

angle of $114^{\circ}30'15''$ to the left, an arc distance of 39.97 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $77^{\circ}26'25''$ East, 33.64 feet;

Course No. 51: run thence, North $20^{\circ}11'18''$ East, along last said tangency, a distance of 38.40 feet, to a point;

Course No. 52: run thence, North $03^{\circ}21'10''$ East, a distance of 63.91 feet, to a point;

Course No. 53: run thence, North $56^{\circ}53'28''$ East, a distance of 65.60 feet, to a point;

Course No. 54: run thence, South $73^{\circ}28'38''$ East, a distance of 26.32 feet, to a point;

Course No. 55: run thence, North $82^{\circ}37'42''$ East, a distance of 72.75 feet, to a point;

Course No. 56: run thence, North $52^{\circ}45'31''$ East, a distance of 57.68 feet, to a point;

Course No. 57: run thence, North $65^{\circ}19'11''$ East, a distance of 76.69 feet, to a point;

Course No. 58: run thence, North $77^{\circ}39'44''$ East, a distance of 49.62 feet, to the point of curvature, of a curve leading northerly;

Course No. 59: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 25.00 feet, through a central angle of $118^{\circ}37'08''$ to the left, an arc distance of 51.76 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $18^{\circ}21'10''$ East, 43.00 feet;

Course No. 60: run thence, North $40^{\circ}57'24''$ West, along last said tangency, a distance of 46.60 feet, to the point of curvature, of a curve leading westerly;

Course No. 61: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 25.01 feet, through a central angle of $66^{\circ}30'15''$ to the left, an arc distance of 29.03 feet, to a point of cusp of last said curve, said arc being subtended by a chord bearing and distance of North $74^{\circ}13'21''$ West, 27.43 feet;

Course No. 62: run thence, North $17^{\circ}56'51''$ West, along last said tangency, a distance of 28.66 feet, to a point;

Course No. 63: run thence, North $56^{\circ}05'43''$ East, a distance of 113.15 feet, to a point;

Course No. 64: run thence, South $45^{\circ}09'37''$ East, a distance of 37.73 feet, to the point of curvature, of a curve leading easterly;

Course No. 65: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 25.00 feet, through a central angle of $120^{\circ}17'00''$ to the left, an arc distance of 52.48 feet, to a point, last said arc being subtended by a chord bearing and distance of North $74^{\circ}41'53''$ East, 43.36 feet;

Course No. 66: run thence, North $14^{\circ}33'23''$ East, along last said tangency, a distance of 114.32 feet;

Course No. 67: run thence, North $29^{\circ}49'05''$ West, a distance of 44.48 feet, to a point;

Course No. 68: run thence, North 10°57'14" East, a distance of 52.73 feet, to a point;

Course No. 69: run thence, North 54°43'50" East, a distance of 46.17 feet, to a point;

Course No. 70: run thence, South 60°18'14" East, a distance of 16.70 feet, to a point;

Course No. 71: run thence, South 24°50'58" East, a distance of 29.22 feet, to a point;

Course No. 72: run thence, South 66°41'19" E, a distance of 538.80 feet, to a point, on the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said point also being on the arc of a curve, leading northerly; run thence, northerly, along and around the arc of a curve, and also being the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, last said arc being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of 08°24'20" to the left, an arc distance of 313.21 feet, to a point on the northerly line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, last said arc being subtended by a chord bearing and distance of North 18°27'50" East, 312.93 feet; run thence North 87°27'26" West, along last said line, (and also being the northerly boundary of "RiverTown), a distance of 3,401.15 feet, to a point on the easterly line of those lands described and recorded in Official Records Book 702, page 989 of the Public Records of said St. Johns County, Florida; run thence, South 12°53'03" West, along the aforesaid easterly line of said lands, a distance of 2,028.02 feet, to the southeast corner of said lands described and recorded in Official Records Book 702, page 89; run thence along the southerly line of said lands described and recorded in Official Records Book 702, page 989 and then along the southerly line of lands described and recorded in Official Records Book 702, page 992, all in the Public Records of said St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South 75°52'24" West, a distance of 3,755.96 feet, to a point;

Course No. 2: run thence, North 77°07'41" West, a distance of 293.71 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 24°05'46" West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South 00°29'55" West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South 11°21'40" West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South 59°12'52" West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South 63°31'14" East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of 33°05'48" to the left, an arc distance of 173.29 feet, to the point

of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South 80°04'08" East, 170.90 feet;

Course No. 7: run thence, North 83°22'57" East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of 30°06'17" to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 68°15'57" East, 155.82 feet;

Course No. 9: run thence, North 53°12'48" East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of 54°13'27" to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North 80°19'31" East, 501.31 feet;

Course No. 11: run thence, South 72°33'45" East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South 17°26'15" West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South 32°32'33" West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South 48°52'26" West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South 12°31'09" East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South 15°52'52" West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North 83°22'53" West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South 57°44'09" West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South 03°39'53" East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South 06°18'56" West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South 10°27'23" East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South 54°43'22" West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South 87°11'45" West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North 51°09'39" West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North 27°13'03" West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North 37°53'50" East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North 39°27'54" West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North 13°21'39" West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North 22°47'49" West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North 43°13'12" West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North 12°50'15" West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32; run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of 77°25'58" to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North 51°33'14" West, 18.76 feet;

Course No. 33: run thence, South 89°43'48" West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North 61°08'37" West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of 69°43'18" to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 83°59'44" West, 17.15 feet;

Course No. 36: run thence, South 49°08'05" West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South 80°21'55" West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South 59°11'39" West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South 33°27'03" West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South 75°04'23" West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South 53°12'48" West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of 90°00'00" to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 08°12'48" West, 28.28 feet;

Course No. 43: run thence, South $36^{\circ}47'12''$ East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of $30^{\circ}28'12''$ to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $21^{\circ}33'06''$ East, 210.22 feet;

Course No. 45: run thence, South $06^{\circ}18'59''$ East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of $58^{\circ}31'15''$ to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}56'38''$ West, 293.27 feet;

Course No. 47: run thence, South $52^{\circ}12'16''$ West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of $30^{\circ}17'46''$ to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}03'23''$ West, 156.79 feet;

Course No. 49: run thence, South $21^{\circ}54'27''$ West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of $42^{\circ}22'56''$ to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South $00^{\circ}42'59''$ West, 361.48 feet;

Course No. 51: run thence, South $69^{\circ}31'29''$ West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of $02^{\circ}51'35''$ to the right, an arc distance of $02^{\circ}51'35''$ to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North $19^{\circ}02'43''$ West, 29.95 feet;

Course No. 53: run thence, South $69^{\circ}21'44''$ West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South $85^{\circ}59'26''$ West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South $79^{\circ}31'49''$ West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South $40^{\circ}20'58''$ West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South $63^{\circ}03'16''$ West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of $02^{\circ}28'32''$ to the left, an arc distance of 64.43 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $14^{\circ}20'11''$ West, 64.43 feet;

Course No. 2: run thence, South $15^{\circ}34'27''$ West, along last said tangency, a distance of 457.25 feet, to the point of curvature, of a curve leading southeasterly;

Course No. 3: run thence southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,403.66 feet, through a central angle of $79^{\circ}01'54''$ to the left, an arc distance of 1,936.16 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $23^{\circ}56'30''$ East, 1,786.28 feet;

Course No. 4: run thence, South $63^{\circ}27'26''$ East, along last said tangency, a distance of 3,183.96 feet, to the POINT OF BEGINNING.

The lands thus described contains 50,911,929 square feet, or 1,168.77 Acres, more or less, in area.

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RiverTown

Rivers Edge CDD

Parcel 2

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the easterly line of said Francis P. Fatio Grant, Section 39, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 781.17 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence Northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 29°11'47" to the right, an arc distance of 1,750.38 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 08°59'27" West, a distance of 1,731.50 feet.

From the POINT OF BEGINNING thus described, and thence departing from the Right of Way line of LONG LEAF PARKWAY, run the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;

Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;

Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;

Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;

Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;

Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;

Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;

Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading southeasterly; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following five (5) courses and distances:

Course No. 1: run thence southeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 45°49'15" to the left, an arc distance of 907.69 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of South 16°08'32" East, 883.69 feet;

Course No. 2: run thence, South 39°03'09" East, along last said tangency, a distance of 1,068.36 feet, to the point of curvature, of a curve leading southerly;

Course No. 3: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 1,865.00 feet, through a central angle of 51°25'48" to the right, an arc distance of 1,674.07 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 13°20'15" East, 1,618.43 feet;

Course No. 4: run thence South 12°22'39" West, along last said tangency, a distance of 204.31 feet, to the point of curvature, of a curve leading southerly;

Course No. 5: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 06°46'13" to the left, an arc distance of 405.90 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 08°59'33" West, 405.66 feet.

The lands thus described contains 7,702,666 square feet, or 176.83 acres, more or less, in area.

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Parcel 3
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following three (3) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 451.89 feet, to a point; run thence, the following twenty-one (21) Courses and Distances:

Course No. 1: run thence, North 80°40'52" East, a distance of 135.19 feet, to a point;

Course No. 2: run thence, South 54°29'03" East, a distance of 98.14 feet, to a point;

Course No. 3: run thence, South 18°29'38" East, a distance of 181.64 feet, to a point;

Course No. 4: run thence, South 32°47'00" West, a distance of 114.35 feet, to a point;

Course No. 5: run thence, South 36°48'10" West, a distance of 25.21 feet, to a point;

Course No. 6: run thence, South 89°52'11" West, a distance of 34.21 feet, to a point;

Course No. 7: run thence, North 33°16'42" West, a distance of 20.12 feet, to a point;

Course No. 8: run thence, North 59°04'57" West, a distance of 39.75 feet, to a point of curvature, of a curve leading westerly;

Course No. 9: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 27.00 feet, through a central angle of 99°46'32" to the left, an arc distance of 47.00 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°21'38" West, 41.28 feet;

Course No. 10: run thence, South 63°47'22" West, along last said tangency, a distance of 35.64 feet, to a point;

Course No. 11: run thence, North 60°45'13" West, a distance of 46.00 feet, to a point;

Course No. 12: run thence, North 10°46'45" West, a distance of 15.93 feet, to a point;

Course No. 13: run thence, North 43°39'57" East, a distance of 18.00 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence, Northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 25.14 feet, through a central angle of 71°07'07" to the left, an arc distance of 31.20 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 07°45'39" East, a distance of 29.24 feet;

Course No. 15: run thence, North 31°58'14" West, along last said tangency, a distance of 62.40 feet, to a point;

Course No. 16: run thence, North 04°54'22" West, a distance of 12.89 feet, to a point;

Course No. 17: run thence, North 15°06'27" East, a distance of 73.07 feet, to a point;

Course No. 18: run thence, South 85°11'06" West, a distance of 7.37 feet, to a point;

Course No. 19: run thence, South 35°10'24" West, a distance of 13.90 feet, to a point;

Course No. 20: run thence, North 54°49'43" West, a distance of 16.38 feet, to a point;

Course No. 21: run thence, North 74°25'32" West, a distance of 21.23 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY; run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) Courses and Distances:

Course No. 1: run thence, South 35°10'21" West, a distance of 796.57 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,135.00 feet, through a central angle of 01°52'43" to the left, an arc distance of 37.21 feet, to a point, last said arc being subtended by a chord bearing and distance of South 34°14'00" West, 37.21 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following forty-four (44) courses and distances:

- Course No. 1: run thence, South 39°31'38" East, a distance of 95.44 feet, to a point;
- Course No. 2: run thence, South 20°04'17" East, a distance of 23.59 feet, to a point;
- Course No. 3: run thence, South 66°22'21" East, a distance of 55.52 feet, to a point;
- Course No. 4: run thence, South 75°38'36" East, a distance of 88.02 feet, to a point;
- Course No. 5: run thence, North 44°33'25" East, a distance of 31.09 feet, to a point;
- Course No. 6: run thence, South 73°01'28" East, a distance of 32.05 feet, to a point;
- Course No. 7: run thence, North 68°20'59" East, a distance of 44.36 feet, to a point;
- Course No. 8: run thence, North 34°52'01" East, a distance of 34.02 feet, to a point;
- Course No. 9: run thence, North 16°26'59" East, a distance of 63.84 feet, to a point;
- Course No. 10: run thence, North 02°50'58" East, a distance of 54.85 feet, to a point;
- Course No. 11: run thence, North 19°50'06" East, a distance of 192.04 feet, to a point;
- Course No. 12: run thence, South 45°19'40" West, a distance of 220.69 feet, to a point;
- Course No. 13: run thence, South 53°28'01" East, a distance of 307.94 feet, to a point;
- Course No. 14: run thence South 38°54'02" West, a distance of 262.98 feet, to a point;
- Course No. 15: run thence, South 62°26'40" East, a distance of 546.97 feet, to a point;
- Course No. 16: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;
- Course No. 17: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;
- Course No. 18: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;
- Course No. 19: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;
- Course No. 20: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;
- Course No. 21: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;
- Course No. 22: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;
- Course No. 23: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 24: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 25: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 26: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 27: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 28: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 29: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 30: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 31: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 32: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 33: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 34: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 35: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 36: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 37: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 38: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 39: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 40: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 41: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 42: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 43: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 44: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the monumented westerly line of Section 28, Township 5 South, Range 27 East, and also being the monumented westerly line of COUNTRYSIDE, as

shown on the plat thereof, recorded in Map Book 40, pages 1 through 16, of the Public Records of St. Johns, County, Florida); run thence, North 41°27'16" East, along last said line, a distance of 3,429.52 feet, to a point on the aforesaid northerly line of Rivertown, and also being the northerly line of "The Hallowes Tract", situated in aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East; run thence, along last said line, the following two (2) courses and distances:

Course No. 1: run thence, North 87°17'21" West, a distance of 5,275.53 feet, to a point;

Course No. 2: run thence, N 87°27'26" West, a distance of 560.74 feet, to a point, being the most northeasterly corner of BARTRAM TRAIL HIGH SCHOOL, as described in that instrument, recorded in Official Records Book 1400, page 1204, of the Public Records of St. Johns County, Florida; run thence, along the boundaries of aforesaid lands described and recorded in Official Records Book 1400, page 1204 of said Public Records, the following fifteen (15) courses and distances:

Course No. 1: run thence, South 29°55'50" East, a distance of 1,405.58 feet, to a point;

Course No. 2: run thence, South 27°50'21" West, a distance of 414.04 feet, to a point;

Course No. 3: run thence, South 49°06'30" West, a distance of 480.59 feet, to a point;

Course No. 4: run thence, South 48°52'37" West, a distance of 831.78 feet, to a point;

Course No. 5: run thence, North 82°37'22" West, a distance of 375.87 feet, to a point;

Course No. 6: run thence, North 66°18'34" West, a distance of 290.82 feet, to a point;

Course No. 7: run thence, North 37°49'12" West, a distance of 138.56 feet, to a point;

Course No. 8: run thence, South 83°31'47" West, a distance of 438.97 feet, to a point;

Course No. 9: run thence, North 50°01'20" West, a distance of 672.15 feet, to a point;

Course No. 10: run thence, North 24°04'44" East, a distance of 767.51 feet, to a point;

Course No. 11: run thence, North 06°15'54" West, a distance of 461.02 feet, to a point;

Course No. 12: run thence, North 43°43'33" West, a distance of 242.38 feet, to a point;

Course No. 13: run thence, North 29°41'23" West, a distance of 105.05 feet, to a point;

Course No. 14: run thence, North 22°50'52" East, a distance of 170.75 feet, to a point;

Course No. 15: run thence, North 46°48'23" East, a distance of 414.48 feet, to a point on the aforesaid northerly line of "The Hallowes Tract", situated in

aforesaid Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and also being the northwesterly corner of said BARTRAM TRAIL HIGH SCHOOL; run thence North 87°27'26" West, along the northerly line of said "Hallowes Tract", Section 39, a distance of 211.53 feet, to a point on the easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 12,416,635 square feet, or 285.04 Acres, more or less, in area.

A & J Land Surveyors, Inc.

5847 Luella Street

Jacksonville, Florida 32207

Telephone (904) 346-1733 Fax (904) 346-1736

Jon Bowan, PLS Jeff Ward, PLS

RiverTown

Rivers Edge CDD Parcel 4

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the Easterly monumented line of said Frances P. Fatio Grant, Section 43, Township 6 South, Range 27 East, and run thence, along the aforesaid said Southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave Southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: run thence, North $63^{\circ}27'26''$ West, along last said tangency, a distance of 4,098.56 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue along the Southerly and Southwesterly Right of Way line of STATE ROAD No. 13, the following four (4) Courses and Distances:

Course No. 1: run thence North $63^{\circ}27'26''$ West, a distance of 2,183.01 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave northeasterly, and having a radius of 1,503.66 feet, through a central angle of $79^{\circ}01'54''$ to the right, an arc distance of 2,074.09 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $23^{\circ}56'30''$ West, 1,913.53 feet;

Course No. 3: run thence North $15^{\circ}34'27''$ East, a distance of 50.75 feet, a point; thence, departing from aforesaid Southerly Right of Way line of STATE ROAD No. 13, run the following seven (7) courses and distances:

Course No. 1: run thence, North $69^{\circ}14'01''$ West, a distance of 307.80 feet, to a point;

Course No. 2: run thence, South 70°00'09" West, a distance of 121.26 feet, to a point;

Course No. 3: run thence, South 25°56'53" West, a distance of 166.79 feet, to a point;

Course No. 4: run thence, South 64°22'34" West, a distance of 153.10 feet, to a point;

Course No. 5: run thence, South 00°00'00" East, a distance of 51.86 feet, to a point;

Course No. 6: run thence, South 39°17'39" West, a distance of 143.00 feet, to a point;

Course No. 7: run thence, South 65°14'59" West, a distance of 152.04 feet, to a point hereinafter referred to as Reference Point "B"; thence return to the POINT OF BEGINNING.

From the POINT OF BEGINNING, run thence, the following four (4) courses and distances:

Course No. 1: run thence, South 27°52'36" West, a distance of 197.84 feet, to a point;

Course No. 2: run thence, South 71°24'28" West, a distance of 152.25 feet, to a point;

Course No. 3: run thence, South 79°12'13" West, a distance of 294.12 feet, to a point;

Course No. 4: run thence, South 73°15'09" West, a distance of 101.88, more or less, to a point on the "Mean High Water" Line of the St. Johns River; run thence, Northwesterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,048 feet, more or less, to a point which bears, South 37°24'48" West, a distance of 127.65 feet, more or less, from the Reference Point "B"; run thence North 37°24'48" East, along last said line, a distance of 127.65 feet, more or less, to the Reference Point "B", and to Close.

The lands thus described contains 2,010,270 square feet, or 46.15 acres, more or less, in area.

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This instrument was prepared by and
upon recording should be returned to:

Jennifer L. Kilinski, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300
Tallahassee, Florida 32301

**CONSENT AND JOINDER TO BOUNDARY AMENDMENT (CONTRACTION) FOR RIVERS
EDGE COMMUNITY DEVELOPMENT DISTRICT**

The undersigned hereby represents that he/she is the 100% fee simple owner of the property more fully described in **Composite Exhibit A** attached hereto and made a part hereof (the "**Property**"), or, alternatively, represents that he/she has authority to bind Mattamy Rivertown, LLC as the 100% fee simple owner of the Property with respect to the matters set forth herein (in either case, "**Landowner**").

The Landowner understands and acknowledges that the Rivers Edge Community Development District ("**District**") intends to submit a petition to amend its boundaries in accordance with the provisions of Chapter 190, Florida Statutes. Further, a petition to establish a new community development district ("**New District**") under Chapter 190 of the Florida Statutes may additionally be submitted in the future, and such New District may include all or a portion of the Property. The undersigned understands and acknowledges that pursuant to the provisions of Chapter 190, Florida Statutes, the written consent of a landowner must be obtained in order to remove the landowner's property from the District or to include the landowner's property in the New District.

The Landowner hereby irrevocably consents to the removal of the Property from the District, as well as to the establishment of a New District that includes the Property. The Landowner agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for either the boundary amendment that would remove the Property from the District, or the establishment process for the New District that would include the Property. The Landowner acknowledges that this consent and joinder will remain in full force and effect until the establishment of the New District. The Landowner further agrees to the recording of this document, which shall be deemed to run with the Property and be binding upon all successors in interest.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the Landowner.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed this 8th day of April, 2016.

Witnessed:

[Signature]
Print Name: Craig Hill

[Signature]
Print Name: D.S. Smith

MATTAMY RIVERTOWN, LLC

[Signature]
By: Jason Sessions
Its: _____

STATE OF FLORIDA
COUNTY OF DUVAL

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared JASON SESSIONS, VP of Mattamy Rivertown, LLC, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of DUVAL and State of FLORIDA this 8th day of April, 2016.

[Signature]
Notary Public
Personally known:
Produced Identification: _____
Type of Identification: _____

COMPOSITE EXHIBIT A: Legal Description


 WILLIAM M. ROBERTS
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF199204
Expires 2/12/2019

EXHIBIT A

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207
Telephone (904) 346-1733 Fax (904) 346-1736
Jon Bowan, PLS Jeff Ward, PLS

CDD 2 North Parcel (Part One)

Legal Description

Revised May 19, 2016

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and run thence, along the aforesaid said northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,968.28 feet, through a central angle of $00^{\circ}20'02''$ to the left, an arc distance of 133.89 feet, to point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}17'25''$ West, 133.89 feet;

Course No. 2: run thence, North $63^{\circ}27'26''$ West, along last said tangency, a distance of 3,097.61; thence departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North $52^{\circ}12'30''$ East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North $43^{\circ}00'14''$ East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North $27^{\circ}38'47''$ East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North $59^{\circ}45'43''$ East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North $12^{\circ}39'39''$ East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North $03^{\circ}30'59''$ West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North $23^{\circ}57'56''$ East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North $48^{\circ}02'01''$ East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North $27^{\circ}34'13''$ East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point, on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

Course No. 1: run thence, South 71°41'33" East, a distance of 775.63 feet, to a point;

Course No. 2: run thence, North 33°37'29" East, a distance of 62.40 feet, to a point;

Course No. 3: run thence, North 06°30'58" East, a distance of 40.31 feet, to a point;

Course No. 4: run thence, North 00°03'18" West, a distance of 68.98 feet, to a point;

Course No. 5: run thence, North 05°58'04" East, a distance of 38.17 feet, to a point;

Course No. 6: run thence, North 08°08'34" West, a distance of 93.10 feet, to a point;

Course No. 7: run thence, North 09°42'05" East, a distance of 76.71 feet, to a point;

Course No. 8: run thence, North 05°07'10" West, a distance of 43.27 feet, to a point;

Course No. 9: run thence, North 15°48'54" East, a distance of 37.19 feet, to a point;

Course No. 10: run thence, North 09°54'54" East, a distance of 82.20 feet, to a point;

Course No. 11: run thence, North 32°10'30" East, a distance of 50.58 feet, to a point;

Course No. 12: run thence, North 36°15'54" West, a distance of 72.68 feet, to a point of curvature, of a curve, leading northeasterly;

Course No. 13: run thence, northeasterly, along and around the arc of a curve, being concave easterly, and having a radius of 25.00 feet, through a central angle of 39°51'27" to the right, an arc distance of 17.39 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°20'11" West, 17.04 feet;

Course No. 14: run thence, North 03°35'33" East, along last said tangency, a distance of 55.29 feet, to a point;

Course No. 15: run thence, North 27°46'35" West, a distance of 159.19 feet, to a point;

Course No. 16: run thence, North 23°56'36" West, a distance of 57.05 feet, to a point;

Course No. 17: run thence, North 15°33'10" West, a distance of 49.85 feet, to a point;

Course No. 18: run thence, South 78°39'24" East, a distance of 24.49 feet, to a point;

Course No. 19: run thence, North 11°59'52" East, a distance of 50.59 feet, to a point;

Course No. 20: run thence, South 90°00'00" East, a distance of 151.53 feet, to a point;

Course No. 21: run thence, South 05°24'52" West, a distance of 67.04 feet, to a point;

Course No. 22: run thence, North 68°26'00" East, a distance of 25.11 feet, to a point;

Course No. 23: run thence, South 03°06'04" East, a distance of 17.72 feet, to a point;

Course No. 24: run thence, South 36°29'04" East, a distance of 22.83 feet, to a point;

Course No. 25: run thence, South 50°43'11" East, a distance of 72.64 feet, to a point;

Course No. 26: run thence, North 72°12'33" East, a distance of 53.45 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 27: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 25.00 feet, through a central angle of 77°36'13" to the right, an arc distance of 33.86 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 68°59'20" East, 31.33 feet;

Course No. 28: run thence, South 30°11'14" East, along last said tangency, a distance of 38.85 feet, to a point;

Course No. 29: run thence, South 88°25'01" East, a distance of 83.24 feet, to the point of a non tangential curve, leading easterly;

Course No. 30: run thence, easterly, along and around the arc of a curve, being concave southerly, and having a radius of 25.00 feet, through a central angle of 21°11'35" to the right, and arc distance of 9.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 77°16'23" East, 9.20 feet;

Course No. 31: run thence, South 66°40'36" East, along last said tangency, a distance of 8.56 feet, to a point;

Course No. 32: run thence, South 40°08'11" East, a distance of 55.96 feet, to a point;

Course No. 33: run thence South 48°32'04" East, a distance of 42.75 feet, to a point;

Course No. 34: run thence, North 54°28'40" East, a distance of 62.15 feet, run thence, North 14°57'14" East, a distance of 30.79 feet, to a point, which lies 62.00 feet southerly of, the most northerly line of that 53 foot wide easement, dedicated to Peoples Gas System, and recorded in Official Records Book 3150, page 578 of the Public Records of St. Johns County, Florida, and also being the northerly line of that 53 foot wide easement dedicated to JEA, and recorded in Official Records Book 3131, page 483, of the Public Records of said St. Johns County, Florida; run thence, parallel with and concentric to, and 62 feet southerly of the northerly line of last said two (2) easements, the following two (2) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 514.50 feet, through a

central angle of $44^{\circ}41'04''$ to the left, an arc distance of 401.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $53^{\circ}35'59''$ West, 391.16 feet;

Course No. 2: run thence, North $75^{\circ}56'31''$ West, along last said tangency, a distance of 213.21 feet, to a point; thence departing from aforesaid line, run the following twenty-three (23) courses and distances:

Course No. 1: run thence, North $14^{\circ}03'30''$ East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South $74^{\circ}33'07''$ East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North $23^{\circ}01'26''$ East, a distance of 378.93 feet, to a point;

Course No. 4: run thence, North $05^{\circ}59'33''$ West, a distance of 343.45 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 5: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 239.56 feet, through a central angle of $124^{\circ}52'14''$ to the right, an arc distance of 522.09 feet, to the point of reverse curvature, of a curve continuing easterly, last said arc being subtended by a chord bearing and distance of North $85^{\circ}05'05''$ East, 424.73 feet;

Course No. 6: run thence easterly, along and around the arc of a curve, being concave northerly, and having a radius of 376.68 feet, through a central angle of $107^{\circ}24'34''$ to the left, an arc distance of 706.15 feet, to a point, last said arc being subtended by a chord bearing and distance of South $86^{\circ}11'06''$ East, 607.19 feet;

Course No. 7: run thence, North $02^{\circ}54'47''$ East, along a non-tangent line, a distance of 451.50 feet, to a point;

Course No. 8: run thence, North $47^{\circ}44'50''$ West, a distance of 397.82 feet, to a point;

Course No. 9: run thence, South $79^{\circ}35'12''$ West, a distance of 338.27 feet, to a point of curvature, of a non-tangent curve, leading northerly;

Course No. 10: run thence northerly, along and around the arc of a curve, being concave easterly, and having a radius of 295.05 feet, through a central angle of $158^{\circ}05'24''$ to the right, an arc distance of 814.09 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North $08^{\circ}21'00''$ East, 579.34 feet;

Course No. 11: run thence, North $70^{\circ}01'49''$ East, along last said non-tangent line, a distance of 358.05 feet, to a point;

Course No. 12: run thence, North $05^{\circ}42'53''$ East, a distance of 192.02 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 13: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 197.27 feet, through a central angle of $178^{\circ}06'21''$ to the right, an arc distance of 613.22 feet, to the point of tangency, of a non-tangent curve, last said arc being subtended by a chord bearing and distance of North $78^{\circ}15'46''$ East, 394.49 feet;

Course No. 14: run thence, South $57^{\circ}46'35''$ East, a distance of 587.65 feet, to a point;

Course No. 15: run thence, South 28°33'27" East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South 28°39'55" West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South 73°27'16" West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South 54°17'33" East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South 03°08'19" East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South 17°38'48" West, a distance of 605.51 feet, to a point;

Course No. 21: run thence, South 24°09'05" East, a distance of 216.50 feet, to the point of curvature, of a non-tangent curve, leading easterly;

Course No. 22: run thence easterly, along and around the arc of a curve, being concave southerly, and having a radius of 465.00 feet, through a central angle of 22°32'24" to the right, an arc distance of 182.93 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 79°19'39" East, 181.75 feet;

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following two (2) courses and distances:

Course No. 1: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 24°41'08" to the left, an arc distance of 1,535.96 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 11°14'46" East, 1,524.11 feet;

Course No. 2: run thence, South 23°35'20" East, along last said tangency, a distance of 841.09 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly boundary of the RiverTown PUD), run the following two (2) courses and distances:

Course No. 1: run thence, South 41°27'16" West, a distance of 6,979.61 feet, to a point;

Course No. 2: run thence, South 41°39'57" West, a distance of 2,819.33 feet, to a point;

Course No. 3: run thence, South 42°47'30" West, a distance of 2,201.66 feet, to a point on the aforesaid northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), and the POINT OF BEGINNING.

The lands thus described contains 25,292,126 square feet, or 580.63 Acres, more or less, in area.

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RiverTown

CDD 2 North Parcel (Part Two)

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point or Reference, Commence at the intersection of the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, Florida, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, and run thence, along the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, the following two (2) courses and distances:

Course No. 1: run thence, North 23°35'20" West, a distance of 781.17 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,435.00 feet, through a central angle of 03°25'40" to the right, an arc distance of 205.51 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of North 21°52'30" West, 205.48 feet;

From the POINT OF BEGINNING, thus described, continue northerly, along the easterly Right of Way line of LONGLEAF PARKWAY, and continuing northerly, along and around the last said curve, having a radius of 3,435.00 feet, through a central angle of 25°46'06" to the right, an arc distance of 1,544.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 07°16'37" West, 1,531.88 feet; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South 86°51'22" East, a distance of 165.43 feet, to a point;

Course No. 2: run thence, North 87°27'25" East, a distance of 197.94 feet, to a point;

Course No. 3: run thence, North 45°01'16" East, a distance of 74.55 feet, to a point;

Course No. 4: run thence, North 59°03'17" East, a distance of 128.09 feet, to a point;

Course No. 5: run thence, South 68°51'10" East, a distance of 146.06 feet, to a point;

Course No. 6: run thence, South 25°57'32" East, a distance of 180.71 feet, to a point;

Course No. 7: run thence, South 15°57'23" West, a distance of 191.82 feet, to a point;

Course No. 8: run thence, North 86°22'14" East, a distance of 442.64 feet, to a point;

Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;

Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;

Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;

Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;

Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;

Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;

Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;

Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;

Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;

Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;

Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;

Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;

Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;

Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;

Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;

Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;

Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;

Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;

Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;

Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;

Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;

Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;

Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;

Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;

Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;

Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;

Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;

Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;

Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;

Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;

Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;

Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;

Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;

Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;

Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;

Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;

Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;

Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;

Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;

Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;

Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;

Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;

Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;

Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;

Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

Course No. 55: run thence, South 46°11'24" West, a distance of 132.45 feet, to a point;

Course No. 56: run thence, South 73°06'24" West, a distance of 101.89 feet, to a point;

Course No. 57: run thence, North 81°15'37" West, a distance of 178.41 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida, said point also being on the arc of a curve leading northeasterly; run thence northeasterly, along and around the arc of a curve, having a radius of 1,135.00 feet, through a central angle of 07°12'44" to the right, an arc distance of 142.87 feet, to a point, last said arc being subtended by a chord bearing and distance of North 10°22'28" East, 142.78 feet; thence departing from aforesaid easterly Right of Way line of LONGLEAF PARKWAY, run the following thirty-three (33) courses and distances:

Course No. 1: run thence, South 82°10'28" East, a distance of 161.71 feet, to a point;

Course No. 2: run thence, North 34°51'36" East, a distance of 94.78 feet, to a point;

Course No. 3: run thence, North 66°49'00" East, a distance of 306.09 feet, to a point;

Course No. 4: run thence, South 62°26'40" East, a distance of 885.62 feet, to a point;

Course No. 5: run thence, South 84°14'30" East, a distance of 293.57 feet, to a point;

Course No. 6: run thence, North 38°21'30" East, a distance of 198.18 feet, to a point;

Course No. 7: run thence, South 78°55'42" East, a distance of 374.19 feet, to a point;

Course No. 8: run thence, South 70°08'51" East, a distance of 334.88 feet, to a point;

Course No. 9: run thence, South 82°37'22" East, a distance of 405.56 feet, to a point;

Course No. 10: run thence, North 56°48'12" East, a distance of 760.14 feet, to a point;

Course No. 11: run thence, South 46°49'47" East, a distance of 365.43 feet, to a point;

Course No. 12: run thence, South 08°21'43" East, a distance of 450.94 feet, to a point;

Course No. 13: run thence, South 19°21'42" East, a distance of 754.67 feet, to a point;

Course No. 14: run thence, South 35°33'27" East, a distance of 280.59 feet, to a point;

Course No. 15: run thence, South 77°40'11" East, a distance of 178.16 feet, to a point;

Course No. 16: run thence, North 24°47'28" West, a distance of 155.66 feet, to a point;

Course No. 17: run thence, North 33°07'50" East, a distance of 149.27 feet, to a point;

Course No. 18: run thence, North 82°41'58" East, a distance of 213.86 feet, to a point;

Course No. 19: run thence, South 38°23'17" East, a distance of 332.83 feet, to a point;

Course No. 20: run thence, North 83°17'12" East, a distance of 176.85 feet, to a point;

Course No. 21: run thence, North 03°17'30" East, a distance of 303.94 feet, to a point;

Course No. 22: run thence, North 27°42'41" West, a distance of 184.93 feet, to a point;

Course No. 23: run thence, North 53°31'56" West, a distance of 505.15 feet, to a point;

Course No. 24: run thence, North 29°20'18" West, a distance of 455.13 feet, to a point;

Course No. 25: run thence, North 12°00'41" East, a distance of 246.00 feet, to a point;

Course No. 26: run thence, North 56°00'07" East, a distance of 672.90 feet, to a point;

Course No. 27: run thence, South 74°42'42" East, a distance of 840.14 feet, to a point;

Course No. 28: run thence, South 37°10'19" East, a distance of 587.70 feet, to a point;

Course No. 29: run thence, South 71°09'39" East, a distance of 145.31 feet, to a point;

Course No. 30: run thence, North 86°27'14" East, a distance of 133.42 feet, to a point;

Course No. 31: run thence, South 75°15'23" East, a distance of 108.54 feet, to a point;

Course No. 32: run thence, South 82°55'52" East, a distance of 166.38 feet, to a point;

Course No. 33: run thence, South 58°52'20" East, a distance of 282.11 feet, to a point on the monumented easterly line of said Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida; run thence along said easterly line of said Francis P. Fatio Grant, Section 39, (and also being the easterly line of the RiverTown PUD, the following two (2) courses and distances:

Course No. 1: run thence, South 41°27'16" West, a distance of 6,979.61 feet, to a point;

Course No. 2: run thence, South 41°39'57" West, a distance of 494.76 feet, to a point;run thence, the following twenty-one (21) courses and distances:

Course No. 1: run thence, North 41°27'22" West, a distance of 139.92 feet, to a point;

Course No. 2: run thence, North 31°03'06" West, a distance of 135.98 feet, to a point;

Course No. 3: run thence, North 01°42'41" West, a distance of 131.35 feet, to a point;

Course No. 4: run thence, North 63°55'57" East, a distance of 81.06 feet, to a point;

Course No. 5: run thence, North 78°18'57" East, a distance of 33.28 feet, to a point;

Course No. 6: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point;

Course No. 7: run thence, North 45°20'17" East, a distance of 27.65 feet, to a point;

Course No. 8: run thence, North 08°06'47" West, a distance of 22.12 feet, to a point;

Course No. 9: run thence, North 58°30'40" East, a distance of 58.97 feet, to a point;

Course No. 10: run thence, North 18°46'26" West, a distance of 87.49 feet, to a point;

Course No. 11: run thence, North 14°31'19" West, a distance of 94.61 feet, to a point;

Course No. 12: run thence, North 18°31'54" East, a distance of 59.89 feet, to a point;

Course No. 13: run thence, North 24°34'07" West, a distance of 38.96 feet, to a point;

Course No. 14: run thence, North 15°36'46" West, a distance of 58.75 feet, to a point;

Course No. 15: run thence, North 13°54'08" East, a distance of 74.74 feet, to a point;

Course No. 16: run thence, North 72°36'04" West, a distance of 56.79 feet, to a point;

Course No. 17: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;

Course No. 18: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;

Course No. 19: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;

Course No. 20: run thence, South 45°28'59" West, a distance of 19.46 feet, to a point;

Course No. 21: run thence, South 29°23'32" West, a distance of 26.34 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

The lands thus described contains 12,977,390 square feet, or 297.91 Acres, more or less, in area.

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CDD 2 South Parcel

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, together with a portion of the Francis P. Fatio Grant, Section 42, Township 6 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the intersection of the southerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), with the easterly monumented line of said Frances P. Fatio Grant, Section 42, Township 6 South, Range 27 East, and run thence, along the aforesaid said southerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, along and around the arc of a curve, being concave southwesterly, and having a radius of 22,868.28 feet, through a central angle of $00^{\circ}15'41''$ to the left, an arc distance of 104.28 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North $63^{\circ}19'36''$ West, 104.28 feet;

Course No. 2: run thence, North $63^{\circ}27'26''$ West, along last said tangency, a distance of 4,098.56 feet, to a point; thence departing from aforesaid Right of Way line, run the following four (4) Courses and distances:

Course No. 1: run thence, South $27^{\circ}52'36''$ West, a distance of 197.84 feet, to a point;

Course No. 2: run thence, South $71^{\circ}24'28''$ West, a distance of 152.25 feet, to a point;

Course No. 3: run thence, South $79^{\circ}12'13''$ West, a distance of 294.12 feet, to a point;

Course No. 4: run thence, South $73^{\circ}15'09''$ West, a distance of 101.88 feet, more or less, to the "Mean High Water" Line of the St. Johns River; run thence, Southeasterly, along and around the meanderings of the aforesaid "Mean High Water" line of the St. Johns River, a distance of 4,615 feet, more or less, to a point on the aforesaid Easterly monumented line of said Frances P. Fatio Grant, Section 43, Township 6 South, Range 27 East, which bears South $41^{\circ}35'54''$ West, a distance of 1,053 feet, more or less, from the POINT OF BEGINNING; run thence North $41^{\circ}35'54''$ East, along said Easterly monumented line of the Francis P. Fatio Grant, Section 42, a distance of 1,053 feet, more or less, to a point on the aforesaid southerly Right of Way line of STATE ROAD NO. 13, and the POINT OF BEGINNING.

The lands thus described contains 4,581,735 square feet, or 105.18 Acres,
more or less, in area.

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RiverTown

CDD 3 Parcel

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also lying within Lots 2 and 3, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and run thence, the following six (6) courses:

Course No. 1: run thence, North 67°28'06" East, departing from aforesaid BARTRAM PLANTATION PHASE TWO boundary, a distance of 67.77 feet, to a point;

Course No. 2: run thence, North 48°52'07" East, a distance of 67.73 feet, to a point;

Course NO. 3: run thence, North 35°22'42" East, a distance of 750.01 feet, to a point;

Course No. 4: run thence, North 29°03'57" East, a distance of 140.74 feet, to a point;

Course No. 5: run thence, North 19°14'03" East, a distance of 78.57 feet, to a point;

Course No. 6: run thence North 10°58'43" East, a distance of 222.77 feet, to a point on the southerly Right of Way line of GREENBRIAR ROAD, (formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD, a variable width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and mapping Program, dated April 19, 1999); run thence South 77°13'29" East, along said southerly Right of Way line of GREENBRIAR ROAD, a distance of 300.83 feet, to a point on the monumented westerly boundary of GREENBRIAR SECTION ONE, as recorded in Map Book 14, pages 57 and 58, of the Public Records of said St. Johns County, Florida; run thence, along the westerly line of said GREENBRIAR SECTION ONE, and then along the monumented westerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the easterly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida; run thence, along last said line the following two (2) courses and distances:

Course No. 1: run thence, South 35°18'11" West, a distance of 1,258.39 feet, to a point;

Course No. 2: run thence, South $00^{\circ}00'46''$ West, a distance of 5,903.67 feet, to the monumented southwesterly corner of last said lands; run thence South $77^{\circ}09'41''$ East, along the southerly line of a tract of land formerly owned by the United States of America, (acquired by Condemnation Suit 602-J, Civil), and the same being the northerly line of lands described in Official Records Book 702, page 989 (Parcel 4), of the Public Records of St. Johns County, Florida, a distance of 4,607.42 feet, to a point; run thence, the following fifty-seven (57) courses and distances:

Course No. 1: run thence, South $24^{\circ}05'46''$ West, a distance of 1,005.35 feet, to a point;

Course No. 2: run thence, South $00^{\circ}29'55''$ West, a distance of 449.34 feet, to a point;

Course No. 3: run thence, South $11^{\circ}21'40''$ West, a distance of 379.59 feet, to a point;

Course No. 4: run thence, South $59^{\circ}12'52''$ West, a distance of 671.93 feet, to a point;

Course No. 5: run thence, South $63^{\circ}31'14''$ East, a distance of 448.92 feet, to a point, on the arc of a curve, leading southeasterly;

Course No. 6: run thence, southeasterly, along and around the arc of a curve, being concave northeasterly, and having a radius of 300.00 feet, through a central angle of $33^{\circ}05'48''$ to the left, an arc distance of 173.29 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $80^{\circ}04'08''$ East, 170.90 feet;

Course No. 7: run thence, North $83^{\circ}22'57''$ East, along last said tangency, a distance of 232.62 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 8: run thence, northeasterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of $30^{\circ}06'17''$ to the left, an arc distance of 157.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}15'57''$ East, 155.82 feet;

Course No. 9: run thence, North $53^{\circ}12'48''$ East, along last said tangency, a distance of 902.30 feet, to the point of curvature, of a curve, leading northeasterly;

Course No. 10: run thence, northeasterly, along and around the arc of a curve, being concave southerly, and having a radius of 550.00 feet, through a central angle of $54^{\circ}13'27''$ to the right, an arc distance of 520.51 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of North $80^{\circ}19'31''$ East, 501.31 feet;

Course No. 11: run thence, South $72^{\circ}33'45''$ East, along last said tangency, a distance of 142.76 feet, to a point;

Course No. 12: run thence, South $17^{\circ}26'15''$ West, a distance of 100.00 feet, to a point;

Course No. 13: run thence, South $32^{\circ}32'33''$ West, a distance of 64.88 feet, to a point;

Course No. 14: run thence, South $48^{\circ}52'26''$ West, a distance of 89.32 feet, to a point;

Course No. 15: run thence, South $12^{\circ}31'09''$ East, a distance of 86.15 feet, to a point;

Course No. 16: run thence, South $15^{\circ}52'52''$ West, a distance of 54.18 feet, to a point;

Course No. 17: run thence, North $83^{\circ}22'53''$ West, a distance of 81.94 feet, to a point;

Course No. 18: run thence, South $57^{\circ}44'09''$ West, a distance of 31.24 feet, to a point;

Course No. 19: run thence, South $03^{\circ}39'53''$ East, a distance of 29.87 feet, to a point;

Course No. 20: run thence, South $06^{\circ}18'56''$ West, a distance of 91.70 feet, to a point;

Course No. 21: run thence, South $10^{\circ}27'23''$ East, a distance of 49.55 feet, to a point;

Course No. 22: run thence, South $54^{\circ}43'22''$ West, a distance of 17.02 feet, to a point;

Course No. 23: run thence, South $87^{\circ}11'45''$ West, a distance of 83.24 feet, to a point;

Course No. 24: run thence, North $51^{\circ}09'39''$ West, a distance of 40.25 feet, to a point;

Course No. 25: run thence, North $27^{\circ}13'03''$ West, a distance of 33.80 feet, to a point;

Course No. 26: run thence, North $37^{\circ}53'50''$ East, a distance of 57.84 feet, to a point;

Course No. 27: run thence, North $39^{\circ}27'54''$ West, a distance of 83.19 feet, to a point;

Course No. 28: run thence, North $13^{\circ}21'39''$ West, a distance of 20.73 feet, to a point;

Course No. 29: run thence, North $22^{\circ}47'49''$ West, a distance of 66.10 feet, to a point;

Course No. 30: run thence, North $43^{\circ}13'12''$ West, a distance of 41.54 feet, to a point;

Course No. 31: run thence, North $12^{\circ}50'15''$ West, a distance of 55.19 feet, to the point of curvature, of a curve, leading northwesterly;

Course No. 32: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 15.00 feet, through a central angle of $77^{\circ}25'58''$ to the left, an arc distance of 20.27 feet, to the point of tangency, of last said curve, last said arc being subtended by a chord bearing and distance of North $51^{\circ}33'14''$ West, 18.76 feet;

Course No. 33: run thence, South $89^{\circ}43'48''$ West, along last said tangency, a distance of 31.94 feet, to a point;

Course No. 34: run thence, North $61^{\circ}08'37''$ West, a distance of 47.41 feet, to the point of curvature, of a curve, leading westerly;

Course No. 35: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 15.00, through a central angle of $69^{\circ}43'18''$ to the left, an arc distance of 18.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $83^{\circ}59'44''$ West, 17.15 feet;

Course No. 36: run thence, South $49^{\circ}08'05''$ West, along last said tangency, a distance of 60.87 feet, to a point;

Course No. 37: run thence, South $80^{\circ}21'55''$ West, a distance of 25.62 feet, to a point;

Course No. 38: run thence, South $59^{\circ}11'39''$ West, a distance of 32.41 feet, to a point;

Course No. 39: run thence, South $33^{\circ}27'03''$ West, a distance of 24.29 feet, to a point;

Course No. 40: run thence, South $75^{\circ}04'23''$ West, a distance of 99.94 feet, to a point;

Course No. 41: run thence, South $53^{\circ}12'48''$ West, a distance of 541.61 feet, to the point of curvature, of a curve, leading southerly;

Course No. 42: run thence, southerly, along and around the arc of a curve, being concave easterly, and having a radius of 20.00 feet, through a central angle of $90^{\circ}00'00''$ to the left, an arc distance of 31.42 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $08^{\circ}12'48''$ West, 28.28 feet;

Course No. 43: run thence, South $36^{\circ}47'12''$ East, a distance of 133.10 feet, to the point of curvature, of a curve, leading southeasterly;

Course No. 44: run thence, southeasterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 400.00 feet, through a central angle of $30^{\circ}28'12''$ to the right, an arc distance of 212.72 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $21^{\circ}33'06''$ East, 210.22 feet;

Course No. 45: run thence, South $06^{\circ}18'59''$ East, along last said tangency, a distance of 702.14 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 46: run thence, southwesterly, along and around the arc of a curve, being concave northwesterly, and having a radius of 300.00 feet, through a central angle of $58^{\circ}31'15''$ to the right, an arc distance of 306.42 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}56'38''$ West, 293.27 feet;

Course No. 47: run thence, South $52^{\circ}12'16''$ West, along last said tangency, a distance of 95.64 feet, to the point of curvature, of a curve, leading southwesterly;

Course No. 48: run thence, southwesterly, along and around the arc of a curve, being concave southeasterly, and having a radius of 300.00 feet, through a central angle of $30^{\circ}17'46''$ to the left, an arc distance of 158.63 feet, to the point of tangency, of last said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}03'23''$ West, 156.79 feet;

Course No. 49: run thence, South 21°54'27" West, along last said tangency, a distance of 151.73 feet, to the point of curvature, of a curve, leading southerly;

Course No. 50: run thence, Southerly, along and around the arc of a curve, being concave easterly, and having a radius of 500.00 feet, through a central angle of 42°22'56" to the left, an arc distance of 369.85 feet, to a point, last said arc being subtended by a chord bearing and distance of South 00°42'59" West, 361.48 feet;

Course No. 51: run thence, South 69°31'29" West, departing from last said arc, a distance of 100.00 feet, to a point, on the arc of a curve, leading northerly;

Course No. 52: run thence, northerly, along and around the arc of a curve, being concave easterly, and having a radius of 600.00 feet, through a central angle of 02°51'35" to the right, an arc distance of 02°51'35" to the right, an arc distance of 29.95 feet, to a point, last said arc being subtended by a chord bearing and distance of North 19°02'43" West, 29.95 feet;

Course No. 53: run thence, South 69°21'44" West, departing from last said arc, a distance of 143.03 feet, to a point;

Course No. 54: run thence, South 85°59'26" West, a distance of 226.33 feet, to a point;

Course No. 55: run thence, South 79°31'49" West, a distance of 204.53 feet, to a point;

Course No. 56: run thence, South 40°20'58" West, a distance of 304.15 feet, to a point;

Course No. 57: run thence, South 63°03'16" West, a distance of 525.37 feet, to a point on the northeasterly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785); run thence, along the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, the following four (4) courses and distances:

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 1,491.25 feet, through a central angle of 59°41'20" to the left, an arc distance of 1,553.54 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 16°44'45" West, 1,484.23 feet;

Course No. 2: run thence, North 46°35'25" West, along last said tangency, a distance of 1,725.01 feet, to the point of curvature, of a curve leading westerly;

Course No. 3: run thence westerly, along and around the arc of a curve, being concave southerly, and having a radius of 2,914.90 feet, through a central angle of 42°24'00" to the left, an arc distance of 2,157.08 feet, to the point of tangency of last said curve, last said arc being subtended by a chord bearing and distance of North 67°47'25" West, 2,108.20 feet;

Course No. 4: run thence, North 88°59'25" West, along last said tangency, a distance of 136.96 feet; thence departing from the aforesaid northeasterly Right of Way line of STATE ROAD No. 13, run the following eighteen (18) courses and distances:

Course No. 1: run thence, North 51°46'02" West, a distance of 108.71 feet, to a point;

Course No. 2: run thence, North 28°34'09" West, a distance of 217.98 feet, to a point;

Course No. 3: run thence, North 45°29'39" West, a distance of 582.53 feet, to a point;

Course No. 4: run thence, North 14°47'42" West, a distance of 382.17 feet, to a point;

Course No. 5: run thence, North 25°36'05" West, a distance of 222.60 feet, to a point;

Course No. 6: run thence, North 37°16'32" West, a distance of 251.19 feet, to a point;

Course No. 7: run thence, North 15°04'45" West, a distance of 454.83 feet, to a point;

Course No. 8: run thence, South 69°56'52" West, a distance of 500.85 feet, to a point;

Course No. 9: run thence, South 78°34'06" West, a distance of 591.54 feet, to a point;

Course No. 10: run thence, North 10°08'34" West, a distance of 500.54 feet, to a point;

Course No. 11: run thence, North 05°08'54" East, a distance of 343.48 feet, to a point;

Course No. 12: run thence, South 86°38'10" West, a distance of 131.22 feet, to a point;

Course No. 13: run thence South 32°15'18" West, a distance of 417.65 feet, to a point;

Course No. 14: run thence, South 80°37'31" West, a distance of 371.02 feet, to a point;

Course No. 15: run thence, North 73°41'07" West, a distance of 151.04 feet, to a point;

Course No. 16: run thence, South 79°35'36" West, a distance of 270.11 feet, to a point;

Course No. 17: run thence, North 46°58'09" West, a distance of 330.95 feet, to a point;

Course No. 18: run thence, North 86°04'53" West, a distance of 283.56 feet, to a point, on the easterly Right of Way line of STATE ROAD No. 13; run thence, along the aforesaid easterly Right of Way line of STATE ROAD No. 13, the following three (3) courses and distances:

Course No. 1: run thence, North 12°11'31" East, a distance of 638.25 feet, to the point of curvature, of a curve leading northerly;

Course No. 2: run thence northerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,914.89 feet, through a central angle of 20°40'00" to the right, an arc distance of 1,051.41 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 01°51'31" East, 1,045.71 feet;

Course No. 3: run thence, North 08°28'29" West, along last said tangency, a distance of 2,119.40 feet, to a point on the monumented southerly line of lands described and recorded in Deed Book "K", page 347 of the Public Records of

said St. Johns County, Florida; run thence, along last said line, and also being the southerly line of those lands described and recorded in Official Records Book 878, page 1283 of the Public Records of St. Johns County, Florida, the following two (2) courses and distances:

Course No. 1: run thence, South $88^{\circ}11'16''$ East, a distance of 288.50 feet, to a point;

Course No. 2: run thence, North $54^{\circ}15'52''$ East, a distance of 4,016.06 feet, to a point, said point also lying on the southerly boundary of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of St. Johns County, Florida; run thence, South $89^{\circ}20'59''$ East, along last said line, a distance of 883.58 feet, to the aforesaid most southeasterly corner of BARTRAM PLANTATION PHASE TWO, as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and the POINT OF BEGINNING.

The lands thus described contains 43,087,062 square feet, or 989.14 acres, more or less, in area.

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Jon Bowan, PLS Jeff Ward, PLS

RiverTown
Commercial 1
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, and being also lying within Lots 2 and 3, CLAREMONT Tract, which lies within the Francis P. Fatio Grant, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF BEGINNING, BEGIN at the most southeasterly corner of "BARTRAM PLANTATION PHASE TWO", as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of said St. Johns County, Florida, and run thence, the following six (6) courses:

Course No. 1: run thence, North 67°28'06" East, departing from aforesaid "BARTRAM PLANTATION PHASE TWO" boundary, a distance of 67.77 feet, to a point;

Course No. 2: run thence, North 48°52'07" East, a distance of 67.73 feet, to a point;

Course NO. 3: run thence, North 35°22'42" East, a distance of 750.01 feet, to a point;

Course No. 4: run thence, North 29°03'57" East, a distance of 140.74 feet, to a point;

Course No. 5: run thence, North 19°14'03" East, a distance of 78.57 feet, to a point;

Course No. 6: run thence North 10°58'43" East, a distance of 222.77 feet, to a point on the southerly Right of Way line of GREENBRIAR ROAD, (formerly known as STATE ROAD No. 11 and/or BOMBING RANGE ROAD, a variable width Public Road Right of Way, as per Right of Way Map prepared by St. Johns County Surveying and mapping Program, dated April 19, 1999); run thence, North 77°13'29" West, along the aforesaid southerly right of way line of GREENBRIAR ROAD, a distance of 652.46 feet, to a point on the easterly boundary of "BARTRAM PLANTATION PHASE TWO", as shown on the plat thereof, recorded in Map Book 46, pages 78 through 89 of the Public Records of St. Johns County, Florida; run thence, along the aforesaid easterly boundary of the plat of "BARTRAM PLANTATION PHASE TWO", the following thirteen (13) courses and distances:

Course No. 1: run thence, South 17°55'40" West, a distance of 186.89 feet, to a point;

Course No. 2: run thence, South 23°21'33" East, a distance of 92.86 feet, to a point;

Course No. 3: run thence, South 39°33'12" East, a distance of 99.33 feet, to a point;

Course No. 4: run thence, South 47°26'30" West, a distance of 103.39 feet, to a point;

Course No. 5: run thence, South 66°29'43" East, a distance of 51.93 feet, to a point;

Course No. 6: run thence, South 11°04'19" East, a distance of 167.86 feet, to a point;

Course No. 7: run thence, South 64°40'30" West, a distance of 36.01 feet, to a point;

Course No. 8: run thence, South 20°05'21" West, a distance of 79.61 feet, to a point;

Course No. 9: run thence, South 32°32'11" East, a distance of 98.40 feet, to a point;

Course No. 10: run thence, South 84°42'38" East, a distance of 65.01 feet, to a point;

Course No. 11: run thence, South 21°25'38" West, a distance of 43.96 feet, to a point;

Course No. 12: run thence, South 29°44'02" West, a distance of 230.63 feet, to a point;

Course NO. 13: run thence, South 05°30'37" West, a distance of 227.90 feet, to the aforesaid southeasterly corner of "BARTRAM PLANTATION PHASE TWO", and the POINT OF BEGINNING.

The lands thus described contains or 10.60 acres, more or less, in area.

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RiverTown

Commercial 2

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, Commence at the intersection of the northerly monumented line of the "Hallowes Tract", situated in the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, with the easterly Right of Way line of "LONGLEAF PARKWAY", as deeded from the St. Joe Company to the Main Street Community Development District in Official Records Book 3271, page 1329, and then deeded from the Main Street Community Development District to St. Johns County, in Official Records Book 3318, page 926, all in the public records of said St. Johns County, Florida, run thence, along the aforesaid easterly Right of Way line of "LONGLEAF PARKWAY", the following three (3) courses and distances:

Course No. 1: run thence, South 12°29'01" West, along last said tangency, a distance of 25.01 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave westerly, and having a radius of 2,265.00 feet, through a central angle of 21°01'35" to the right, an arc distance of 831.21 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 24°43'43" West, 826.55 feet;

Course No. 3: run thence, South 35°10'21" West, along last said tangency, a distance of 451.89 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, and departing from aforesaid right of way line, run the following twenty-one (21) Courses and Distances:

Course No. 1: run thence, North 80°40'52" East, a distance of 135.19 feet, to a point;

Course No. 2: run thence, South 54°29'03" East, a distance of 98.14 feet, to a point;

Course No. 3: run thence, South 18°29'38" East, a distance of 181.64 feet, to a point;

Course No. 4: run thence, South 32°47'00" West, a distance of 114.35 feet, to a point;

Course No. 5: run thence, South 36°48'10" West, a distance of 25.21 feet, to a point;

Course No. 6: run thence, South 89°52'11" West, a distance of 34.21 feet, to a point;

Course No. 7: run thence, North 33°16'42" West, a distance of 20.12 feet, to a point;

Course No. 8: run thence, North 59°04'57" West, a distance of 39.75 feet, to a point of curvature, of a curve leading westerly;

Course No. 9: run thence, westerly, along and around the arc of a curve, being concave southerly, and having a radius of 27.00 feet, through a central angle of 99°46'32" to the left, an arc distance of 47.00 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 64°21'38" West, 41.28 feet;

Course No. 10: run thence, South 63°47'22" West, along last said tangency, a distance of 35.64 feet, to a point;

Course No. 11: run thence, North 60°45'13" West, a distance of 46.00 feet, to a point;

Course No. 12: run thence, North 10°46'45" West, a distance of 15.93 feet, to a point;

Course No. 13: run thence, North 43°39'57" East, a distance of 18.00 feet, to the point of curvature, of a curve leading northwesterly;

Course No. 14: run thence, Northwesterly, along and around the arc of a curve, being concave westerly, and having a radius of 25.14 feet, through a central angle of 71°07'07" to the left, an arc distance of 31.20 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 07°45'39" East, a distance of 29.24 feet;

Course No. 15: run thence, North 31°58'14" West, along last said tangency, a distance of 62.40 feet, to a point;

Course No. 16: run thence, North 04°54'22" West, a distance of 12.89 feet, to a point;

Course No. 17: run thence, North 15°06'27" East, a distance of 73.07 feet, to a point;

Course No. 18: run thence, South 85°11'06" West, a distance of 7.37 feet, to a point;

Course No. 19: run thence, South 35°10'24" West, a distance of 13.90 feet, to a point;

Course No. 20: run thence, North 54°49'43" West, a distance of 16.38 feet, to a point;

Course No. 21: run thence, North 74°25'32" West, a distance of 21.23 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY; run thence, North 35°10'27" East, along the aforesaid easterly Right of Way line of "LONGLEAF PARKWAY", a distance of 79.30 feet, to the POINT OF BEGINNING.

The lands thus described contains 1.65 Acres, more or less, in area.

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RiverTown

Community Park

Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, all in St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, Commence at the Southeasterly corner of "RIVERTOWN NORTH RIVERFRONT", as shown on the plat thereof, recorded in Map Book 39, pages 59 through 64 of the Public Records of St. Johns County, Florida, said point also lying on the Westerly Right of Way line of STATE ROAD NO. 13, a 100 foot Public Road Right of Way, as per State Road Department Right of Way Map, Project 785), and run thence, North 88°16'39" East, across STATE ROAD No. 13, a distance of 100.00 feet, to a point on the Easterly Right of Way line of said STATE ROAD No. 13, with the "RIVERTOWN PUD Boundary" and the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, run thence, along the aforesaid "RIVERTOWN PUD Boundary", the following three (3) courses and distances:

Course NO. 1: run thence, North 89°24'38" East, a distance of 515.25 feet, to a point;

Course No. 2: run thence, South 51°41'45" East, a distance of 1,332.26 feet, to a point;

Course No. 3: run thence, South 39°27'48" West, a distance of 648.38 feet, to a point on the northerly Right of Way line of said STATE ROAD No. 13; run thence, along the aforesaid northerly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, easterly, along and around the arc of a curve, being concave northerly, and having a radius of 1,382.69 feet, through a central angle of 08°42'40" to the left, an arc distance of 210.22 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South 84°38'05" East, 210.02 feet;

Course No. 2: run thence, South 88°59'25" East, a distance of 2,617.76 feet, to a point; thence departing from aforesaid Right of Way line, run the following eighteen (18) courses and distances:

Course No. 1: run thence, North 51°46'02" West, a distance of 108.71 feet, to a point;

Course No. 2: run thence, North 28°34'09" West, a distance of 217.98 feet, to a point;

Course No. 3: run thence, North 45°29'39" West, a distance of 582.53 feet, to a point;

Course No. 4: run thence, North 14°47'42" West, a distance of 382.17 feet, to a point;

Course No. 5: run thence, North 25°36'05" West, a distance of 222.60 feet, to a point;

Course No. 6: run thence, North 37°16'32" West, a distance of 251.19 feet, to a point;

Course No. 7: run thence, North 15°04'45" West, a distance of 454.83 feet, to a point;

Course No. 8: run thence, South 69°56'52" West, a distance of 500.85 feet, to a point;

Course No. 9: run thence, South 78°34'06" West, a distance of 591.54 feet, to a point;

Course No. 10: run thence, North 10°08'34" West, a distance of 500.54 feet, to a point;

Course No. 11: run thence, North 05°08'54" East, a distance of 343.48 feet, to a point;

Course No. 12: run thence, South 86°38'10" West, a distance of 131.22 feet, to a point;

Course No. 13: run thence South 32°15'18" West, a distance of 417.65 feet, to a point;

Course No. 14: run thence, South 80°37'31" West, a distance of 371.02 feet, to a point;

Course No. 15: run thence, North 73°41'07" West, a distance of 151.04 feet, to a point;

Course No. 16: run thence, South 79°35'36" West, a distance of 270.11 feet, to a point;

Course No. 17: run thence, North 46°58'09" West, a distance of 330.95 feet, to a point;

Course No. 18: run thence, North 86°04'53" West, a distance of 283.56 feet, to a point, on the easterly Right of Way line of STATE ROAD No. 13; run thence, along the aforesaid easterly Right of Way line of STATE ROAD No. 13, the following two (2) courses and distances:

Course No. 1: run thence, South 12°11'31" West, a distance of 531.12 feet, to the point of curvature, of a curve leading southerly;

Course No. 2: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 1,328.69 feet, through a central angle of 13°55'33" to the left, an arc distance of 336.07 feet, to a point on the "RIVERTOWN PUD Boundary" and the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South 05°13'52" West, 335.24 feet.

The lands thus described 110.50 acres, more or less, in area.

A & J Land Surveyors, Inc.

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Jon Bowan, PLS Jeff Ward, PLS

RiverTown
JEA
Legal Description

A Parcel of land, being a portion of the Francis P. Fatio Grant, Section 39, Township 5 South, Range 27 East, and in the Francis P. Fatio Grant, Section 44, Township 5 South, Range 26 East, St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a Point of Reference, COMMENCE at the intersection of the northerly line of the "RIVERTOWN PUD Boundary", with the westerly Right of Way line of "LONGLEAF PARKWAY", as deeded from the St. Joe Company to the Main Street Community Development District in Official Records Book 3271, page 1329, and then deeded from the Main Street Community Development District to St. Johns County, in Official Records Book 3318, page 926, all in the public records of said St. Johns County, Florida, said point lying on the arc of a curve, leading southerly; run thence southerly, along and around the arc of a curve, being concave northwesterly, and having a radius of 2,135.00 feet, through a central angle of $08^{\circ}24'20''$ to the right, an arc distance of 313.21 feet, to the POINT OF BEGINNING, last said arc being subtended by a chord bearing and distance of South $18^{\circ}27'50''$ West, 312.93 feet;

From the POINT OF BEGINNING thus described, continue along the aforesaid westerly right of way line of "LONGLEAF PARKWAY", the following three (3) courses and distances:

Course No. 1: continue southerly, along and around last said curve, having a radius of 2,135.00 feet, through a central angle of $12^{\circ}34'38''$ to the right, an arc distance of 468.66 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}57'19''$ West, 467.72 feet;

Course No. 2: run thence, South $35^{\circ}10'21''$ West, along last said tangency, a distance of 1,327.84 feet, to the point of curvature, of a curve, leading southerly;

Course No. 3: run thence, southerly, along and around the arc of a curve, being concave southeasterly, and having a radius of 1,265.00 feet, through a central angle of $06^{\circ}01'00''$ to the left, an arc distance of 132.84 feet, last said arc being subtended by a chord bearing and distance of South $32^{\circ}09'51''$ West, 132.84 feet; run thence, departing from aforesaid westerly right of way line, the following seventy-two (72) courses and distances:

Course No. 1: run thence, North $62^{\circ}03'17''$ West, a distance of 128.04 feet, to the point of curvature, of a curve leading southwesterly;