

RESOLUTION NO. 2017- 236

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SECOND AMENDMENT TO ACCESS AND UTILITY EASEMENT AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE AMENDMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, Twin Creeks Development Associates, LLC., a Florida limited liability company, conveyed 22 acres of property to the County for a park site approved in Resolution 2015-240, for use by the public; and

WHEREAS, further research showed the primary access to the park is by easement that needs to be adjusted and amended slightly; and

WHEREAS, the County owns the park property within the subdivision and is required to join in to execute the Second Amendment to Access and Utility Easement, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, allowing the developer to move forward in constructing the road.

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.

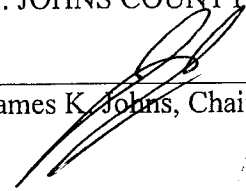
Section 2. The Board of County Commissioners hereby accepts and authorizes the Chair to execute a Second Amendment to Access and Utility Easement.

Section 3. To the extent that there are typographical 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.

Section 4. The Clerk is instructed to record the original Second Amendment to Access and Utility Easement in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18th day of July, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 7/20/17

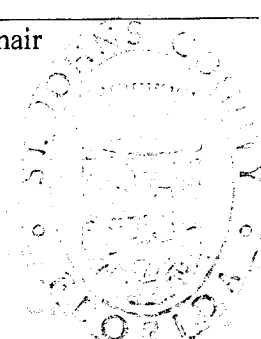


EXHIBIT "A" TO RESOLUTION

Instrument Prepared By and Return To:
Zach Miller, Esq.
501 Riverside Avenue,
Suite 901
Jacksonville, Florida 32250

SECOND AMENDMENT TO ACCESS AND UTILITY EASEMENT

THIS SECOND AMENDED ACCESS AND UTILITY EASEMENT (this "Second Amendment") is made effective as of the _____ day of _____, 2017, by **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301 ("Heartwood"), **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, whose address is P.O. Box 812241, Boca Raton, Florida 33481 ("TCDA"), **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is One Town Center Road, Suite 600, Boca Raton, Florida 33486 ("SJP"), **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 40 Orange Street, St. Augustine, Florida 32084 (the "School Board"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "County").

BACKGROUND

A. SJP and TOUSA Homes, Inc., a Florida corporation ("Tousa"), entered into that certain Access and Utility Easement dated November 18, 2005 and recorded November 21, 2005 in Official Records Book 2588, Page 69 of the Public Records of St. Johns County, Florida (the "Original Easement"), as amended by the Amendment to Access and Utility Easement dated September 4, 2015 and recorded September 8, 2015 in Official Records Book 4082, Page 793 of the Public Records of St. Johns County, Florida, entered into by SJP, Heartwood, and Twin Creeks Ventures, a Florida limited liability company (the "First Amendment"; the Original Easement as amended by the First Amendment is referred to herein as the "Easement").

B. TCDA is the current owner of all of the SJ Property as described in the First Amendment, less and except the following portions thereof:

- (i) the lands identified as the Conservation Easement Area in that certain Deed of Conservation Easement recorded in Official Records Book 4096, Page 1735 of the Public Records of St. Johns County, Florida (the "Phase 1 Conservation Easement Area");
- (ii) the lands described on Exhibit B-3 attached hereto (the "School Board K-8 Parcel");
- (iii) the lands described on Exhibit B-4 attached hereto (the "Park Parcel");
and

- (iv) the lands conveyed to Heartwood in that certain Special Warranty Deed recorded in Official Records Book 4139, Page 326 of the Public Records of St. Johns County, Florida (the "**Heartwood Property**").
- C. SJP is the current owner of the Phase 1 Conservation Easement Area.
- D. The School Board is the current owner of the School Board K-8 Parcel.
- E. The County is the current owner of the Park Parcel.
- F. Heartwood is the current owner of the Heartwood Property.
- G. The Parties hereto desire to amend the Easement to modify the description of the Easement Parcel.

NOW THEREFORE, in consideration of the above premises and of the covenants herein contained, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties, the parties agree as follows:

1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference. Capitalized terms not otherwise defined herein shall have the meanings as set forth in the Easement.

a. **Amendment.** Exhibit A to the Easement is hereby deleted in its entirety and replaced with Exhibit A attached hereto. The property described on Exhibit A attached hereto shall hereinafter be the Easement Parcel. TCDA is the owner of the portion of the Easement Parcel depicted on Exhibit C attached hereto and acknowledges, agrees and consents to such property being subject to the easements granted by the Easement, as modified hereby.

2. **Notices.** All notices which are required or permitted under the Easement must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee), (i) when delivered by personal delivery, or (ii) one (1) business day after having been deposited with an expedited, reputable overnight courier service such as U.S. Express Mail, Federal Express or United Parcel Service, to the following addresses:

Heartwood: Heartwood 23, LLC
401 East Las Olas Blvd., Suite 800
Fort Lauderdale, Florida 33301
Attn: Bruce J. Parker

With a copy to: Paul Harden, Esquire
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

TCDA: Twin Creeks Development Associates, LLC
P.O. Box 812241
Boca Raton, Florida 33481
Attn: John T. Kinsey

With a copy to: Zelica M. Quigley, Esquire
7777 Glades Road, Suite 300
Boca Raton, Florida 33434

SJP: South Jacksonville Properties, LLC
One Town Center Road, Suite 600
Boca Raton, Florida 33486
Attn: Arthur J. Falcone

With a copy to: Zelica M. Quigley, Esquire
7777 Glades Road, Suite 300
Boca Raton, Florida 33434

School Board: School Board of St. Johns County, Florida
40 Orange Street
St. Augustine, Florida 32084

St. Johns County: St. Johns County, Florida
500 San Sebastian View
St. Augustine, Florida 32084

3. **Effect on Agreement.** Except as modified herein, the Easement shall remain in full force and effect binding upon the parties. In the event of a conflict between the Easement and this Second Amendment, the terms of this Second Amendment shall control.

4. **Severability.** The invalidity of any provision contained in this Second Amendment shall not affect the remaining provisions, provided that such remaining portions remain consistent with the intent of this document, and do not violate Florida law, which shall govern this Second Amendment.

5. **Counterparts.** This Second Amendment may be executed in counterparts each of which shall constitute an original and together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties have executed this Second Amendment as of the day and year first above written.

Signed, sealed and delivered in the presence of:

HEARTWOOD 23, LLC,
a Florida limited liability company

Witness #1
Printed Name: _____

By: _____
Name: _____
Title: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by _____, the _____ of Heartwood 23, LLC, a Florida limited liability company, on behalf of the company. He/She ___ is personally known to me or ___ has produced _____ as identification.

Notary Public
Printed Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC,**
a Florida limited liability company

Printed Name: _____

Printed Name: _____

By: _____
John T. Kinsey, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ___ day of _____, 2017,
by John T. Kinsey, as Manager of Twin Creeks Development Associates, a Florida limited
liability company, on behalf of the company. He ___ is personally known to me or ___ has
produced _____ as identification.

Notary Public
Printed Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

SOUTH JACKSONVILLE PROPERTIES LLC,
a Florida limited liability company

Witness #1
Printed Name: _____

By: South Jacksonville Properties Mezz,
LLC, a Florida limited liability
company, its Sole Member

Witness #2
Printed Name: _____

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ___ day of _____, 2017, by Arthur J. Falcone, the Manager of South Jacksonville Properties, LLC, a Florida limited liability company, Sole Member of South Jacksonville Properties Mezz, a Florida limited liability company, on behalf of the company. He ___ is personally known to me or ___ has produced _____ as identification.

Notary Public
Printed Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

**THE SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA,**
a political subdivision of the State of
Florida

Witness #1
Printed Name: _____

By: _____
Print Name: _____
Title: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, _____, as _____ of The School Board of St. Johns County, Florida, a political subdivision of the State of Florida. He/She is ____ personally known to me or ____ has produced _____ as identification.

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of
Florida

Witness #1
Printed Name: _____

By: _____
Print Name: _____
Title: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2017, _____, as _____ of St. Johns County, Florida, a political subdivision of the State of Florida. He/she is ____ personally known to me or ____ has produced _____ as identification.

Notary Public
Print Name: _____
My commission expires: _____

EXHIBIT A

Easement Parcel

ACCESS AND UTILITY EASEMENT

A PORTION OF SECTION 10, 14, AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10, THENCE NORTH 00°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 376.92 FEET, TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED PURSUANT TO DEED RECORDED IN OFFICIAL RECORDS BOOK 4252, PAGE 1560 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 1728.98 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 314.76 FEET; THENCE SOUTH 09°28'01" WEST, 96.50 FEET; THENCE SOUTH 35°31'59" EAST, 74.37 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 351.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°57'30" EAST, 331.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31°36'59" WEST, 52.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 297.93 FEET, AN ARC DISTANCE OF 264.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°12'41" WEST, 255.63 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 335.00 FEET, AN ARC DISTANCE OF 490.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°07'35" EAST, 447.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°56'28" EAST, 786.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 790.00 FEET, AN ARC DISTANCE OF 1264.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°11'39" EAST, 1133.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11°19'45" EAST, 8.32 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF

356.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°31'42" EAST, 347.60 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°43'39" EAST, 187.02 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°17'33" EAST, 44.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 40.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°42'10" EAST, 40.08 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 41.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°44'06" EAST, 39.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 233.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°36'11" EAST, 231.85 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 71°59'58" EAST, 7.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 810.00 FEET, AN ARC DISTANCE OF 1661.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°14'13" EAST, 1385.14 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°31'32" WEST, 331.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 124.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°05'01" WEST, 124.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°38'29" WEST, 30.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 780.00 FEET, AN ARC DISTANCE OF 334.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°21'24" WEST, 331.93 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°04'18" WEST, 143.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 920.00 FEET, AN ARC DISTANCE OF 115.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°39'59" WEST, 115.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°15'40" WEST, 120.17 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC

OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1500.00 FEET, AN ARC DISTANCE OF 635.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°23'38" WEST, 630.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°31'36" WEST, 17.06 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 140.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°29'38" WEST, 140.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 37°27'40" WEST, 237.26 FEET; THENCE NORTH 83°12'08" WEST, 57.30 FEET, TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210; THENCE; NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 250.08 FEET; THENCE SOUTH 06°47'52" WEST, 55.83 FEET; THENCE SOUTH 37°27'40" EAST, 433.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2059.14 FEET, AN ARC DISTANCE OF 187.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°51'16" EAST, 187.29 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°50'12" EAST, 201.28 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1042.00 FEET, AN ARC DISTANCE OF 93.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°16'19" EAST, 93.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 972.00 FEET, AN ARC DISTANCE OF 43.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°59'03" EAST, 43.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21°15'40" EAST, 230.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET, AN ARC DISTANCE OF 125.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°39'59" EAST, 125.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°04'18" EAST, 143.21 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 300.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°21'24" EAST, 297.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°38'29" EAST, 30.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 115.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 42°05'01" EAST, 115.27 FEET, TO THE POINT OF TANGENCY OF SAID

CURVE; THENCE SOUTH 45°31'32" EAST, 331.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 890.00 FEET, AN ARC DISTANCE OF 1825.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°14'13" WEST, 1521.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 71°59'58" WEST, 7.95 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 178.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°52'28" WEST, 177.51 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 53.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°11'31" WEST, 50.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 15.30 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°58'54" EAST, 15.29 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°09'45" EAST, 44.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 55°43'39" EAST, 30.00 FEET; THENCE SOUTH 34°16'21" WEST, 80.00 FEET; THENCE NORTH 55°43'39" WEST, 30.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°17'33" WEST, 44.72 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 16.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°46'31" WEST, 16.15 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 53.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°51'01" WEST, 50.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19°17'33" WEST, 24.70 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, AN ARC DISTANCE OF 573.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°11'26" WEST, 564.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE;

THENCE SOUTH 14°54'40" EAST, 785.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1060.00 FEET, AN ARC DISTANCE OF 1459.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°20'34" EAST, 1346.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°13'32" EAST, 1604.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 933.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°02'01" EAST, 876.01 FEET, TO THE SOUTHERLY TERMINUS OF TWIN CREEKS DRIVE, AS SHOWN ON THE PLAT OF CREEKSIDE AT TWIN CREEKS PHASE 1C AND RECORDED IN MAP BOOK 80 PAGES 55 THROUGH 65 INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 74°09'57" EAST, ALONG LAST SAID LINE, 80.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 1031.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°01'59" WEST, 968.23 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°13'32" WEST, 982.25 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°13'32" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°46'28" EAST, 95.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 68.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°01'55" EAST, 67.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°17'22" EAST, 35.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 295.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°40'16" EAST, 285.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°56'51" WEST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 370.00 FEET, AN ARC DISTANCE OF 98.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°21'35" WEST, 97.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°13'42" EAST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 320.00 FEET, AN ARC DISTANCE OF 195.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING

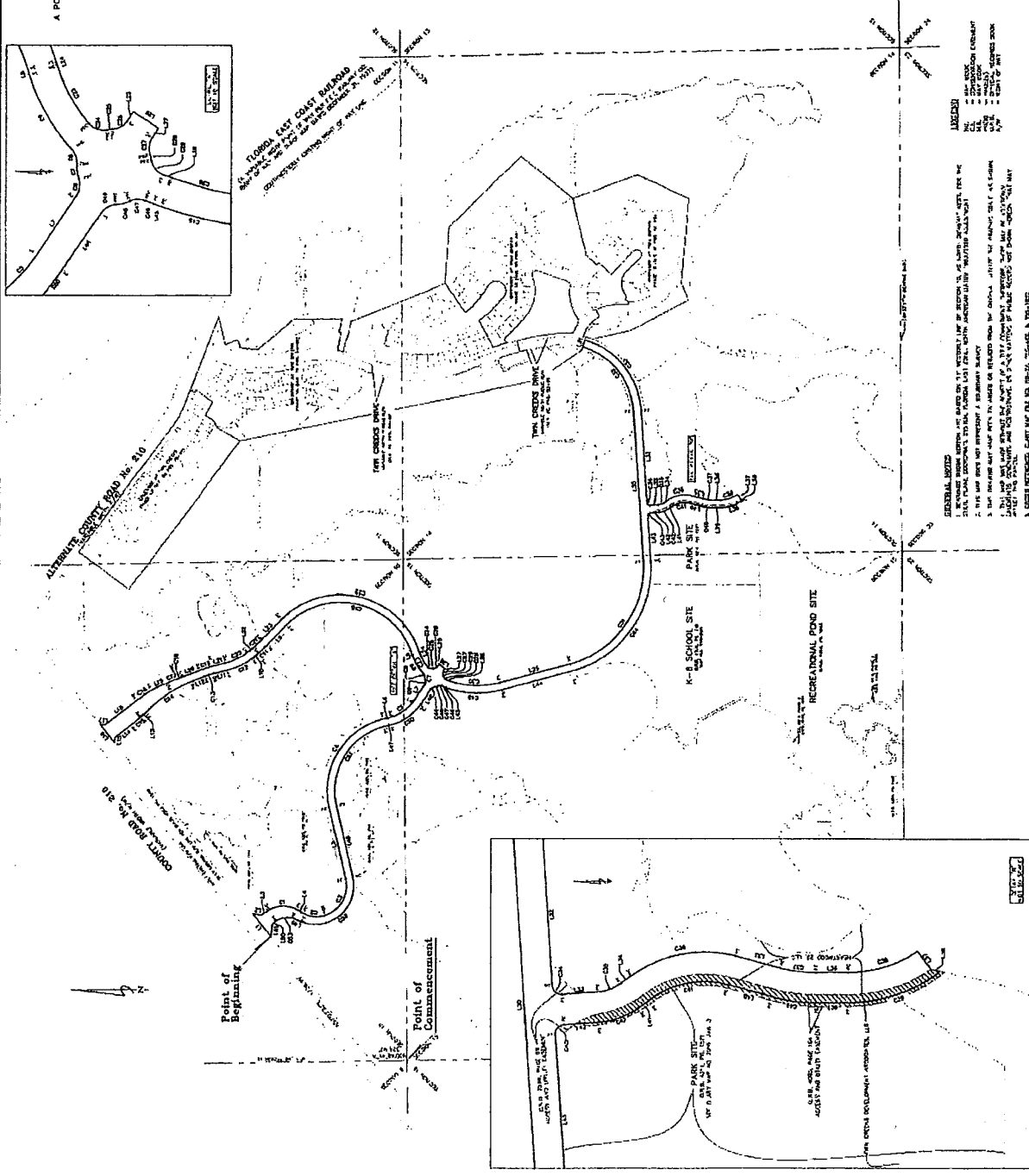
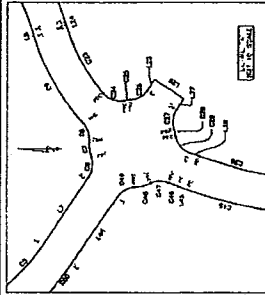
AND DISTANCE OF SOUTH 17°41'24" EAST, 192.05 FEET; THENCE SOUTH 54°50'53" WEST, 60.00 FEET; THENCE SOUTH 11°55'36" WEST, 26.75 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 262.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°59'42" WEST, 257.37 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 450.00 FEET, AN ARC DISTANCE OF 119.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 118.84 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 250.00 FEET, AN ARC DISTANCE OF 223.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 216.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 35.36 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 113.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 111.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 95.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°46'28" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 86°13'32" WEST, 491.98 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 1569.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°20'34" WEST, 1448.16 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°54'40" WEST, 785.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1040.00 FEET, AN ARC DISTANCE OF 620.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°11'26" EAST, 611.67 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 19°17'33" EAST, 24.70 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 23.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°33'50" EAST, 23.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 41.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°41'34" WEST, 39.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 39.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°54'33" WEST, 39.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 46.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°09'45" WEST, 44.72 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55°43'39" WEST, 187.02 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 418.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°31'42" WEST, 408.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°19'45" WEST, 8.32 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 710.00 FEET, AN ARC DISTANCE OF 1136.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°11'39" WEST, 1019.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 76°56'28" WEST, 786.40 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 903.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°39'42" WEST, 735.53 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°44'09" EAST, 76.92 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°38'22" WEST, 214.81 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 39°00'52" WEST, 34.11 FEET; THENCE NORTH 84°00'52" WEST, 134.75 FEET, TO THE POINT OF BEGINNING.

CONTAINING 30.09 ACRES, MORE OR LESS.

Map Showing

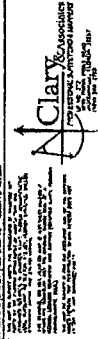
A PORTION OF SECTIONS 10, 14, AND 15, TOWNSHIP 5 SOUTH,
RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	DISTANCE	AREA	AREA	AREA
1	N 89° 58' 00" W	100.00	100.00	100.00	100.00
2	S 89° 58' 00" E	100.00	100.00	100.00	100.00
3	N 00° 00' 00" E	100.00	100.00	100.00	100.00
4	S 00° 00' 00" W	100.00	100.00	100.00	100.00
5	N 89° 58' 00" W	100.00	100.00	100.00	100.00
6	S 89° 58' 00" E	100.00	100.00	100.00	100.00
7	N 00° 00' 00" E	100.00	100.00	100.00	100.00
8	S 00° 00' 00" W	100.00	100.00	100.00	100.00
9	N 89° 58' 00" W	100.00	100.00	100.00	100.00
10	S 89° 58' 00" E	100.00	100.00	100.00	100.00
11	N 00° 00' 00" E	100.00	100.00	100.00	100.00
12	S 00° 00' 00" W	100.00	100.00	100.00	100.00
13	N 89° 58' 00" W	100.00	100.00	100.00	100.00
14	S 89° 58' 00" E	100.00	100.00	100.00	100.00
15	N 00° 00' 00" E	100.00	100.00	100.00	100.00
16	S 00° 00' 00" W	100.00	100.00	100.00	100.00
17	N 89° 58' 00" W	100.00	100.00	100.00	100.00
18	S 89° 58' 00" E	100.00	100.00	100.00	100.00
19	N 00° 00' 00" E	100.00	100.00	100.00	100.00
20	S 00° 00' 00" W	100.00	100.00	100.00	100.00
21	N 89° 58' 00" W	100.00	100.00	100.00	100.00
22	S 89° 58' 00" E	100.00	100.00	100.00	100.00
23	N 00° 00' 00" E	100.00	100.00	100.00	100.00
24	S 00° 00' 00" W	100.00	100.00	100.00	100.00
25	N 89° 58' 00" W	100.00	100.00	100.00	100.00
26	S 89° 58' 00" E	100.00	100.00	100.00	100.00
27	N 00° 00' 00" E	100.00	100.00	100.00	100.00
28	S 00° 00' 00" W	100.00	100.00	100.00	100.00
29	N 89° 58' 00" W	100.00	100.00	100.00	100.00
30	S 89° 58' 00" E	100.00	100.00	100.00	100.00
31	N 00° 00' 00" E	100.00	100.00	100.00	100.00
32	S 00° 00' 00" W	100.00	100.00	100.00	100.00
33	N 89° 58' 00" W	100.00	100.00	100.00	100.00
34	S 89° 58' 00" E	100.00	100.00	100.00	100.00
35	N 00° 00' 00" E	100.00	100.00	100.00	100.00
36	S 00° 00' 00" W	100.00	100.00	100.00	100.00
37	N 89° 58' 00" W	100.00	100.00	100.00	100.00
38	S 89° 58' 00" E	100.00	100.00	100.00	100.00
39	N 00° 00' 00" E	100.00	100.00	100.00	100.00
40	S 00° 00' 00" W	100.00	100.00	100.00	100.00
41	N 89° 58' 00" W	100.00	100.00	100.00	100.00
42	S 89° 58' 00" E	100.00	100.00	100.00	100.00
43	N 00° 00' 00" E	100.00	100.00	100.00	100.00
44	S 00° 00' 00" W	100.00	100.00	100.00	100.00
45	N 89° 58' 00" W	100.00	100.00	100.00	100.00
46	S 89° 58' 00" E	100.00	100.00	100.00	100.00
47	N 00° 00' 00" E	100.00	100.00	100.00	100.00
48	S 00° 00' 00" W	100.00	100.00	100.00	100.00
49	N 89° 58' 00" W	100.00	100.00	100.00	100.00
50	S 89° 58' 00" E	100.00	100.00	100.00	100.00
51	N 00° 00' 00" E	100.00	100.00	100.00	100.00
52	S 00° 00' 00" W	100.00	100.00	100.00	100.00
53	N 89° 58' 00" W	100.00	100.00	100.00	100.00
54	S 89° 58' 00" E	100.00	100.00	100.00	100.00
55	N 00° 00' 00" E	100.00	100.00	100.00	100.00
56	S 00° 00' 00" W	100.00	100.00	100.00	100.00
57	N 89° 58' 00" W	100.00	100.00	100.00	100.00
58	S 89° 58' 00" E	100.00	100.00	100.00	100.00
59	N 00° 00' 00" E	100.00	100.00	100.00	100.00
60	S 00° 00' 00" W	100.00	100.00	100.00	100.00
61	N 89° 58' 00" W	100.00	100.00	100.00	100.00
62	S 89° 58' 00" E	100.00	100.00	100.00	100.00
63	N 00° 00' 00" E	100.00	100.00	100.00	100.00
64	S 00° 00' 00" W	100.00	100.00	100.00	100.00
65	N 89° 58' 00" W	100.00	100.00	100.00	100.00
66	S 89° 58' 00" E	100.00	100.00	100.00	100.00
67	N 00° 00' 00" E	100.00	100.00	100.00	100.00
68	S 00° 00' 00" W	100.00	100.00	100.00	100.00
69	N 89° 58' 00" W	100.00	100.00	100.00	100.00
70	S 89° 58' 00" E	100.00	100.00	100.00	100.00
71	N 00° 00' 00" E	100.00	100.00	100.00	100.00
72	S 00° 00' 00" W	100.00	100.00	100.00	100.00
73	N 89° 58' 00" W	100.00	100.00	100.00	100.00
74	S 89° 58' 00" E	100.00	100.00	100.00	100.00
75	N 00° 00' 00" E	100.00	100.00	100.00	100.00
76	S 00° 00' 00" W	100.00	100.00	100.00	100.00
77	N 89° 58' 00" W	100.00	100.00	100.00	100.00
78	S 89° 58' 00" E	100.00	100.00	100.00	100.00
79	N 00° 00' 00" E	100.00	100.00	100.00	100.00
80	S 00° 00' 00" W	100.00	100.00	100.00	100.00
81	N 89° 58' 00" W	100.00	100.00	100.00	100.00
82	S 89° 58' 00" E	100.00	100.00	100.00	100.00
83	N 00° 00' 00" E	100.00	100.00	100.00	100.00
84	S 00° 00' 00" W	100.00	100.00	100.00	100.00
85	N 89° 58' 00" W	100.00	100.00	100.00	100.00
86	S 89° 58' 00" E	100.00	100.00	100.00	100.00
87	N 00° 00' 00" E	100.00	100.00	100.00	100.00
88	S 00° 00' 00" W	100.00	100.00	100.00	100.00
89	N 89° 58' 00" W	100.00	100.00	100.00	100.00
90	S 89° 58' 00" E	100.00	100.00	100.00	100.00
91	N 00° 00' 00" E	100.00	100.00	100.00	100.00
92	S 00° 00' 00" W	100.00	100.00	100.00	100.00
93	N 89° 58' 00" W	100.00	100.00	100.00	100.00
94	S 89° 58' 00" E	100.00	100.00	100.00	100.00
95	N 00° 00' 00" E	100.00	100.00	100.00	100.00
96	S 00° 00' 00" W	100.00	100.00	100.00	100.00
97	N 89° 58' 00" W	100.00	100.00	100.00	100.00
98	S 89° 58' 00" E	100.00	100.00	100.00	100.00
99	N 00° 00' 00" E	100.00	100.00	100.00	100.00
100	S 00° 00' 00" W	100.00	100.00	100.00	100.00



UTILITY AND ACCESS EASEMENT
SHEET 1 OF 2



DATE: 03-10-17
JOB NO. 2017-58
DRAWING E/C

- GENERAL NOTES:**
1. REVIEW THESE NOTES AND MAPS FOR ALL UTILITIES AND RECORDS. IF ANY DISCREPANCY EXISTS, THE ENGINEER SHALL BE RESPONSIBLE FOR RESOLVING THE SAME.
 2. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS.
 3. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.
 4. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.
 5. THE ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY RECORDS AND PERMITS.

CAD FILE: 2017-58 REMISE ACCESS & UTILITY EASEMENTS - CHECKED BY: [Name]
JOB NO. 2017-58
DRAWING E/C
FILE NO. 155-1091

EXHIBIT B-3

The School Board K-8 Parcel

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

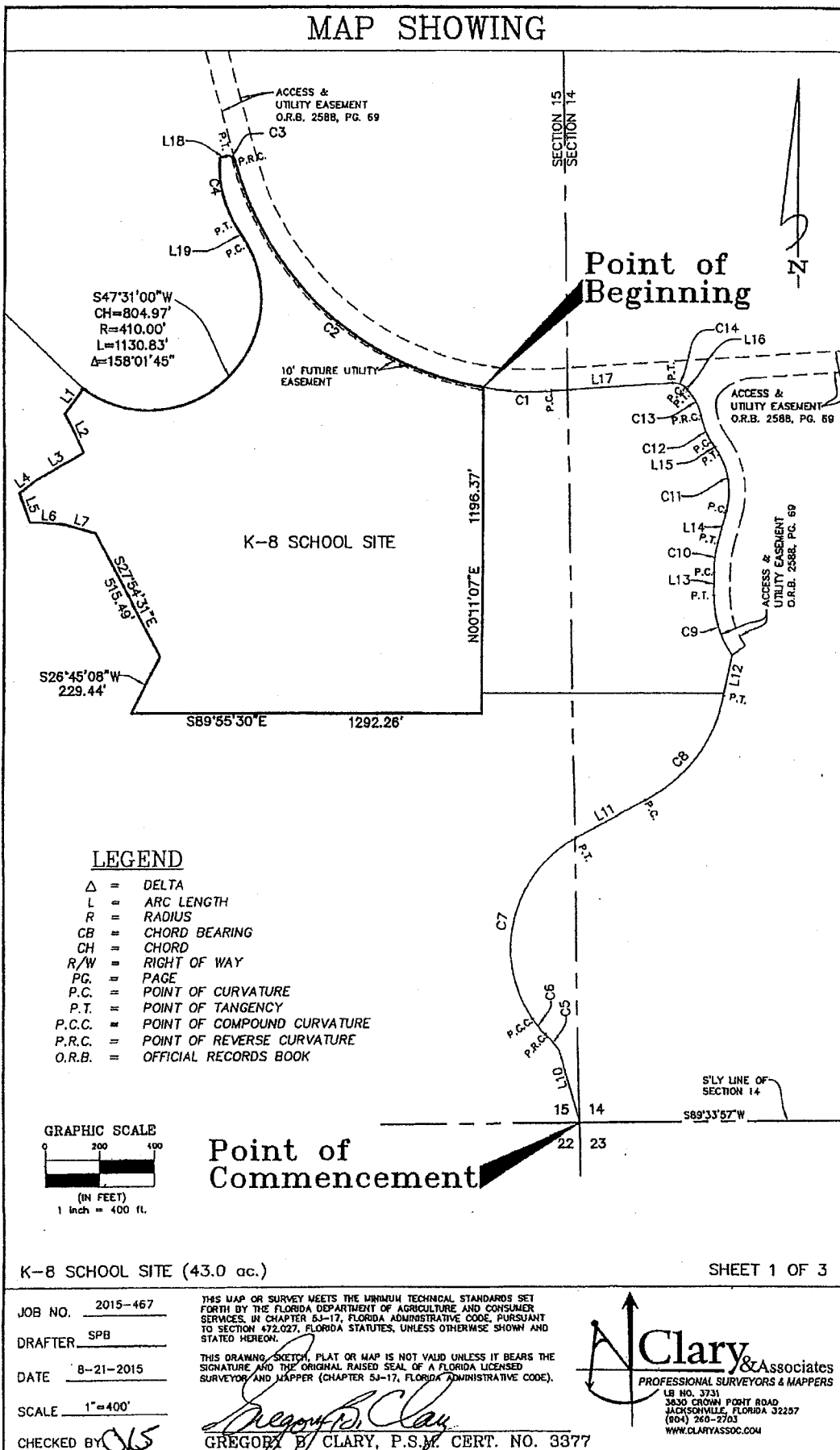
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $14^{\circ}59'21''$ WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $40^{\circ}17'01''$ WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $41^{\circ}08'54''$ WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $13^{\circ}34'50''$ EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE ; THENCE NORTH $61^{\circ}36'00''$ EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $36^{\circ}45'48''$ EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $11^{\circ}55'36''$ EAST, 152.87 FEET, TO THE WESTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND WESTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LANDS DESIGNATED SOUTH ROAD PARCEL, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $17^{\circ}41'24''$ WEST, 228.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH $00^{\circ}13'42''$ WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING

A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 233.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 7: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°21'29" WEST, 125.32 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°35'05" WEST, 106.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT TANGENCY OF SAID CURVE COURSE NO. 11: SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 13: CONTINUE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 1316.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°49'57" WEST, 1244.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°50'01" WEST, 35.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°05'20" WEST, 27.24 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00

FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" EAST, 265.76 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31°29'53" EAST, 54.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1130.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°31'00" WEST, 804.97 FEET; THENCE SOUTH 36°31'52" WEST, 115.72 FEET; THENCE SOUTH 26°39'42" EAST, 160.45 FEET; THENCE SOUTH 60°20'00" WEST, 204.01 FEET; THENCE SOUTH 53°14'47" WEST, 78.62 FEET; THENCE SOUTH 19°32'55" EAST, 111.67 FEET; THENCE SOUTH 85°53'06" EAST, 125.52 FEET; THENCE SOUTH 74°28'33" EAST, 125.43 FEET; THENCE SOUTH 27°54'31" EAST, 515.49 FEET; THENCE SOUTH 26°45'08" WEST, 229.44 FEET; THENCE SOUTH 89°55'30" EAST, 1292.26 FEET; THENCE NORTH 00°11'07" EAST, 1196.37 FEET, TO THE POINT OF BEGINNING.

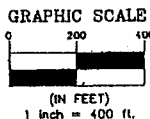
CONTAINING 43.00 ACRES MORE OR LESS.

MAP SHOWING



LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- CH = CHORD
- R/W = RIGHT OF WAY
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK



Point of
Commencement

K-8 SCHOOL SITE (43.0 ac.)

SHEET 1 OF 3

JOB NO. 2015-467

DRAFTER SPB

DATE 8-21-2015

SCALE 1"=400'

CHECKED BY *GS*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	115.72'	S36°31'52"W
L2	160.45'	S26°39'42"E
L3	204.01'	S60°20'00"W
L4	78.62'	S53°14'47"W
L5	111.67'	S19°32'55"E
L6	125.52'	S85°53'06"E
L7	125.43'	S74°28'33"E
L10	272.84'	N14°59'21"W
L11	287.18'	N61°36'00"E
L12	152.87'	N11°55'38"E
L13	85.97'	N00°13'42"W
L14	122.62'	N14°56'51"E
L15	4.50'	N36°17'22"W
L16	9.27'	N44°44'34"W
L17	445.52'	S86°13'32"W
L18	27.24'	S75°05'20"W
L19	54.58'	S31°29'53"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	255.98'	1140.00'	12°51'55"	N87°20'30"W	255.44'
C2	1316.23'	1140.00'	66°09'12"	N47°49'57"W	1244.33'
C3	39.34'	25.00'	90°09'20"	N59°50'01"W	35.40'
C4	269.98'	440.00'	35°09'21"	S13°55'12"E	265.76'
C5	83.09'	314.27'	15°08'53"	N40°17'01"W	82.84'
C6	74.61'	318.58'	13°25'08"	N41°08'54"W	74.44'
C7	771.05'	460.00'	96°02'19"	N13°34'50"E	683.90'
C8	498.21'	574.66'	49°40'24"	N36°45'48"E	482.75'
C9	231.62'	380.00'	34°55'25"	N17°41'24"W	228.05'
C10	113.89'	430.00'	15°10'33"	N07°21'35"E	113.56'
C11	241.45'	270.00'	51°14'13"	N10°40'16"W	233.48'
C12	126.39'	280.00'	25°51'47"	N23°21'29"W	125.32'
C13	107.81'	180.00'	34°19'00"	N27°35'05"W	106.20'
C14	51.35'	60.00'	49°01'54"	N69°15'31"W	49.79'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # TS5-400, # TS5-401, # TS5-440, AND # TS5-448 & ANGAS BOUNDARY # 115B-26C.

K-8 SCHOOL SITE (43.0 ac.)

SHEET 2 OF 3

JOB NO. 2015-467
 DRAFTER SPB
 DATE 8-21-2015
 SCALE 1"=400'
 CHECKED BY SPB

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
GREGORY B. CLARY, P.S.M. CERT. NO. 3977



MAP SHOWING

A PORTION OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 152.87 FEET, TO THE WESTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND WESTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LANDS DESIGNATED SOUTH ROAD PARCEL, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 233.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 7: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°21'29" WEST, 125.32 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°35'05" WEST, 106.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT TANGENCY OF SAID CURVE; COURSE NO. 11: SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 12: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 13: CONTINUE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 1316.23 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°49'57" WEST, 1244.33 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°50'01" WEST, 35.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 75°05'20" WEST, 27.24 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 269.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°55'12" EAST, 265.76 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 31°29'53" EAST, 54.58 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 1130.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°31'00" WEST, 804.97 FEET; THENCE SOUTH 36°31'52" WEST, 115.72 FEET; THENCE SOUTH 26°39'42" EAST, 160.45 FEET; THENCE SOUTH 60°20'00" WEST, 204.01 FEET; THENCE SOUTH 53°14'47" WEST, 78.82 FEET; THENCE SOUTH 19°32'55" EAST, 111.67 FEET; THENCE SOUTH 85°53'06" EAST, 125.52 FEET; THENCE SOUTH 74°28'33" EAST, 125.43 FEET; THENCE SOUTH 27°54'31" EAST, 515.49 FEET; THENCE SOUTH 26°45'08" WEST, 229.44 FEET; THENCE SOUTH 89°55'30" EAST, 1292.26 FEET; THENCE NORTH 00°11'07" EAST, 1196.37 FEET, TO THE POINT OF BEGINNING.

CONTAINING 43.00 ACRES MORE OR LESS.

K-8 SCHOOL SITE (43.0 ac.)

SHEET 3 OF 3

JOB NO. 2015-457
 DRAFTER SPB
 DATE 8-21-2015
 SCALE 1"=400'
 CHECKED BY *RS*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



EXHIBIT B-4

The Park Parcel

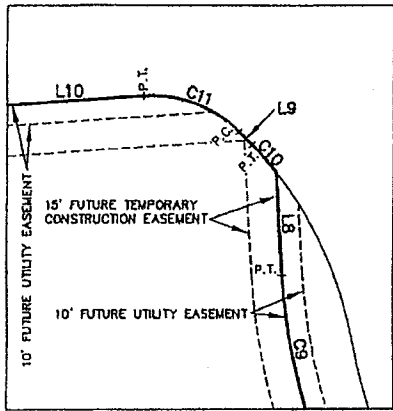
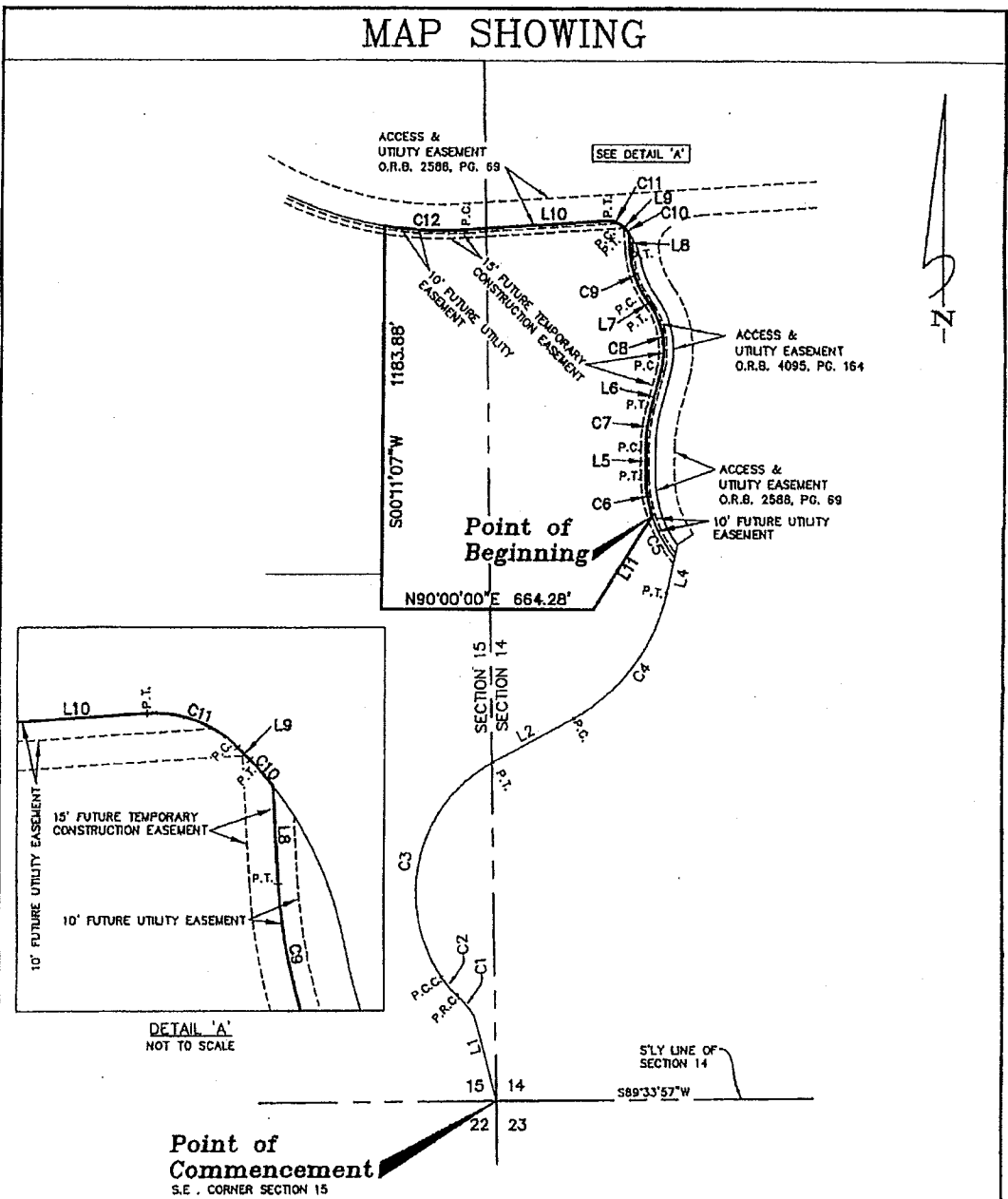
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH $14^{\circ}59'21''$ WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $40^{\circ}17'01''$ WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $41^{\circ}08'54''$ WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $13^{\circ}34'50''$ EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $61^{\circ}36'00''$ EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $36^{\circ}45'48''$ EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $11^{\circ}55'36''$ EAST, 113.12 FEET, TO THE TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 148.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $28^{\circ}34'51''$ WEST, 147.41 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 128.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $09^{\circ}13'35''$ WEST, 128.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $00^{\circ}13'42''$ WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC

BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 214.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 207.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 175.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 173.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 50.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 17.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°54'33" WEST, 17.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 5: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 00°11'07" WEST, 1183.88 FEET; THENCE NORTH 90°00'00" EAST, 664.28 FEET; THENCE NORTH 31°59'36" EAST, 343.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.00 ACRES MORE OR LESS.

MAP SHOWING

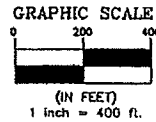


DETAIL 'A'
NOT TO SCALE

Point of Commencement
S.E. CORNER SECTION 15

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- CH = CHORD
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK



AMENDED: 05-26-16 TO CORRECT TYPO
 AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVISE PARCEL LIMITS 2015-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 1 OF 3

JOB NO. 2015-348-2
 DRAFTER SPB
 DATE 9-3-2015
 SCALE 1"=400'
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 289-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	272.84'	N14°59'21"W
L2	287.18'	N61°36'00"E
L4	113.12'	N11°55'36"E
L5	85.97'	N00°13'42"W
L6	122.62'	N14°56'51"E
L7	4.50'	N36°17'22"W
L8	50.73'	N03°46'28"W
L9	9.27'	N44°44'34"W
L10	445.52'	S86°13'32"W
L11	343.24'	N31°59'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	83.09'	314.27'	15°08'53"	N40°17'01"W	82.84'
C2	74.61'	318.58'	13°25'08"	N41°08'54"W	74.44'
C3	771.05'	460.00'	96°02'19"	N13°34'50"E	683.90'
C4	498.21'	574.66'	49°40'25"	N36°45'48"E	482.75'
C5	148.22'	410.00'	20°42'45"	N28°34'51"W	147.41'
C6	128.78'	410.00'	17°59'47"	N09°13'35"W	128.25'
C7	121.84'	460.00'	15°10'32"	N07°21'35"E	121.48'
C8	214.62'	240.00'	51°14'13"	N10°40'16"W	207.54'
C9	175.92'	310.00'	32°30'55"	N20°01'55"W	173.57'
C10	17.81'	180.00'	5°40'04"	N41°54'33"W	17.80'
C11	51.35'	60.00'	49°01'53"	N69°15'31"W	49.79'
C12	255.98'	1140.00'	12°51'55"	N87°20'30"W	255.44'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # TS5-400, # TS5-401, # TS5-440, AND # TS5-448 & ANGAS BOUNDARY # 115B-26C.

AMENDED: 05-26-16 TO CORRECT TYPO
 AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVISE PARCEL LIMITS 2016-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 2 OF 3

JOB NO. 2015-348-2

DRAFTER SPB

DATE 9-3-2015

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 113.12 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 148.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°34'51" WEST, 147.41 FEET, TO A POINT ON THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 128.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°13'35" WEST, 128.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 214.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 207.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 175.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 173.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 50.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 17.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°54'33" WEST, 17.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4; SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 5; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 00°11'07" WEST, 1183.88 FEET; THENCE NORTH 90°00'00" EAST, 664.28 FEET; THENCE NORTH 31°59'36" EAST, 343.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.00 ACRES MORE OR LESS.

AMENDED: 05-26-18 TO CORRECT TYPO
 AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVERSE PARCEL LIMITS 2015-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 3 OF 3

JOB NO. 2015-348-2

DRAFTER SPB

DATE 9-3-2015

SCALE 1"=400'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
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 3810 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
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EXHIBIT C

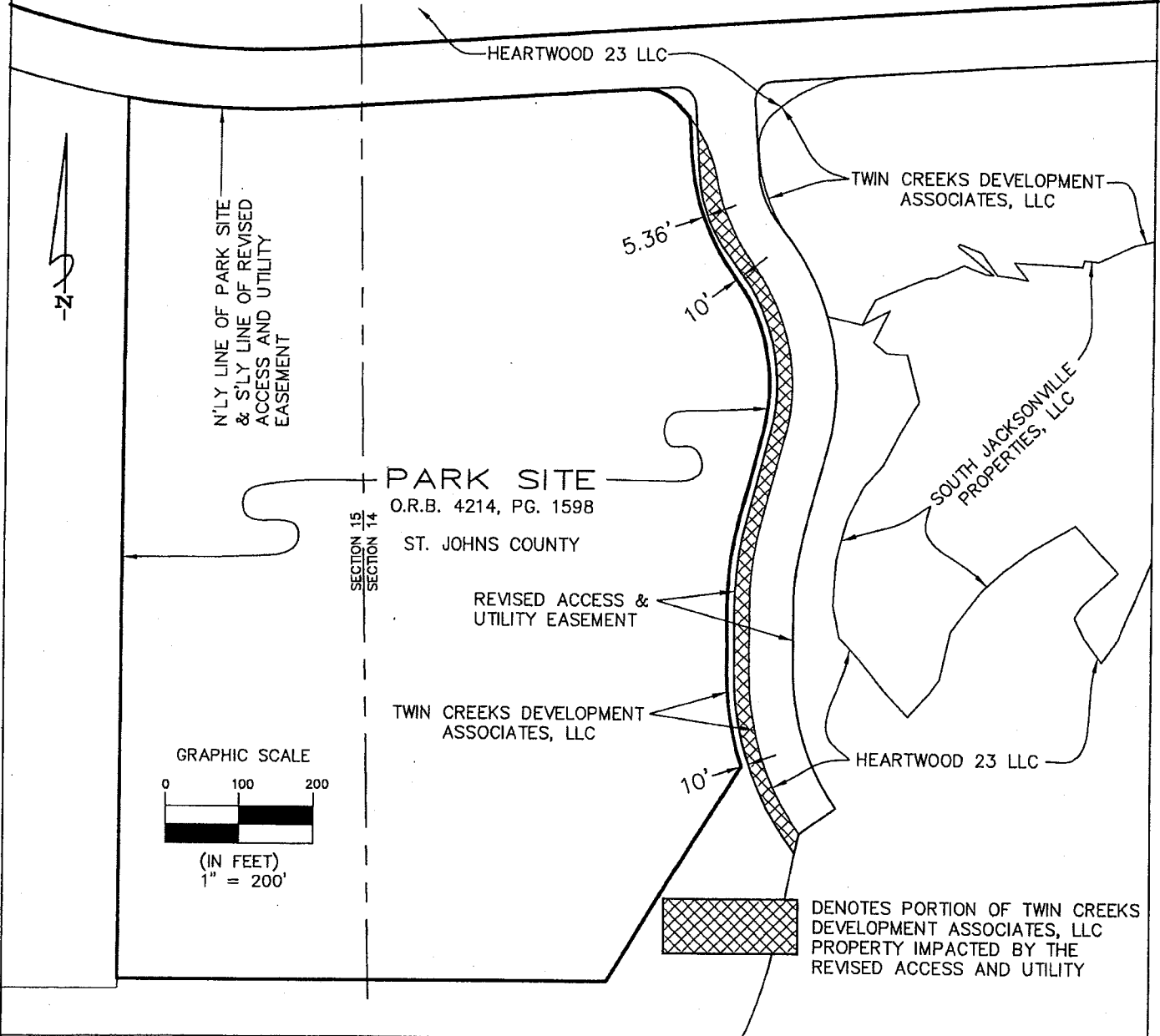
Portion of Easement Parcel owned by TCDA

MAP SHOWING

A PORTION OF SECTIONS 14 & 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES

1. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THIS DRAWING IS INTENDED TO SHOW THE PORTION OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC PROPERTY IMPACTED BY THE REVISED ACCESS AND UTILITY EASEMENT SHOWN HEREON ONLY.



DENOTES PORTION OF TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC PROPERTY IMPACTED BY THE REVISED ACCESS AND UTILITY

JOB NO. ---
 DRAFTER ---
 DATE ---
 SCALE 1"=

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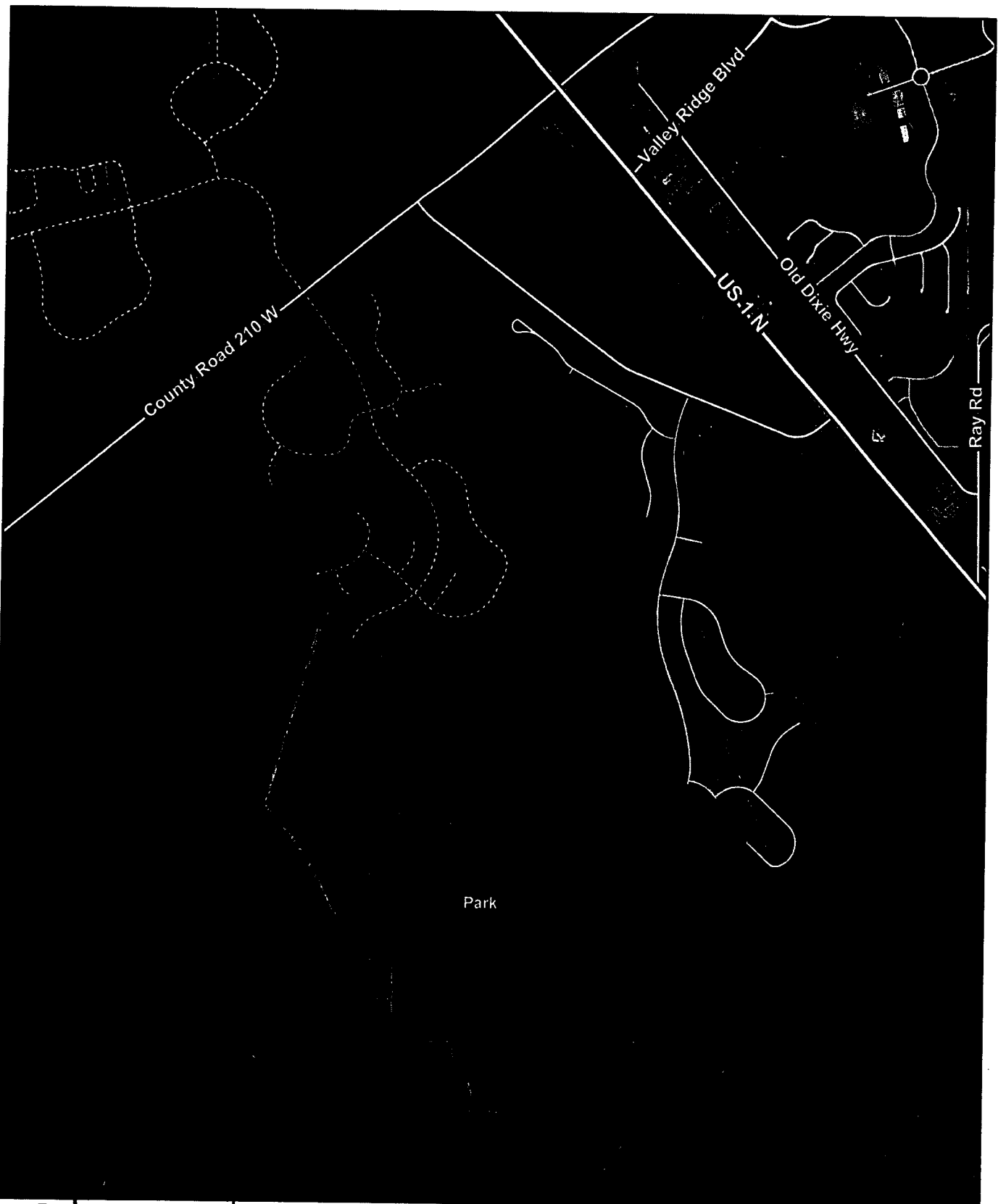
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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Park



2013 Aerial Imagery



PARK PROPERTY
Second Amendment

Land Mgmt. Systems
 Real Estate Division
 209-0796

Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate Division
 disclaims all responsibility for the accuracy
 or completeness of the data shown hereon.

