; thence South 50°09'59" East, 121.10 feet to the point of curvature of a curve concave Westerly, having a radius of 45.00 feet; thence Southerly, along the arc of said curve, through a central angle of 71°42'35", an arc length of 56.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 14°18'41" East, 52.72 feet; thence South 21°32'36" West, 59.83 feet to the point of curvature of a curve concave Northwesterly, having a radius of 45.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 38°46'05", an arc length of 30.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 40°55'39" West, 29.87 feet; thence South 60°18'41" West, 61.83 feet to the Point of Beginning.

Containing 0.66 acres, more or less.



SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN A SEPARATE ATTACHMENT.



Robert M. Augas Associates, Inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

DATE: JANUARY 20, 2009

SCALE: 1" = 200'

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

SHEET 1 OF 2

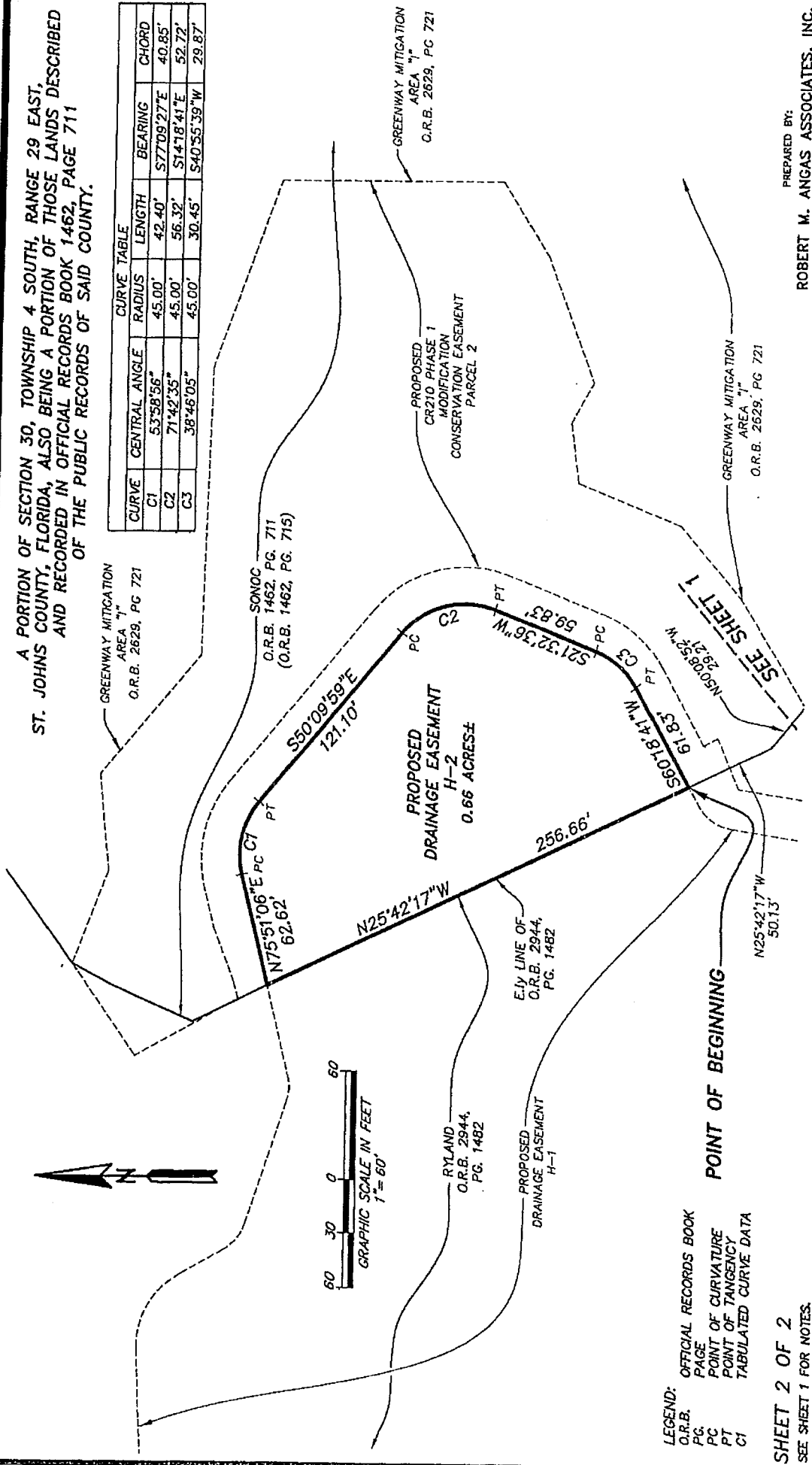
NOTES:

- THIS IS NOT A SURVEY
- BEARINGS BASED ON THE WESTERLY LINE OF SECTION 30 AS BEING NORTH 01°03'55" WEST.

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

A PORTION OF SECTION 30, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 711
OF THE PUBLIC RECORDS OF SAID COUNTY.

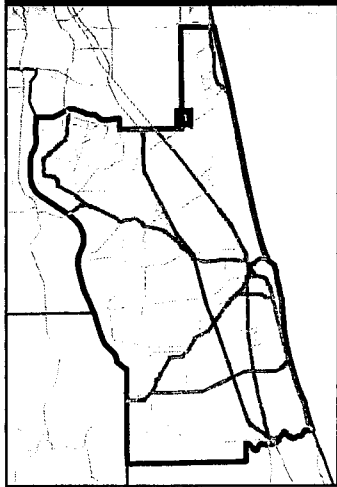
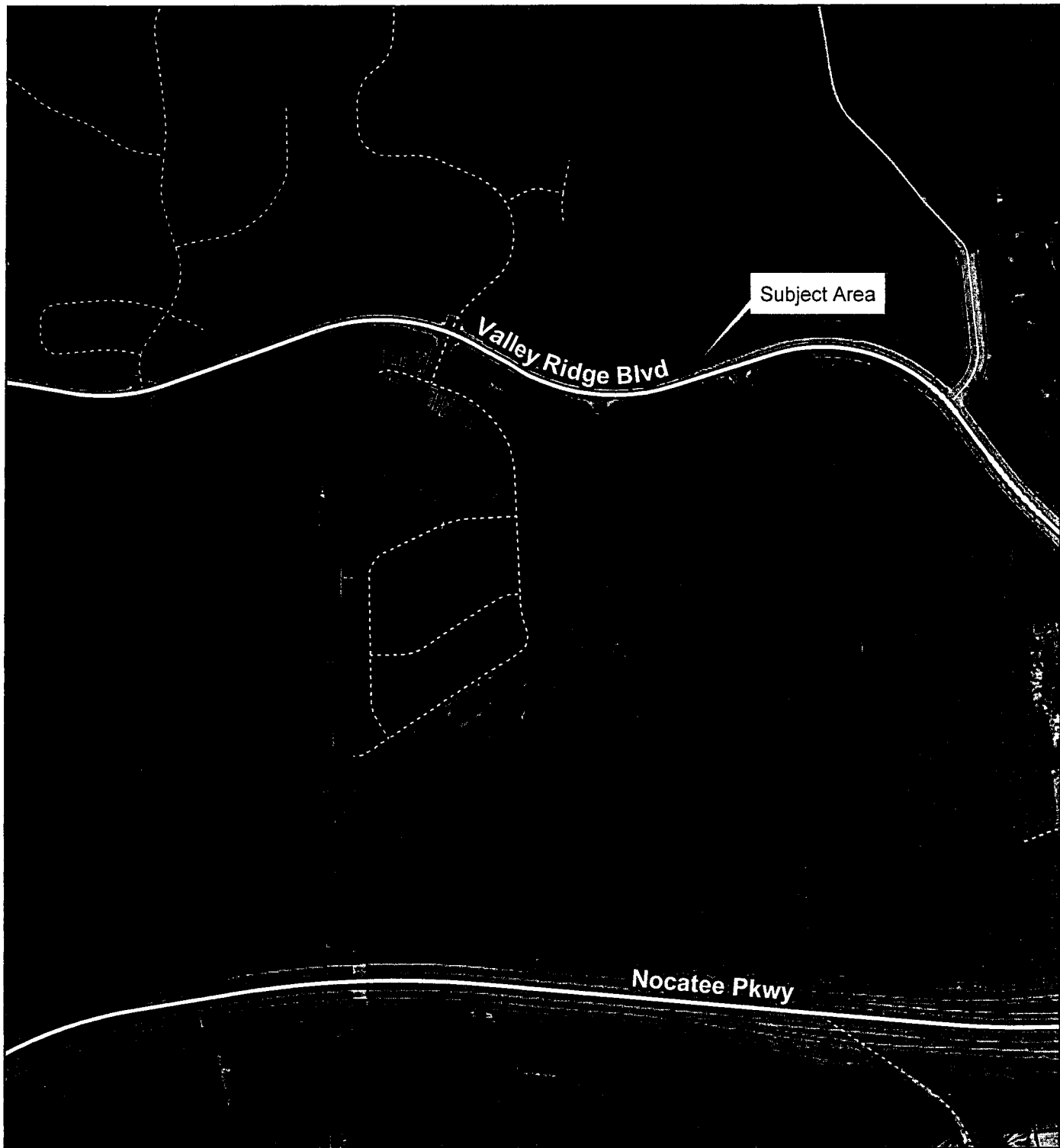
CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	53°58'56"	45.00'	42.40'	S77°09'27"E	40.85'
C2	71°42'35"	45.00'	56.32'	S14°18'41"E	52.72'
C3	38°46'05"	45.00'	30.45'	S40°55'39"W	29.87'



LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
PC POINT OF CURVATURE
PT POINT OF TANGENCY
C1 TABULATED CURVE DATA

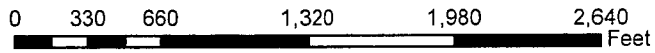
SHEET 2 OF 2
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32256 (904) 642-8550



**Roadway Drainage Easement
Valley Ridge Boulevard**

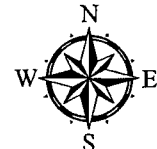
Nocatee



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
July 19, 2010
(904) 209-0790



**2009 Color Aerial
Imagery Map**

DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.