

**PETITION TO ESTABLISH
THE BIG ISLAND
COMMUNITY
DEVELOPMENT DISTRICT**

Submitted By:

Jonathan T. Johnson (FBN 986460)

jonathanj@hgslaw.com

Jennifer L. Kilinski (FBN 69367)

jenk@hgslaw.com

119 South Monroe Street, Suite 300 (32301)

Post Office Box 6526

Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorneys for Petitioner

**BEFORE THE
FLORIDA LAND AND WATER ADJUDICATORY COMMISSION**

IN RE: Petition to Establish the Big Island)
Community Development District)
_____)

**PETITION TO ESTABLISH THE
BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, White’s Ford Timber, LLC (hereafter “Petitioner”), hereby petitions the Florida Land and Water Adjudicatory Commission, pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and Chapter 42-1, *Florida Administrative Code*, to establish a community development district ("CDD" or "District") with respect to the land described herein. In support of this Petition, Petitioner states as follows:

1. Location and Size. The proposed District is located entirely within St. Johns County, Florida. **Exhibit 1** depicts the general location of the project. The proposed District covers approximately 5,701 acres of land. The site is generally located north of State Road 16, south of County Road 210, west of Interstate 95 and east of County Road 16A. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There is one parcel within the external boundaries of the proposed District which is to be excluded from the District, as set forth in Exhibit 2 (the “Exception Parcel”), included in the sketch attached to Exhibit C for Parcel A. The owner of such excluded parcel is the Petitioner.

3. Landowner Consent. Petitioner has obtained written consent to establish the District from the owners of one hundred percent (100%) of the real property located within the

boundaries of the proposed District, in accordance with Section 190.005, *Florida Statutes*.

Documentation of this consent is contained in **Exhibit 3**.

4. Initial Board Members. The five persons designated to serve as initial members of the Board of Supervisors of the proposed District are as follows:

Name: Shaun C. Saliba
Address: 104 Sea Grove Main Street
St. Augustine, Florida 32080

Name: Casey W. Arnold
Address: 1 Independent Drive, Suite 1700
Jacksonville, Florida 32202

Name: Trevor Hutson
Address: 24 Cathedral Place, Suite 600
St. Augustine, Florida 32084

Name: Gary Hannon
Address: 2700 University Boulevard West
Jacksonville, Florida 32217

Name: John G. Metcalf
Address: 111 Nature Walk Parkway, Suite 102
St. Augustine, Florida 32092

All of the above-listed persons are residents of the state of Florida and citizens of the United States of America.

5. Name. The proposed name of the District is Big Island Community Development District.

6. Future Land Uses. The general distribution, location, and extent of the public and private future land uses proposed for the District, in accordance with the future land use plan element of the St. Johns County Future Land Use Plan, is identified in **Exhibit 4**. The proposed land uses for lands contained within the proposed District are consistent with the approved St. Johns County Future Land Use Plan.

7. Major Water and Wastewater Facilities. **Exhibit 5** shows the current major trunk water mains, as well as the proposed master water and sewer plans, and master drainage outfalls within the District's boundaries.

8. District Facilities and Services. **Exhibit 6** contains descriptions of the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and/or install, as well as the anticipated entity responsible for ownership and maintenance. The estimated costs of constructing the infrastructure serving land within the proposed District are also identified in **Exhibit 6**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2018 to 2030. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

9. Statement of Estimated Regulatory Costs. **Exhibit 7** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

10. Authorized Agent. The Petitioner is authorized to do business in Florida. **Exhibit 8** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Jonathan T. Johnson (jonathanj@hgslaw.com)
Jennifer L. Kilinski (jenk@hgslaw.com)
HOPPING GREEN & SAMS, P.A.
119 South Monroe Street, Suite 300 (32301)
P.O. Box 6526
Tallahassee, FL 32314

11. Filing Fee. Prior to the filing of this Petition, the Petitioner submitted a copy of this Petition and a \$15,759 filing fee to St. Johns County as required by Section 190.005(b)(1), *Florida Statutes*.

12. This petition to establish the Big Island Community Development District should be granted for the following reasons:

a. Establishment of the District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan or the St. Johns County Comprehensive Plan.

b. The area of land within the proposed District is part of a planned community. It is of a sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the District will prevent the general body of taxpayers in St. Johns County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the District. The District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests the Florida Land and Water Adjudicatory Commission to:

A. Find this petition complete and refer this matter to the Division of Administrative Hearings, requesting that an Administrative Law Judge be appointed to conduct a hearing as required by Section 190.005(1)(d), *Florida Statutes*; and

B. Receive the record of this hearing from the Administrative Law Judge as to whether the Petition satisfied the provisions of Section 190.005(1)(e), *Florida Statutes*, and grant the petition by adopting a rule establishing the District pursuant to Chapter 190, *Florida Statutes*; and

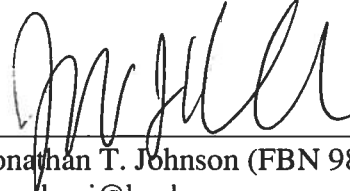
C. Consent to the District's exercise of certain additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate, and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural, and educational uses, as authorized and described; and (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, both as authorized and described by Section 190.012(2), *Florida Statutes*.

{Signature Set Forth on the Following Page}

RESPECTFULLY SUBMITTED, this 27th day of September, 2017.

HOPPING GREEN & SAMS, P.A.

BY: _____



Jonathan T. Johnson (FBN 986460)

jonathanj@hgslaw.com

Jennifer L. Kilinski (FBN 69367)

jenk@hgslaw.com

119 South Monroe Street, Suite 300 (32301)

Post Office Box 6526

Tallahassee, FL 32314

(850) 222-7500 (telephone)

(850) 224-8551 (facsimile)

Attorneys for Petitioner

1



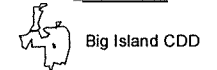
SILVERLEAF

EXHIBIT 1

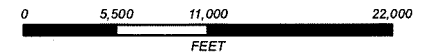
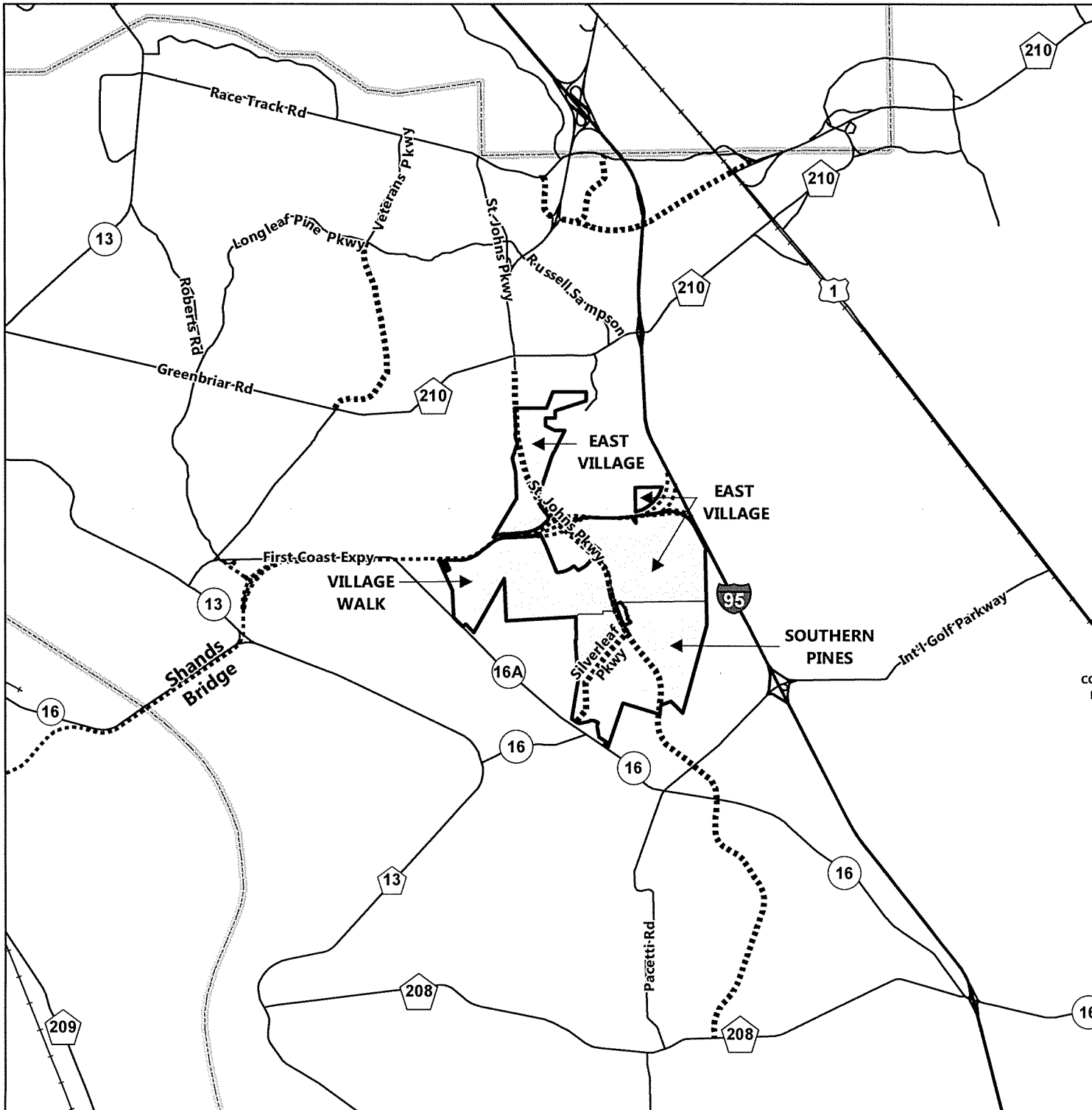
GENERAL LOCATION

AUGUST 1, 2017

LEGEND



Big Island CDD



PROJECT TEAM

- Whites Ford Timber, LLC - Owners
- ETM Inc - Engineers & Planners
- Whittington Law, PLLC - Legal Counsel
- Davidson Advisory Services Inc. - Real Estate Consultant
- Kimley-Horn & Associates - Transportation Consultant
- Carter Environmental Services - Environmental Consultant
- LG2 Environmental Solutions - Archeological Historical Consultant
- Robert M. Angas Associates, Inc. - Land Surveyors

Source: ETM, St. Johns County

2



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017
February 3, 2017
Silverleaf
Page 1 of 5

Work Order No. 17-022.00
File No. 123Q-34.00A

Big Island CDD Parcel A

A portion of Section 36, Township 5 South, Range 27 East, together with a portion of Sections 31, 32, 33 and 34, Township 5 South, Range 28 East, together with a portion of Sections 1 and 12, Township 6 South, Range 27 East, together with all of Section 4 and a portion of Sections 5, 6, 8 and 9, and a portion of Subsections 3, 4 and 5, Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 6; thence South $86^{\circ}53'51''$ West, along the Southerly line of said Section 6, a distance of 5596.11 feet to the Southwesterly corner thereof; thence North $02^{\circ}32'56''$ West, along the Westerly line of said Section 6, a distance of 3440.49 feet; thence South $29^{\circ}23'09''$ West, departing said Westerly line and along the Westerly line of Bartram Downs, as depicted on the plat thereof, recorded in Map Book 46, pages 40 through 52 of the Public Records of said county, 5039.79 feet to a point lying on the Northeasterly line of an Unrecorded Subdivision lying in the Northwest quarter of said Section 12; thence North $44^{\circ}42'26''$ West, departing said Westerly line and along said Northeasterly line, 943.93 feet to the Northerly most corner of Tract Two of said Unrecorded Subdivision, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 2175, page 1965, of said Public Records; thence South $45^{\circ}25'15''$ West, departing said Northeasterly line and along the Northwesterly line of said lands of Official Records Book 2175, page 1965, a distance of 290.47 feet to a point lying on the Northeasterly right of way line of County Road No. 16A, a 66 foot right of way as presently established at this point; thence North $44^{\circ}42'26''$ West, along said Northeasterly right of way line, 1024.97 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 2886, page 443 of said Public Records; thence North $03^{\circ}01'04''$ West, departing said Northeasterly right of way line, and along the Easterly line of said Official Records Book 2886, page 443, a distance of 2248.34 feet; thence North $24^{\circ}38'25''$ West, continuing along said Easterly line, 2689.97 feet; thence North $89^{\circ}05'41''$ East, departing said Easterly line, 243.73 feet; thence South $20^{\circ}22'18''$ East, 198.65 feet; thence South $74^{\circ}44'34''$ East, 80.52 feet; thence South $24^{\circ}10'15''$ West, 96.33 feet; thence South $24^{\circ}13'28''$ East, 661.13 feet; thence North $64^{\circ}19'23''$ East, 301.89 feet; thence North $23^{\circ}14'11''$ West, 840.63 feet; thence North $89^{\circ}05'41''$ East, 1183.59 feet to the point of curvature of a curve concave Northerly having a radius of 2454.00 feet; thence Easterly along the arc of said curve, through a central angle of $37^{\circ}20'31''$, an arc length of 1599.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}25'26''$ East, 1571.21 feet; thence North $51^{\circ}45'10''$ East, 1266.58 feet to the point of curvature of a curve concave Southerly having a radius of 2130.00 feet; thence Easterly along the arc of said curve,

Big Island CDD Parcel A (continued)

through a central angle of $34^{\circ}22'57''$, an arc length of 1278.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}56'39''$ East, 1259.10 feet; thence North $86^{\circ}08'07''$ East, 964.64 feet; thence North $88^{\circ}25'34''$ East, 300.24 feet; thence North $86^{\circ}08'07''$ East, 280.10 feet to the point of curvature of a curve concave Northerly having a radius of 4758.00 feet; thence Easterly along the arc of said curve, through a central angle of $01^{\circ}29'51''$, an arc length of 124.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}23'12''$ East, 124.34 feet; thence North $84^{\circ}38'17''$ East, 1211.25 feet; thence South $23^{\circ}44'13''$ East, 975.04 feet; thence South $21^{\circ}57'53''$ East, 2275.20 feet; thence Due East, 45.06 feet to the point of curvature of a curve concave Northerly having a radius of 2000.00 feet; thence Easterly along the arc of said curve, through a central angle of $42^{\circ}58'48''$, an arc length of 1500.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}30'36''$ East, 1465.36 feet; thence South $42^{\circ}58'48''$ East, 504.84 feet; thence North $59^{\circ}09'53''$ East, 684.64 feet; thence North $42^{\circ}05'05''$ East, 1689.68 feet; thence North $47^{\circ}54'55''$ West, 649.07 feet to a point on a curve concave Northwesterly having a radius of 825.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $14^{\circ}59'11''$, an arc length of 215.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $34^{\circ}36'30''$ West, 215.17 feet; thence South $42^{\circ}06'05''$ West, 286.66 feet; thence North $47^{\circ}54'55''$ West, 2375.69 feet; thence North $06^{\circ}13'46''$ East, 360.86 feet; thence North $53^{\circ}58'04''$ East, 462.85 feet to the point of curvature of a curve concave Southerly having a radius of 2198.00 feet; thence Easterly along the arc of said curve, through a central angle of $38^{\circ}27'17''$, an arc length of 1475.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}11'43''$ East, 1447.68 feet; thence South $87^{\circ}34'39''$ East, 601.88 feet; thence South $89^{\circ}52'05''$ East, 300.24 feet; thence South $87^{\circ}34'39''$ East, 122.24 feet to the point of curvature of a curve concave Northerly having a radius of 14876.00 feet; thence Easterly along the arc of said curve, through a central angle of $09^{\circ}04'49''$, an arc length of 2357.53 feet to a point lying on the Westerly line of Trout Creek Buffer Supplemental Parcel as described and recorded in Official Records Book 3175, page 344, of said Public Records, said arc being subtended by a chord bearing and distance of North $87^{\circ}52'57''$ East, 2355.07 feet; thence Southerly, along said Westerly line, the following 5 courses: Course 1, thence South $00^{\circ}01'42''$ West, 36.11 feet; Course 2, thence South $28^{\circ}07'27''$ East, 158.80 feet; Course 3, thence South $43^{\circ}23'37''$ East, 179.99 feet; Course 4, thence South $21^{\circ}38'26''$ East, 158.68 feet; Course 5, thence South $37^{\circ}03'53''$ East, 95.80 feet to the Southerly most corner of said Trout Creek Buffer Supplemental Parcel, said corner lying on the Easterly line of said Section 32; thence North $01^{\circ}01'37''$ West, along the Easterly line of said Trout Creek Buffer Supplemental Parcel and along the Easterly line of said Section 32, a distance of 569.73 feet to a point on a curve concave Northerly having a radius of 14876.00 feet; thence Easterly, departing said Easterly lines and along the arc of said curve, through a central angle of $00^{\circ}23'53''$, an arc length of 103.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $81^{\circ}57'40''$ East, 103.34 feet; thence North $81^{\circ}45'43''$ East, 2389.42 feet to the point of curvature of a curve concave Southwesterly having a

Big Island CDD Parcel A (continued)

radius of 2198.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $69^{\circ}20'10''$, an arc length of 2659.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}34'12''$ East, 2500.54 feet; thence North $61^{\circ}05'54''$ East, 13.46 feet to a point lying on the Southwesterly limited access right of way line of Interstate No. 95, a 300 foot limited access right of way as presently established; thence South $27^{\circ}29'14''$ East, along said Southwesterly limited access right of way line, 2303.93 feet to its intersection with the Northerly line of Section 3, said Township 6 South, Range 28 East; thence South $88^{\circ}57'55''$ West, departing said Southwesterly limited access right of way line and along said Northerly line, 137.39 feet to the Northwesterly corner of said Section 3; thence South $00^{\circ}59'20''$ East, along the Westerly line of said Section 3, a distance of 5238.52 feet to the Northwest corner of fractional Section 10, said Township 6 South, Range 28 East; thence South $00^{\circ}56'08''$ East, along the Westerly line of said Section 10, a distance of 861.21 feet to a point lying on the Westerly line of Section 43, the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East; thence South $15^{\circ}32'56''$ West, along the Westerly line of said Section 43 and Section 44, of the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East, a distance of 7297.74 feet; thence North $45^{\circ}05'38''$ West, departing said Westerly line, 1349.32 feet; thence South $65^{\circ}58'20''$ West, 866.82 feet; thence South $06^{\circ}26'05''$ West, 732.06 feet to a point lying on the Northerly line of said Subsection 6; thence North $72^{\circ}44'25''$ West, along said Northerly line, 3135.32 feet to the Northwest corner thereof; thence South $18^{\circ}40'32''$ West, along the Westerly line of said Subsection 6, a distance of 3786.87 feet to a point lying on the Northeasterly right of way line of State Road No. 16, a variable width right of way as presently established; thence North $55^{\circ}53'35''$ West, departing said Westerly line of said Subsection 6 and along said Northeasterly right of way line, 384.63 feet; thence North $34^{\circ}06'25''$ East, departing said Northeasterly right of way line, 280.00 feet; thence North $55^{\circ}53'35''$ West, 673.00 feet; thence North $10^{\circ}53'35''$ West, 807.39 feet; thence North $02^{\circ}38'19''$ West, 188.94 feet; thence North $21^{\circ}03'39''$ East, 220.60 feet to a point on a curve concave Southerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of $13^{\circ}47'08''$, an arc length of 6.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $85^{\circ}25'34''$ West, 6.00 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 80.00 feet, through a central angle of $67^{\circ}47'43''$, an arc length of 94.66 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $58^{\circ}25'17''$ West, 89.23 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of $44^{\circ}24'55''$, an arc length of 19.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $46^{\circ}43'53''$ West, 18.90 feet; thence North $68^{\circ}56'21''$ West, 26.52 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; thence Westerly along the arc of said curve, through a central angle of $19^{\circ}51'52''$, an arc length of 156.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}52'17''$ West, 155.24 feet; thence North $01^{\circ}11'47''$ East, 50.00 feet; thence North $84^{\circ}54'53''$ West, 246.42 feet; thence South $87^{\circ}21'41''$ West, 119.64 feet; thence South $44^{\circ}29'30''$ West, 124.08 feet; thence South $79^{\circ}06'25''$

Big Island CDD Parcel A (continued)

West, 811.37 feet; thence North 74°23'25" West, 163.32 feet; thence North 55°53'35" West, 552.30 feet; thence North 09°32'34" East, 3143.43 feet; thence North 03°59'26" West, 3212.47 feet to a point lying on the Northwesterly line of said Subsection 4; thence North 19°49'07" East, along said Northwesterly line, 160.57 feet to a point lying on the Westerly line of said Section 8; thence North 01°04'14" West, departing said Northwesterly line and along said Westerly line, 1779.45 feet to the Point of Beginning.

Less and except from the above described lands the following:

A portion of Sections 5 and 8, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 5; thence South 89°58'06" West, along the Southerly line of said Section 5, a distance of 4237.31 feet to the Point of Beginning.

From said Point of Beginning, thence South 36°52'47" West, departing said Southerly line of Section 5, a distance of 83.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 126°18'40", an arc length of 55.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°16'33" East, 44.61 feet; thence South 89°25'54" East, 21.76 feet; thence South 19°09'50" West, 85.75 feet; thence South 26°24'08" East, 60.68 feet; thence South 70°18'11" East, 75.91 feet; thence South 73°16'51" East, 26.05 feet; thence South 02°27'08" West, 73.48 feet; thence North 88°05'25" East, 63.00 feet; thence South 61°35'03" East, 56.47 feet; thence South 15°25'18" East, 35.15 feet; thence South 26°16'22" East, 32.21 feet; thence South 52°57'59" West, 36.38 feet; thence South 17°42'36" West, 4.17 feet; thence South 67°21'40" West, 547.78 feet to a point on a curve concave Northeasterly having a radius of 11400.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 04°01'30", an arc length of 800.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°17'00" West, 800.70 feet; thence North 21°51'17" East, 35.32 feet to a point on a curve concave Easterly having a radius of 11375.00 feet; thence Northerly along the arc of said curve, through a central angle of 05°09'33", an arc length of 1024.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 20°33'57" West, 1023.90 feet; thence North 70°53'19" East, 439.89 feet; thence South 33°48'27" East, 533.57 feet; thence North 60°50'23" East, 45.89 feet; thence South 12°29'44" East, 25.08 feet; thence South 31°22'31" East, 56.52 feet; thence South 15°30'13" East, 104.48 feet; thence South 12°34'01" West, 1.95 feet; thence South 33°48'27" East, 44.90 feet; thence South 67°57'38" West, 40.68 feet; thence South 11°51'40" East, 321.74 feet; thence South

Revised August 9, 2017
February 3, 2017
Silverleaf
Page 5 of 5

Work Order No. 17-022.00
File No. 123Q-34.00A

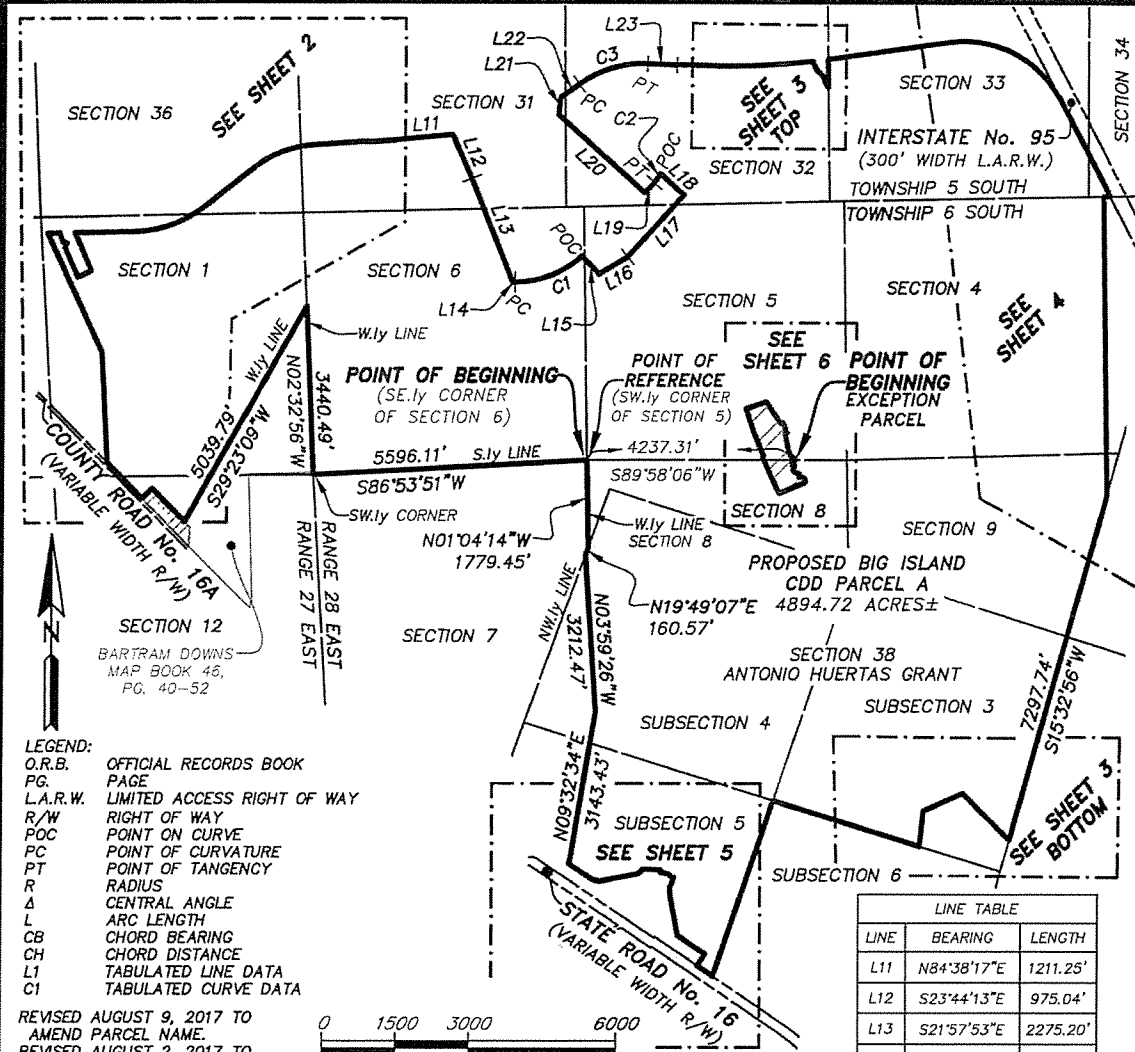
Big Island CDD Parcel A (continued)

14°36'37" East, 72.43 feet; thence North 75°23'23" East, 12.66 feet; thence South 08°23'00" East, 72.69 feet; thence South 74°33'44" East, 37.27 feet; thence South 53°24'25" East, 45.12 feet; thence South 60°35'35" East, 17.65 feet; thence South 10°48'12" East, 39.34 feet to the Point of Beginning.

Containing 4894.72 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 31, 32, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTIONS 5, 6, 8 AND 9, AND A PORTION OF SUBSECTIONS 3, 4 AND 5, SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



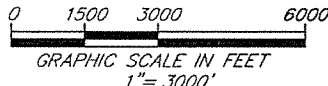
- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - P.G. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

REVISED AUGUST 9, 2017 TO AMEND PARCEL NAME.
 REVISED AUGUST 2, 2017 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED JULY 31, 2017 TO AMEND SCRIVENER'S ERROR.
 REVISED JULY 24, 2017 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED JULY 20, 2017 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.

SHEET 1 OF 6

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 6 AS BEING SOUTH 86°53'51" WEST.
- 3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2000.00'	42°58'48"	1500.29'	N68°30'36"E	1465.36'
C2	825.00'	14°59'11"	215.79'	S34°36'30"W	215.17'
C3	2198.00'	38°27'17"	1475.21'	N73°11'43"E	1447.68'

LINE	BEARING	LENGTH
L11	N84°38'17"E	1211.25'
L12	S23°44'13"E	975.04'
L13	S21°57'53"E	2275.20'
L14	DUE EAST	45.06'
L15	S42°58'48"E	504.84'
L16	N59°09'53"E	684.64'
L17	N42°05'05"E	1689.68'
L18	N47°54'55"W	649.07'
L19	S42°06'05"W	286.66'
L20	N47°54'55"W	2375.69'
L21	N06°13'46"E	360.86'
L22	N53°58'04"E	462.85'
L23	S87°34'39"E	601.88'

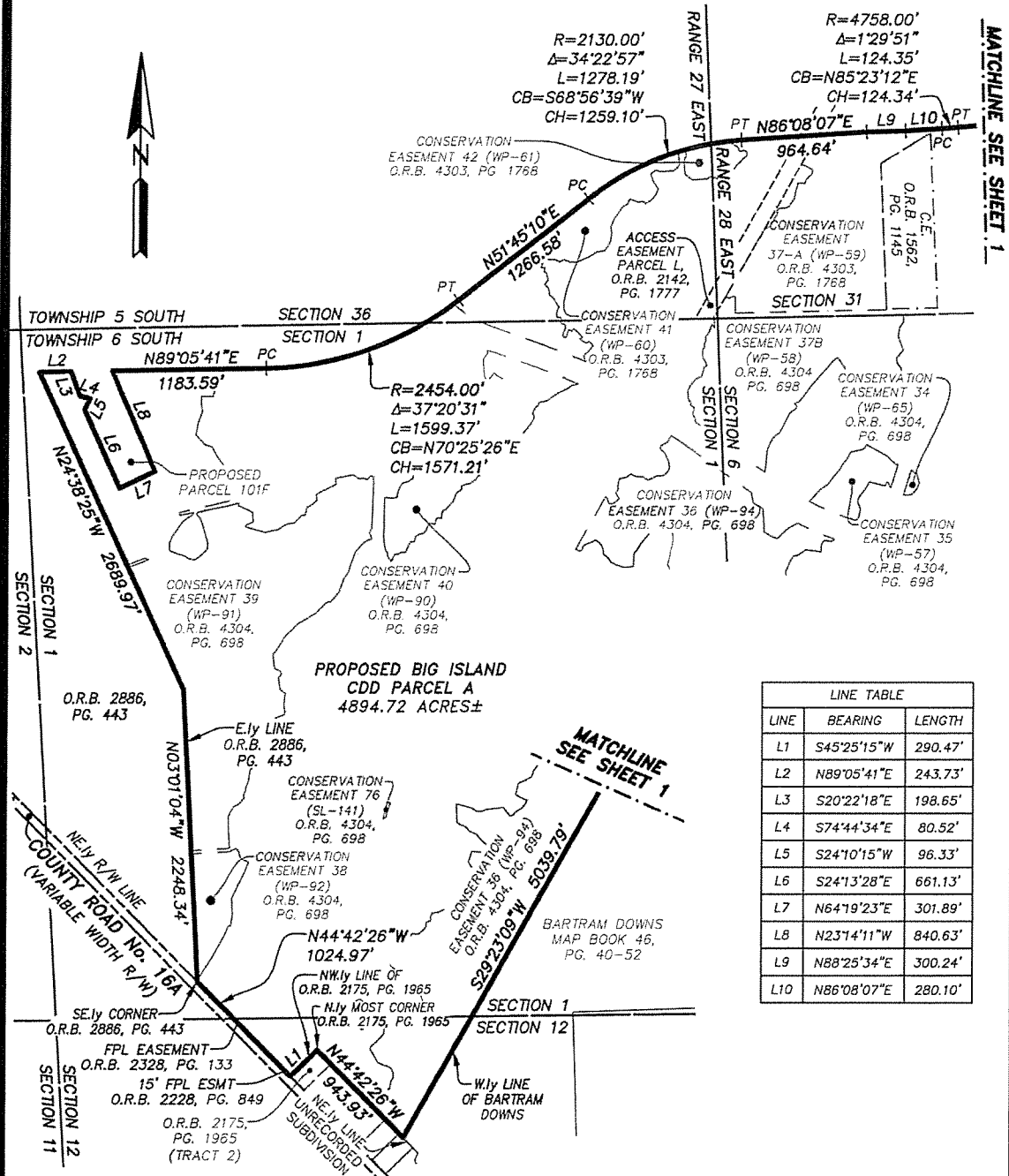


ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL. 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

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

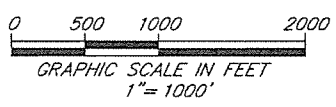
SCALE: 1"=3000'
 DATE: FEBRUARY 3, 2017
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 31, 32, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTIONS 5, 6, 8 AND 9, AND A PORTION OF SUBSECTIONS 3, 4 AND 5, SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S45°25'15"W	290.47'
L2	N89°05'41"E	243.73'
L3	S20°22'18"E	198.65'
L4	S74°44'34"E	80.52'
L5	S24°10'15"W	96.33'
L6	S24°13'28"E	661.13'
L7	N64°19'23"E	301.89'
L8	N23°14'11"W	840.63'
L9	N88°25'34"E	300.24'
L10	N86°08'07"E	280.10'

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PT POINT OF TANGENCY
 - PC POINT OF CURVATURE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - FPL FLORIDA POWER AND LIGHT COMPANY

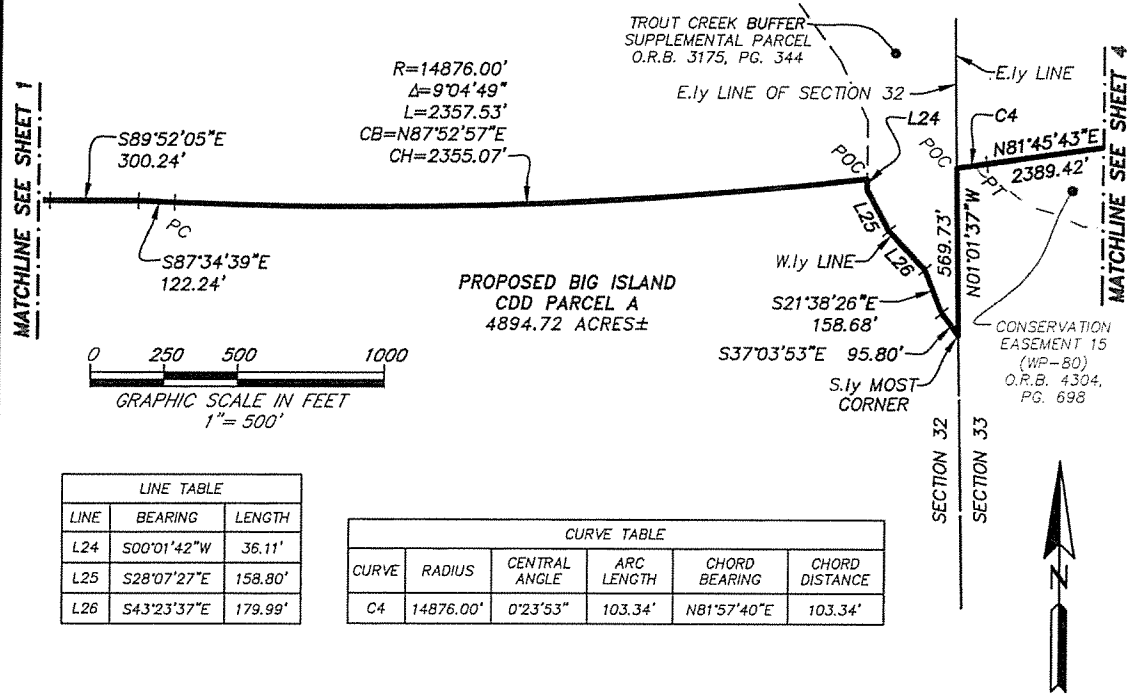


SHEET 2 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

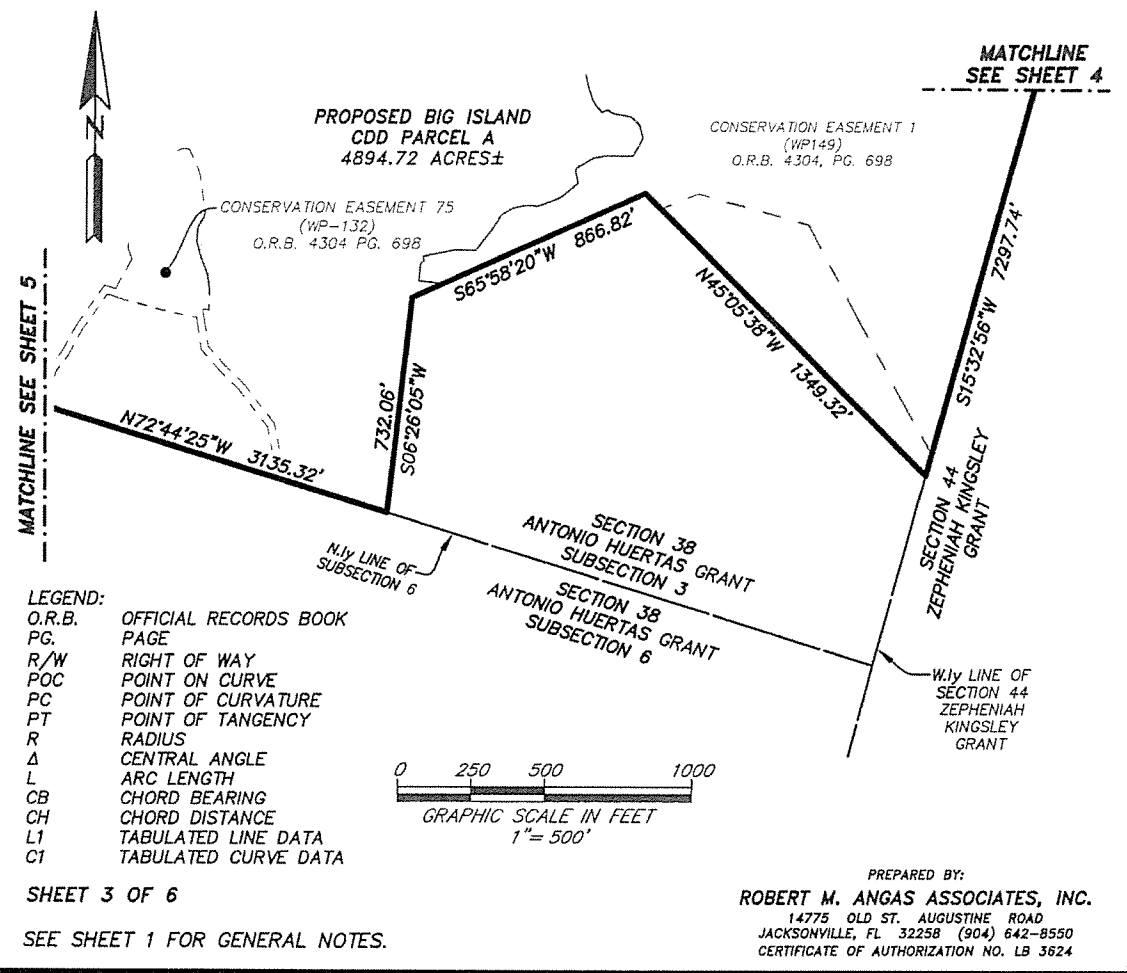
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 31, 32, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTIONS 5, 6, 8 AND 9, AND A PORTION OF SUBSECTIONS 3, 4 AND 5, SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L24	S00°01'42"W	36.11'
L25	S28°07'27"E	158.80'
L26	S43°23'37"E	179.99'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	14876.00'	0°23'53"	103.34'	N81°57'40"E	103.34'



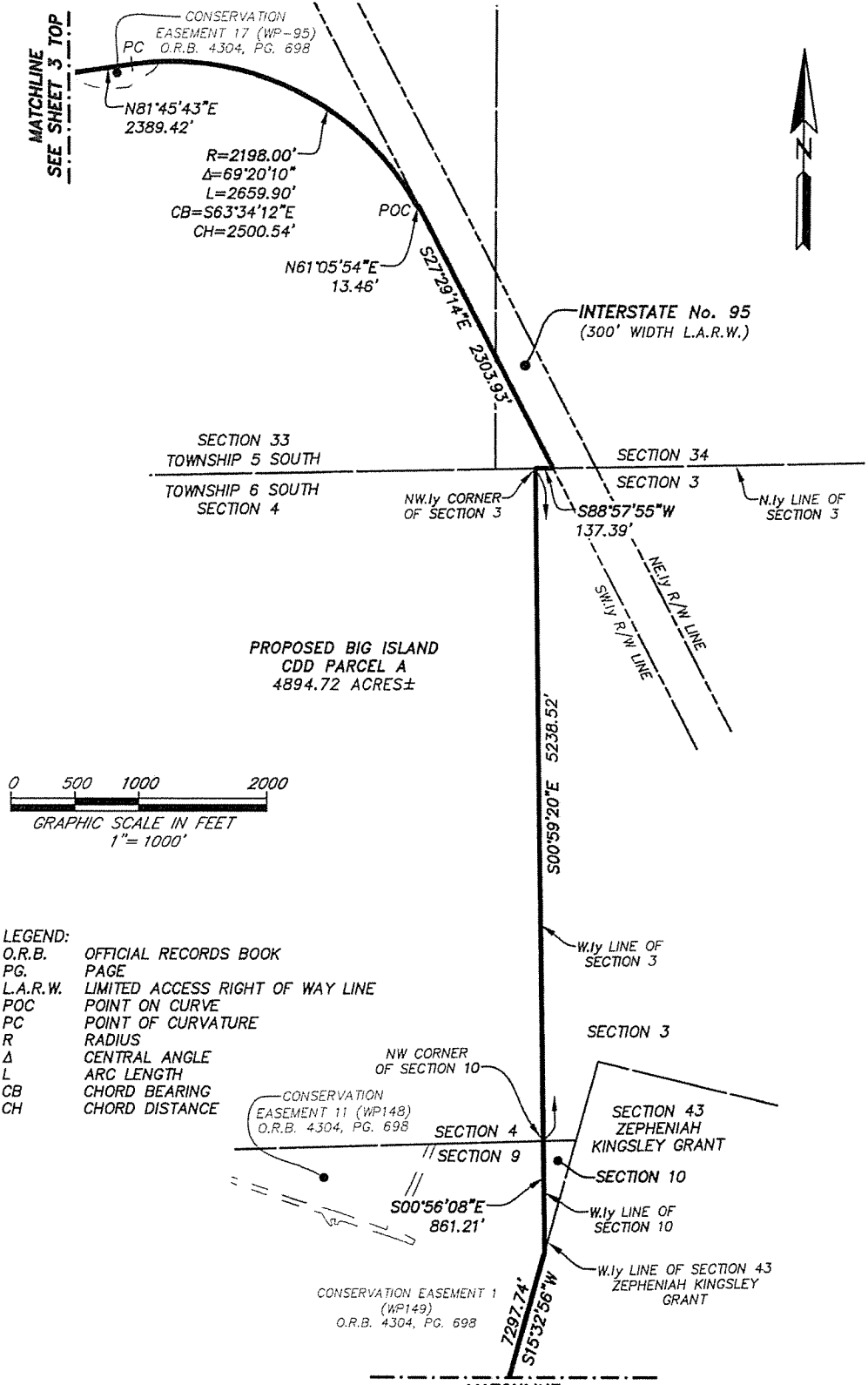
- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - P.C. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

SHEET 3 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 31, 32, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTIONS 5, 6, 8 AND 9, AND A PORTION OF SUBSECTIONS 3, 4 AND 5, SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - L.A.R.W. LIMITED ACCESS RIGHT OF WAY LINE
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE

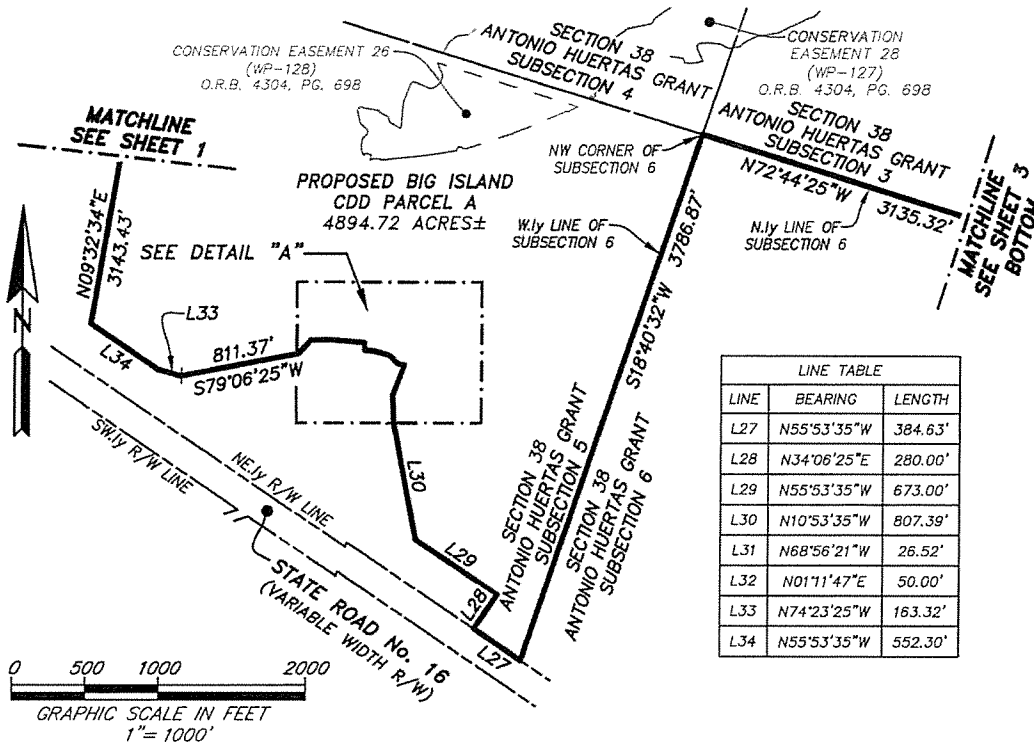
SHEET 4 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

MATCHLINE
SEE SHEET 3 BOTTOM

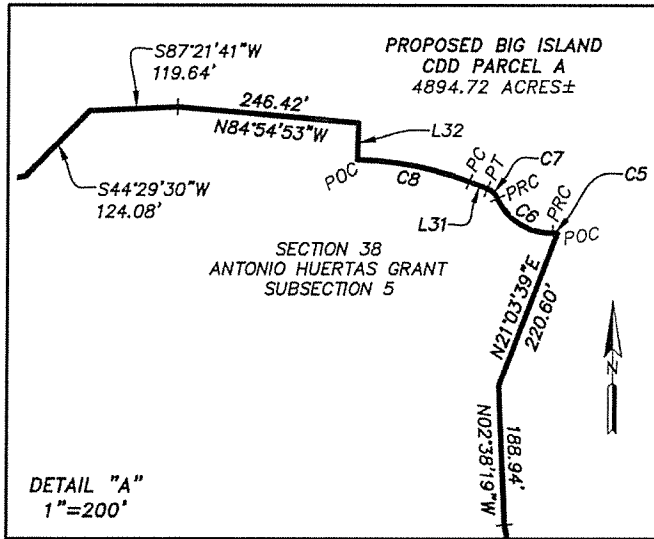
PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTIONS 31, 32, 33 AND 34, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 6 SOUTH, RANGE 27 EAST, TOGETHER WITH ALL OF SECTION 4 AND A PORTION OF SECTIONS 5, 6, 8 AND 9, AND A PORTION OF SUBSECTIONS 3, 4 AND 5, SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	LENGTH
L27	N55°53'35"W	384.63'
L28	N34°06'25"E	280.00'
L29	N55°53'35"W	673.00'
L30	N10°53'35"W	807.39'
L31	N68°56'21"W	26.52'
L32	N01°11'47"E	50.00'
L33	N74°23'25"W	163.32'
L34	N55°53'35"W	552.30'

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - PRC POINT OF REVERSE CURVATURE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA



CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C5	25.00'	13°47'08"	6.02'	N85°25'34"W	6.00'
C6	80.00'	67°47'43"	94.66'	N58°25'17"W	89.23'
C7	25.00'	44°24'55"	19.38'	N46°43'53"W	18.90'
C8	450.00'	19°51'52"	156.02'	N78°52'17"W	155.24'

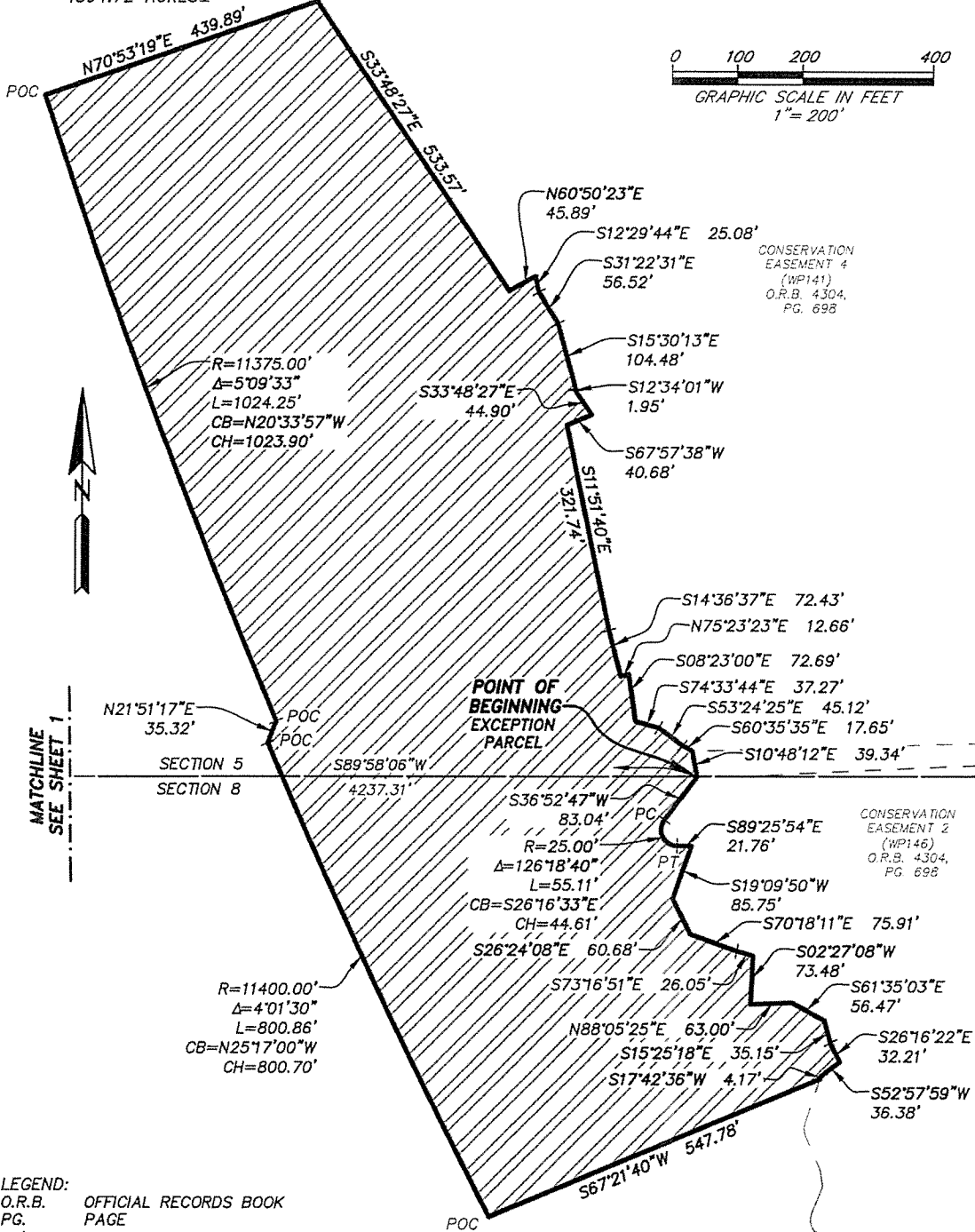
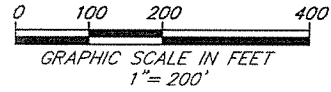
SHEET 5 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 5 AND 8, TOWNSHIP 6 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

PROPOSED BIG ISLAND
CDD PARCEL A
4894.72 ACRES±



MATCHLINE
SEE SHEET 1

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE

SHEET 6 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017
February 3, 2017
Silverleaf
Page 1 of 2

Work Order No. 17-022.00
File No. 123Q-34.00B

Big Island CDD Parcel B

A portion of Sections 19, 20, 30 and 31, and a portion of Section 41 of the William Harvey Grant, Township 5 South, Range 28 East, together with a portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 36; thence North $02^{\circ}32'22''$ West, along the Easterly line of said Section 36, a distance of 2600.04 feet to the Point of Beginning.

From said Point of Beginning, thence North $30^{\circ}16'43''$ East, departing said Easterly line, 2312.82 feet; thence North $01^{\circ}14'03''$ West, 2131.77 feet; thence North $13^{\circ}55'54''$ West, 1127.35 feet to the Southeasterly corner of Johns Creek ~ Phase 2, a plat recorded in Map Book 64, pages 3 through 14 of the Public Records of said county; thence Northerly, along the Easterly line of said Johns Creek ~ Phase 2, the following 12 courses: Course 1, thence North $18^{\circ}00'55''$ East, 308.39 feet; Course 2, thence North $25^{\circ}43'18''$ East, 197.06 feet; Course 3, thence North $02^{\circ}55'19''$ East, 131.75 feet; Course 4, thence North $22^{\circ}43'33''$ East, 85.45 feet; Course 5, thence North $26^{\circ}33'40''$ East, 132.48 feet; Course 6, thence North $14^{\circ}42'24''$ East, 129.20 feet; Course 7, thence North $20^{\circ}35'44''$ East, 112.43 feet; Course 8, thence North $28^{\circ}09'07''$ East, 97.09 feet; Course 9, thence North $20^{\circ}22'35''$ East, 11.48 feet; Course 10, thence North $12^{\circ}39'46''$ West, 385.38 feet to the point of curvature of a curve concave Easterly having a radius of 3150.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of $09^{\circ}55'44''$, an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}41'54''$ West, 545.18 feet; Course 12, thence North $02^{\circ}44'02''$ West, 17.48 feet to a point lying on the Southerly line of Johns Creek, a plat recorded in Map Book 48, pages 76 through 95 of said Public Records; thence South $89^{\circ}22'47''$ East, departing said Easterly line and along said Southerly line, 50.09 feet to the Southeast corner of said Johns Creek; thence North $02^{\circ}44'02''$ West, along the Easterly line of said Johns Creek, 1989.85 feet to its intersection with the Westerly prolongation of the Southerly line of Stonehurst Plantation Unit Two-C, a plat recorded in Map Book 51, pages 9 through 16 of said Public Records; thence North $89^{\circ}59'58''$ East, departing said Easterly line, along said Westerly prolongation, along said Southerly line of Stonehurst Plantation Unit Two-C, along the Southerly line of Stonehurst Plantation Unit One-D, a plat recorded in Map Book 44, pages 72 through 77 of said Public Records, and along the Southerly line of Stonehurst Plantation Unit Two-A, a plat recorded in Map Book 49, pages 15 through 20 of said Public Records, 2571.73 feet to the Southeast corner of said Stonehurst Plantation Unit Two-A; thence North $20^{\circ}43'08''$ East, along the Easterly line of said Stonehurst Plantation Unit Two-A, 1429.20 feet to the Southwesterly corner of Southlake Unit Two-A, a plat recorded in Map Book 37, pages 68 through 79 of said Public Records; thence North $89^{\circ}41'25''$ East, along the Southerly line of said Southlake Unit Two-A and along the Southerly line of Southlake Unit Two-B, a plat recorded in Map Book 39, pages 9 through 14 of said Public Records, 2663.77 feet to the Southeast corner

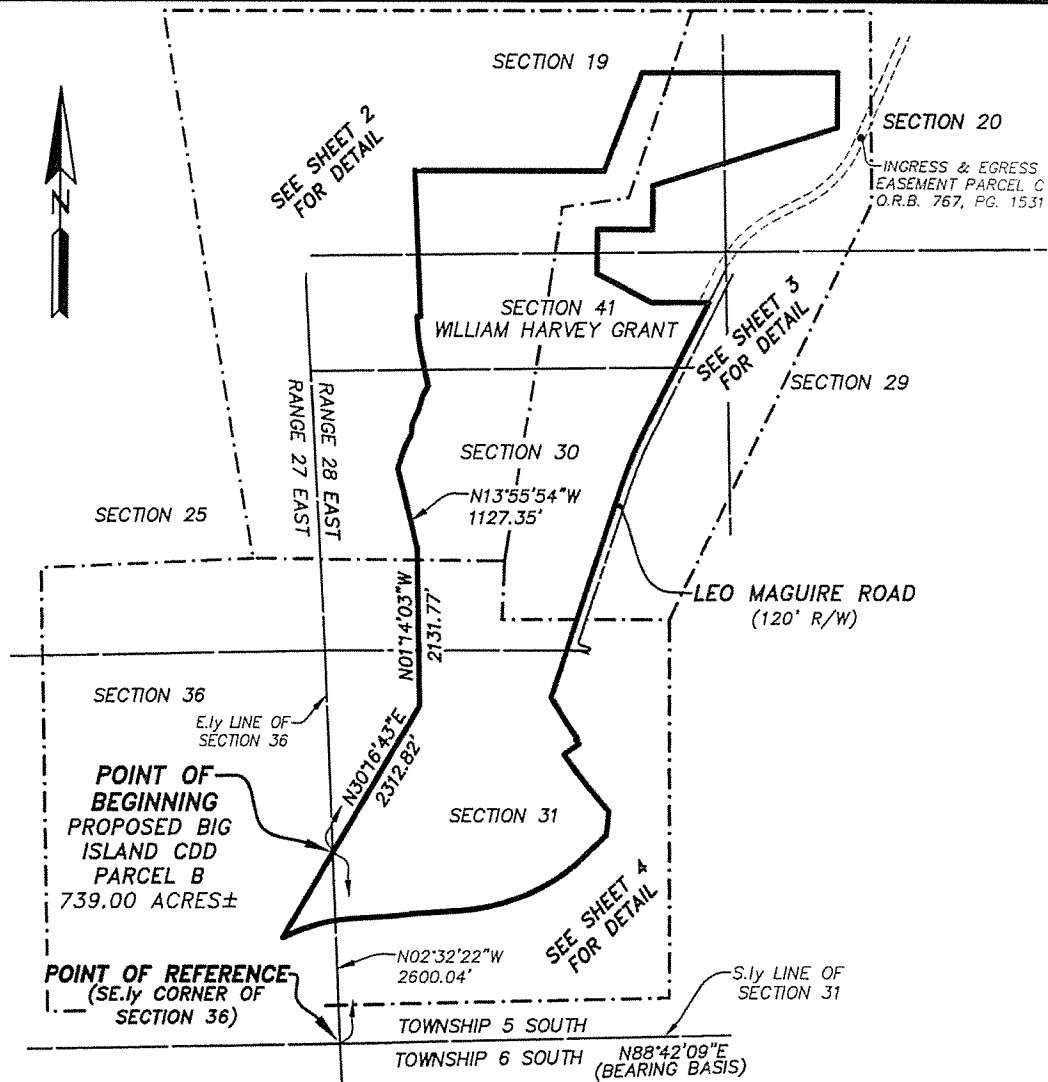
Big Island CDD Parcel B (continued)

of said Southlake Unit Two-B, said corner lying on the Westerly line of St. Johns Golf and Country Club Unit One, a plat recorded in Map Book 40, pages 39 through 71 of said Public Records; thence South $00^{\circ}00'28''$ West, along said Westerly line, 749.81 feet; thence South $72^{\circ}16'20''$ West, continuing along said Westerly line and along the Northerly line of St. Johns Golf and Country Club Unit Four, Phase Four, a plat recorded in Map Book 52, pages 8 through 13 of said Public Records, 2624.51 feet to the Northwest corner of said St. Johns Golf and Country Club Unit Four, Phase Four; thence South $00^{\circ}00'07''$ East, continuing along said Northerly line of St. Johns Golf and Country Club Unit Four, Phase Four, a distance of 599.98 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 1732, page 1133 of said Public Records; thence along the boundary line of said Official Records Book 1732, page 1133, the following 4 courses: Course 1, thence North $89^{\circ}59'09''$ West, 750.07 feet; Course 2, thence South $00^{\circ}01'15''$ West, 600.03 feet; Course 3, thence South $61^{\circ}54'38''$ East, 832.17 feet; Course 4, thence South $89^{\circ}58'32''$ East, 788.03 feet to a point lying on the Westerly right of way line of Leo Maguire Parkway, a 120 foot right of way at this point as presently established; thence South $26^{\circ}21'28''$ West, departing said boundary line of Official Records Book 1732, page 1133, and along said Westerly right of way line of Leo Maguire Parkway, 1911.13 feet to the point of curvature of a curve concave Easterly having a radius of 5790.00 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $08^{\circ}14'24''$, an arc length of 832.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}14'16''$ West, 831.97 feet; thence South $18^{\circ}07'04''$ West, continuing along said Westerly right of way line and its Southerly prolongation, 3034.20 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 2745, page 1495, of said Public Records; thence Southeasterly, along said Easterly line and along the arc of a curve concave Northeasterly having a radius of 8850.00 feet, through a central angle of $04^{\circ}19'21''$, an arc length of 667.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $32^{\circ}41'47''$ East, 667.49 feet; thence South $54^{\circ}54'34''$ West, departing said Easterly line, 23.29 feet; thence South $35^{\circ}19'26''$ East, 74.50 feet; thence South $54^{\circ}26'35''$ West, 250.00 feet to a point on a curve concave Northeasterly having a radius of 9399.98 feet; thence Southeasterly along the arc of said curve, through a central angle of $06^{\circ}02'39''$, an arc length of 991.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $38^{\circ}34'45''$ East, 991.15 feet; thence South $06^{\circ}02'07''$ West, 320.10 feet; thence South $45^{\circ}48'42''$ West, 597.98 feet to a point on a curve concave Northerly having a radius of 2771.00 feet; thence Westerly along the arc of said curve, through a central angle of $35^{\circ}03'47''$, an arc length of 1695.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $68^{\circ}36'14''$ West, 1669.42 feet; thence South $86^{\circ}08'07''$ West, 601.88 feet; thence South $83^{\circ}50'41''$ West, 300.24 feet; thence South $86^{\circ}08'07''$ West, 568.67 feet to the point of curvature of a curve concave Southerly having a radius of 2454.00 feet; thence Westerly along the arc of said curve, through a central angle of $23^{\circ}03'49''$, an arc length of 987.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $74^{\circ}36'13''$ West, 981.17 feet; thence North $30^{\circ}16'43''$ East, 1340.98 feet to the Point of Beginning.

Containing 739.00 acres, more or less.

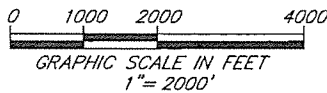
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTIONS 19, 20, 30 AND 31, AND A PORTION OF SECTION 41 OF THE WILLIAM HARVEY GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



REVISED AUGUST 9, 2017 TO AMEND PARCEL NAME.
 REVISED AUGUST 2, 2017 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.
 REVISED JULY 20, 2017 TO AMEND BOUNDARY AND LEGAL DESCRIPTION.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 FPL FLORIDA POWER AND LIGHT COMPANY
 ESMT EASEMENT
 R/W RIGHT OF WAY
 POC POINT ON CURVE
 PC POINT OF CURVATURE
 PT POINT OF TANGENCY
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 31 AS BEING NORTH 88°42'09" EAST.
 3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.

SHEET 1 OF 4



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

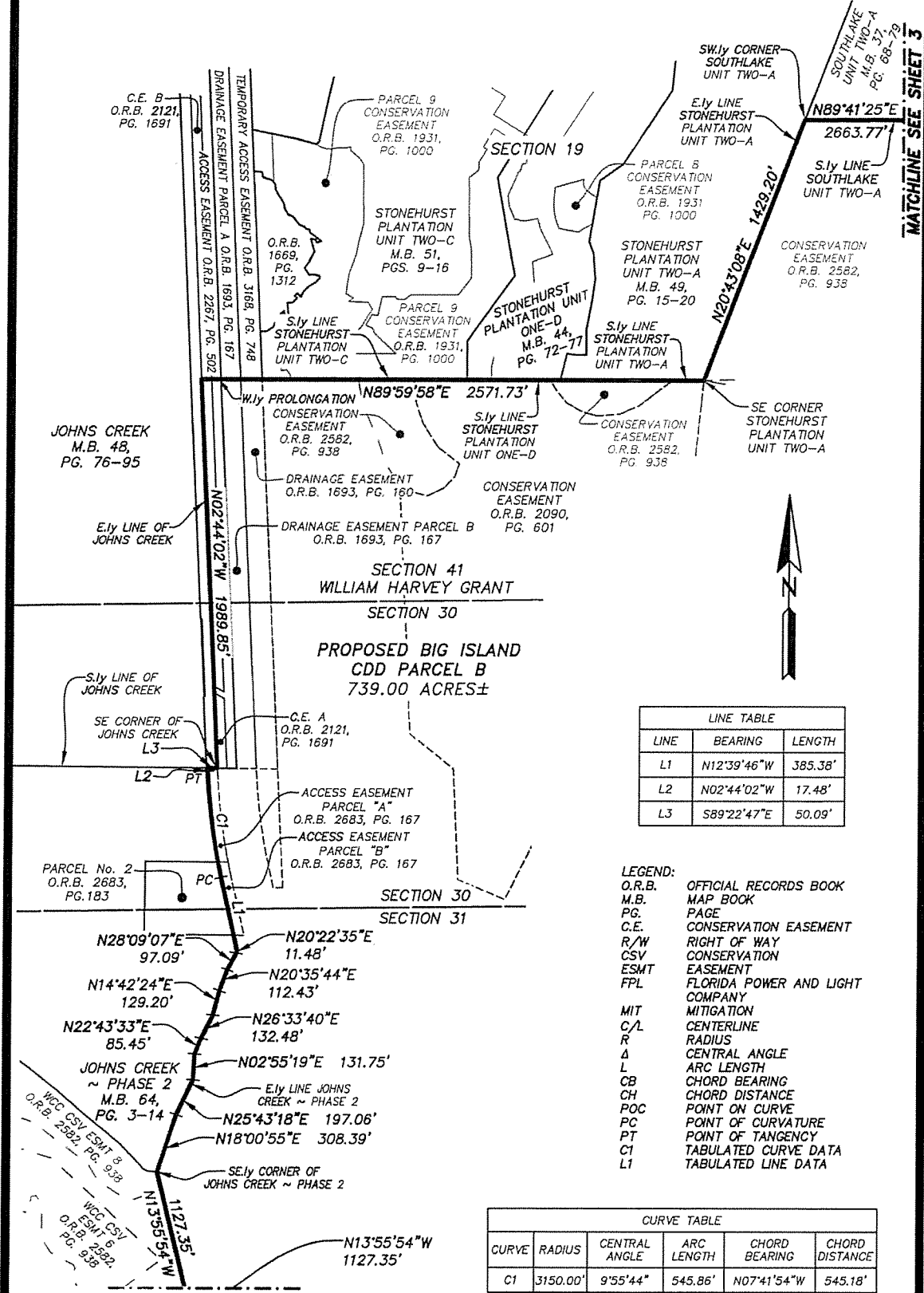
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SCALE: 1"=2000'

DATE: FEBRUARY 3, 2017

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

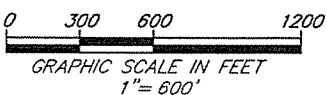
A PORTION OF SECTIONS 19, 20, 30 AND 31, AND A PORTION OF SECTION 41 OF THE WILLIAM HARVEY GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N12°39'46"W	385.38'
L2	N02°44'02"W	17.48'
L3	S89°22'47"E	50.09'

- LEGEND:
- O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - PG. PAGE
 - C.E. CONSERVATION EASEMENT
 - R/W RIGHT OF WAY
 - CSV CONSERVATION EASEMENT
 - ESMT EASEMENT
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - MIT MITIGATION
 - C/L CENTERLINE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

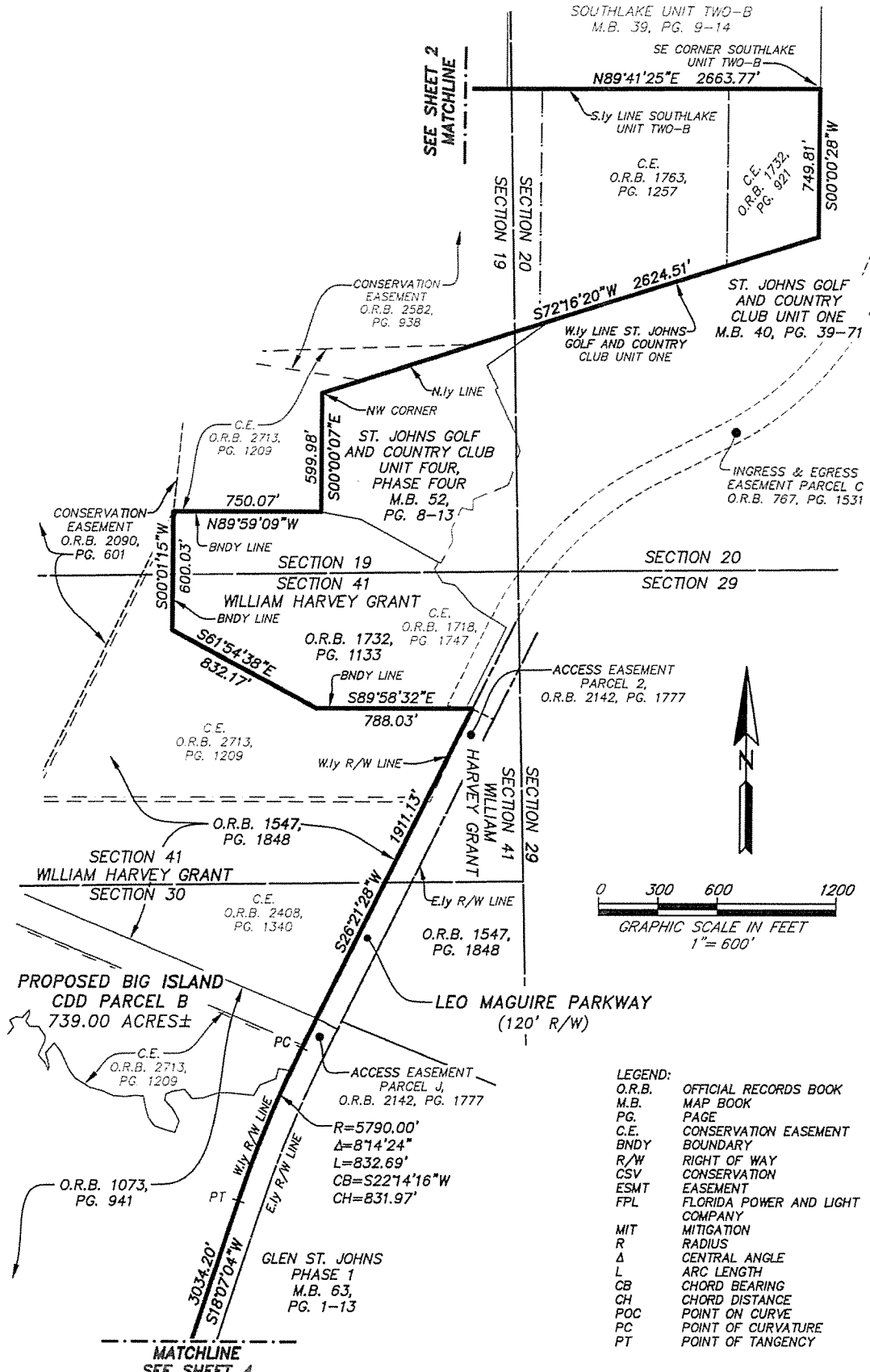
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3150.00'	9°55'44"	545.86'	N07°41'54"W	545.18'



SHEET 2 OF 4
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTIONS 19, 20, 30 AND 31, AND A PORTION OF SECTION 41 OF THE WILLIAM HARVEY GRANT, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - PG. PAGE
 - C.E. CONSERVATION EASEMENT
 - BNDY BOUNDARY
 - R/W RIGHT OF WAY
 - CSV CONSERVATION
 - ESMT EASEMENT
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - MIT MITIGATION
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - POC POINT ON CURVE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY

SHEET 3 OF 4
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017
July 20, 2017
Silverleaf

Work Order No. 17-022.00
File No. 123Q-34.00C

Big Island CDD Parcel C

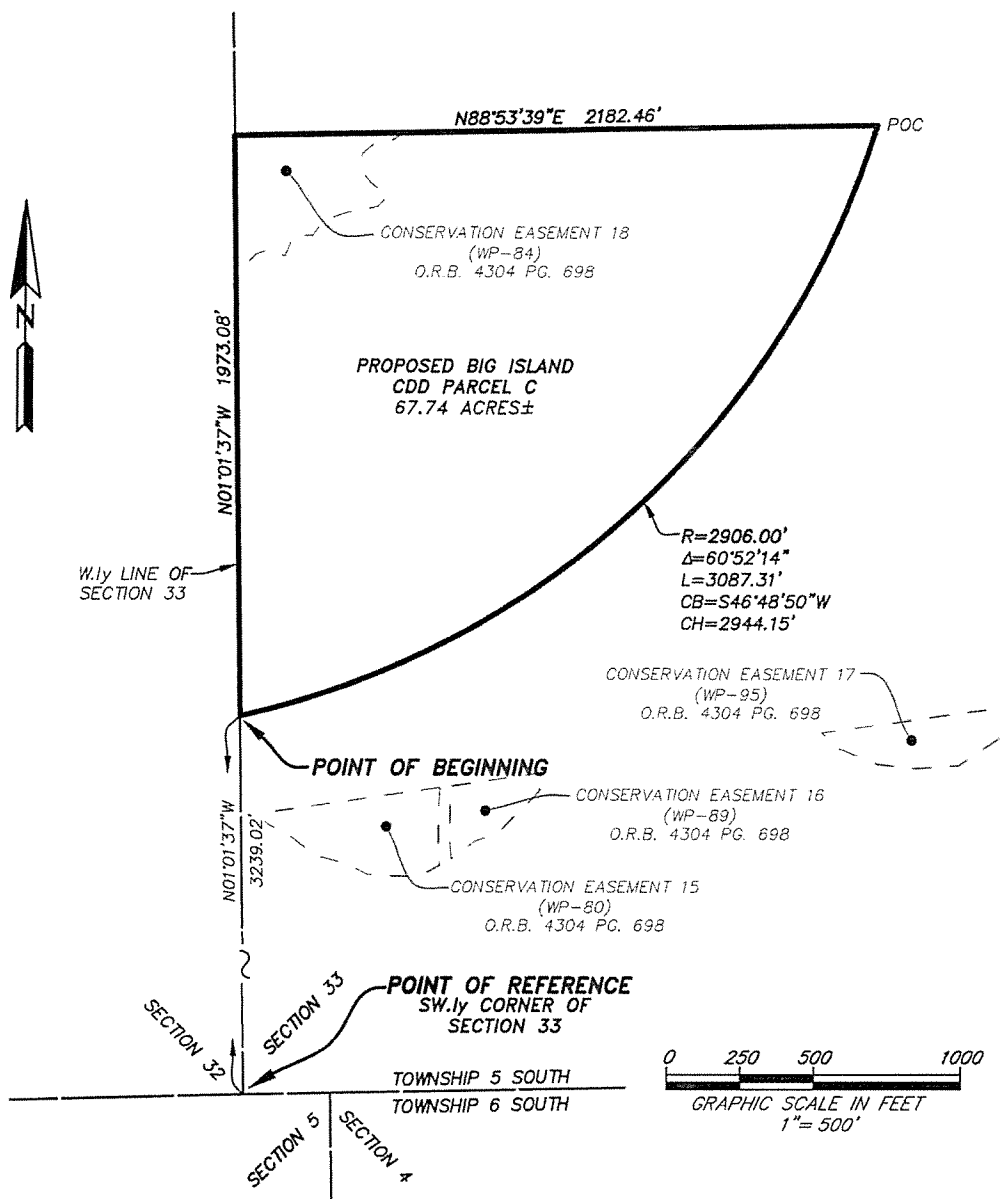
A portion of Section 33, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point Reference, commence at the Southwesterly corner of said Section 33; thence North $01^{\circ}01'37''$ West, along the Westerly line of said Section 33, a distance of 3239.02 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $01^{\circ}01'37''$ West, along said Westerly line of Section 33, a distance of 1973.08 feet; thence North $88^{\circ}53'39''$ East, departing said Westerly line, 2182.46 feet to a point on a curve concave Northwesterly having a radius of 2906.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $60^{\circ}52'14''$, an arc length of 3087.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $46^{\circ}48'50''$ West, 2944.15 feet.

Containing 67.74 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 33, TOWNSHIP 5 SOUTH,
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



REVISED AUGUST 9, 2017
TO AMEND PARCEL NAME.

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 33 AS BEING NORTH 01°01'37\"/>

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- POC POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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

SCALE: 1"=500'

DATE: JULY 20, 2017

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

3

**Consent and Joinder of Landowner
for Establishment of a Community Development District**

The undersigned understands and acknowledges that Petitioner submitted a petition to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As an owner of lands that are intended to constitute the Big Island Community Development District ("District"), the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, Petitioner is required to include the written consent to the establishment of the District of one hundred percent (100%) of the owners of the lands to be included within the District. A description of the lands owned by the undersigned and intended to be included in the District is more fully described in Exhibit "A" attached hereto and made a part hereof (the "Property").

The undersigned hereby consents to the establishment of a community development district that will include the Property within the lands to be a part of the District and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District.

The undersigned acknowledges that the consent will remain in full force and effect until the District is established or three years from the date hereof, which ever shall first occur. The undersigned further agrees that it will provide to the next purchaser or successor in interest of all or any portion of the Property a copy of this consent form and obtain, if requested by Petitioner, consent to establishment of the District in substantially this form.

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 officer executing this instrument.

Executed this 29th day of August, 2017.

[SIGNATURES SET FORTH ON THE FOLLOWING PAGE]

Witnessed:

Shy Kehoe

Print Name: Sherry Kehoe

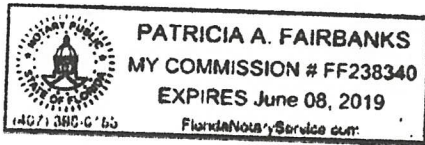
Cory Williams

Print Name: Cory Williams

STATE OF Florida
COUNTY OF St. Johns

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared John G. Metcalf, an authorized representative of White's Ford Timber, 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 this 29th day of August, 2017.



By:

WHITE'S FORD TIMBER, LLC,
a Florida limited liability company

By: Hutson Management, Inc.,
a Florida corporation

John G. Metcalf
By: John G. Metcalf
Its: Vice President

Patricia A Fairbanks
Notary Public

Personally known:
Produced Identification: _____
Type of Identification: _____



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com
tel 904-642-8550 • fax 904-642-4165
14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017
February 3, 2017
Silverleaf
Page 1 of 5

Work Order No. 17-022.00
File No. 123Q-34.00A

Big Island CDD Parcel A

A portion of Section 36, Township 5 South, Range 27 East, together with a portion of Sections 31, 32, 33 and 34, Township 5 South, Range 28 East, together with a portion of Sections 1 and 12, Township 6 South, Range 27 East, together with all of Section 4 and a portion of Sections 5, 6, 8 and 9, and a portion of Subsections 3, 4 and 5, Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southeasterly corner of said Section 6; thence South $86^{\circ}53'51''$ West, along the Southerly line of said Section 6, a distance of 5596.11 feet to the Southwesterly corner thereof; thence North $02^{\circ}32'56''$ West, along the Westerly line of said Section 6, a distance of 3440.49 feet; thence South $29^{\circ}23'09''$ West, departing said Westerly line and along the Westerly line of Bartram Downs, as depicted on the plat thereof, recorded in Map Book 46, pages 40 through 52 of the Public Records of said county, 5039.79 feet to a point lying on the Northeasterly line of an Unrecorded Subdivision lying in the Northwest quarter of said Section 12; thence North $44^{\circ}42'26''$ West, departing said Westerly line and along said Northeasterly line, 943.93 feet to the Northerly most corner of Tract Two of said Unrecorded Subdivision, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 2175, page 1965, of said Public Records; thence South $45^{\circ}25'15''$ West, departing said Northeasterly line and along the Northwesterly line of said lands of Official Records Book 2175, page 1965, a distance of 290.47 feet to a point lying on the Northeasterly right of way line of County Road No. 16A, a 66 foot right of way as presently established at this point; thence North $44^{\circ}42'26''$ West, along said Northeasterly right of way line, 1024.97 feet to the Southeasterly corner of those lands described and recorded in Official Records Book 2886, page 443 of said Public Records; thence North $03^{\circ}01'04''$ West, departing said Northeasterly right of way line, and along the Easterly line of said Official Records Book 2886, page 443, a distance of 2248.34 feet; thence North $24^{\circ}38'25''$ West, continuing along said Easterly line, 2689.97 feet; thence North $89^{\circ}05'41''$ East, departing said Easterly line, 243.73 feet; thence South $20^{\circ}22'18''$ East, 198.65 feet; thence South $74^{\circ}44'34''$ East, 80.52 feet; thence South $24^{\circ}10'15''$ West, 96.33 feet; thence South $24^{\circ}13'28''$ East, 661.13 feet; thence North $64^{\circ}19'23''$ East, 301.89 feet; thence North $23^{\circ}14'11''$ West, 840.63 feet; thence North $89^{\circ}05'41''$ East, 1183.59 feet to the point of curvature of a curve concave Northerly having a radius of 2454.00 feet; thence Easterly along the arc of said curve, through a central angle of $37^{\circ}20'31''$, an arc length of 1599.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $70^{\circ}25'26''$ East, 1571.21 feet; thence North $51^{\circ}45'10''$ East, 1266.58 feet to the point of curvature of a curve concave Southerly having a radius of 2130.00 feet; thence Easterly along the arc of said curve,

Big Island CDD Parcel A (continued)

through a central angle of $34^{\circ}22'57''$, an arc length of 1278.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}56'39''$ East, 1259.10 feet; thence North $86^{\circ}08'07''$ East, 964.64 feet; thence North $88^{\circ}25'34''$ East, 300.24 feet; thence North $86^{\circ}08'07''$ East, 280.10 feet to the point of curvature of a curve concave Northerly having a radius of 4758.00 feet; thence Easterly along the arc of said curve, through a central angle of $01^{\circ}29'51''$, an arc length of 124.35 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}23'12''$ East, 124.34 feet; thence North $84^{\circ}38'17''$ East, 1211.25 feet; thence South $23^{\circ}44'13''$ East, 975.04 feet; thence South $21^{\circ}57'53''$ East, 2275.20 feet; thence Due East, 45.06 feet to the point of curvature of a curve concave Northerly having a radius of 2000.00 feet; thence Easterly along the arc of said curve, through a central angle of $42^{\circ}58'48''$, an arc length of 1500.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $68^{\circ}30'36''$ East, 1465.36 feet; thence South $42^{\circ}58'48''$ East, 504.84 feet; thence North $59^{\circ}09'53''$ East, 684.64 feet; thence North $42^{\circ}05'05''$ East, 1689.68 feet; thence North $47^{\circ}54'55''$ West, 649.07 feet to a point on a curve concave Northwesterly having a radius of 825.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $14^{\circ}59'11''$, an arc length of 215.79 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $34^{\circ}36'30''$ West, 215.17 feet; thence South $42^{\circ}06'05''$ West, 286.66 feet; thence North $47^{\circ}54'55''$ West, 2375.69 feet; thence North $06^{\circ}13'46''$ East, 360.86 feet; thence North $53^{\circ}58'04''$ East, 462.85 feet to the point of curvature of a curve concave Southerly having a radius of 2198.00 feet; thence Easterly along the arc of said curve, through a central angle of $38^{\circ}27'17''$, an arc length of 1475.21 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}11'43''$ East, 1447.68 feet; thence South $87^{\circ}34'39''$ East, 601.88 feet; thence South $89^{\circ}52'05''$ East, 300.24 feet; thence South $87^{\circ}34'39''$ East, 122.24 feet to the point of curvature of a curve concave Northerly having a radius of 14876.00 feet; thence Easterly along the arc of said curve, through a central angle of $09^{\circ}04'49''$, an arc length of 2357.53 feet to a point lying on the Westerly line of Trout Creek Buffer Supplemental Parcel as described and recorded in Official Records Book 3175, page 344, of said Public Records, said arc being subtended by a chord bearing and distance of North $87^{\circ}52'57''$ East, 2355.07 feet; thence Southerly, along said Westerly line, the following 5 courses: Course 1, thence South $00^{\circ}01'42''$ West, 36.11 feet; Course 2, thence South $28^{\circ}07'27''$ East, 158.80 feet; Course 3, thence South $43^{\circ}23'37''$ East, 179.99 feet; Course 4, thence South $21^{\circ}38'26''$ East, 158.68 feet; Course 5, thence South $37^{\circ}03'53''$ East, 95.80 feet to the Southerly most corner of said Trout Creek Buffer Supplemental Parcel, said corner lying on the Easterly line of said Section 32; thence North $01^{\circ}01'37''$ West, along the Easterly line of said Trout Creek Buffer Supplemental Parcel and along the Easterly line of said Section 32, a distance of 569.73 feet to a point on a curve concave Northerly having a radius of 14876.00 feet; thence Easterly, departing said Easterly lines and along the arc of said curve, through a central angle of $00^{\circ}23'53''$, an arc length of 103.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $81^{\circ}57'40''$ East, 103.34 feet; thence North $81^{\circ}45'43''$ East, 2389.42 feet to the point of curvature of a curve concave Southwesterly having a

Big Island CDD Parcel A (continued)

radius of 2198.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $69^{\circ}20'10''$, an arc length of 2659.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}34'12''$ East, 2500.54 feet; thence North $61^{\circ}05'54''$ East, 13.46 feet to a point lying on the Southwesterly limited access right of way line of Interstate No. 95, a 300 foot limited access right of way as presently established; thence South $27^{\circ}29'14''$ East, along said Southwesterly limited access right of way line, 2303.93 feet to its intersection with the Northerly line of Section 3, said Township 6 South, Range 28 East; thence South $88^{\circ}57'55''$ West, departing said Southwesterly limited access right of way line and along said Northerly line, 137.39 feet to the Northwesterly corner of said Section 3; thence South $00^{\circ}59'20''$ East, along the Westerly line of said Section 3, a distance of 5238.52 feet to the Northwest corner of fractional Section 10, said Township 6 South, Range 28 East; thence South $00^{\circ}56'08''$ East, along the Westerly line of said Section 10, a distance of 861.21 feet to a point lying of the Westerly line of Section 43, the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East; thence South $15^{\circ}32'56''$ West, along the Westerly line of said Section 43 and Section 44, of the Zepheniah Kingsley Grant, said Township 6 South, Range 28 East, a distance of 7297.74 feet; thence North $45^{\circ}05'38''$ West, departing said Westerly line, 1349.32 feet; thence South $65^{\circ}58'20''$ West, 866.82 feet; thence South $06^{\circ}26'05''$ West, 732.06 feet to a point lying on the Northerly line of said Subsection 6; thence North $72^{\circ}44'25''$ West, along said Northerly line, 3135.32 feet to the Northwest corner thereof; thence South $18^{\circ}40'32''$ West, along the Westerly line of said Subsection 6, a distance of 3786.87 feet to a point lying on the Northeasterly right of way line of State Road No. 16, a variable width right of way as presently established; thence North $55^{\circ}53'35''$ West, departing said Westerly line of said Subsection 6 and along said Northeasterly right of way line, 384.63 feet; thence North $34^{\circ}06'25''$ East, departing said Northeasterly right of way line, 280.00 feet; thence North $55^{\circ}53'35''$ West, 673.00 feet; thence North $10^{\circ}53'35''$ West, 807.39 feet; thence North $02^{\circ}38'19''$ West, 188.94 feet; thence North $21^{\circ}03'39''$ East, 220.60 feet to a point on a curve concave Southerly having a radius of 25.00 feet; thence Westerly along the arc of said curve, through a central angle of $13^{\circ}47'08''$, an arc length of 6.02 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $85^{\circ}25'34''$ West, 6.00 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 80.00 feet, through a central angle of $67^{\circ}47'43''$, an arc length of 94.66 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $58^{\circ}25'17''$ West, 89.23 feet; thence Northwesterly along the arc of a curve concave Southwesterly having a radius of 25.00 feet, through a central angle of $44^{\circ}24'55''$, an arc length of 19.38 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $46^{\circ}43'53''$ West, 18.90 feet; thence North $68^{\circ}56'21''$ West, 26.52 feet to the point of curvature of a curve concave Southerly having a radius of 450.00 feet; thence Westerly along the arc of said curve, through a central angle of $19^{\circ}51'52''$, an arc length of 156.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}52'17''$ West, 155.24 feet; thence North $01^{\circ}11'47''$ East, 50.00 feet; thence North $84^{\circ}54'53''$ West, 246.42 feet; thence South $87^{\circ}21'41''$ West, 119.64 feet; thence South $44^{\circ}29'30''$ West, 124.08 feet; thence South $79^{\circ}06'25''$

Big Island CDD Parcel A (continued)

West, 811.37 feet; thence North 74°23'25" West, 163.32 feet; thence North 55°53'35" West, 552.30 feet; thence North 09°32'34" East, 3143.43 feet; thence North 03°59'26" West, 3212.47 feet to a point lying on the Northwesterly line of said Subsection 4; thence North 19°49'07" East, along said Northwesterly line, 160.57 feet to a point lying on the Westerly line of said Section 8; thence North 01°04'14" West, departing said Northwesterly line and along said Westerly line, 1779.45 feet to the Point of Beginning.

Less and except from the above described lands the following:

A portion of Sections 5 and 8, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 5; thence South 89°58'06" West, along the Southerly line of said Section 5, a distance of 4237.31 feet to the Point of Beginning.

From said Point of Beginning, thence South 36°52'47" West, departing said Southerly line of Section 5, a distance of 83.04 feet to the point of curvature of a curve concave Northeasterly having a radius of 25.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 126°18'40", an arc length of 55.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 26°16'33" East, 44.61 feet; thence South 89°25'54" East, 21.76 feet; thence South 19°09'50" West, 85.75 feet; thence South 26°24'08" East, 60.68 feet; thence South 70°18'11" East, 75.91 feet; thence South 73°16'51" East, 26.05 feet; thence South 02°27'08" West, 73.48 feet; thence North 88°05'25" East, 63.00 feet; thence South 61°35'03" East, 56.47 feet; thence South 15°25'18" East, 35.15 feet; thence South 26°16'22" East, 32.21 feet; thence South 52°57'59" West, 36.38 feet; thence South 17°42'36" West, 4.17 feet; thence South 67°21'40" West, 547.78 feet to a point on a curve concave Northeasterly having a radius of 11400.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 04°01'30", an arc length of 800.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 25°17'00" West, 800.70 feet; thence North 21°51'17" East, 35.32 feet to a point on a curve concave Easterly having a radius of 11375.00 feet; thence Northerly along the arc of said curve, through a central angle of 05°09'33", an arc length of 1024.25 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 20°33'57" West, 1023.90 feet; thence North 70°53'19" East, 439.89 feet; thence South 33°48'27" East, 533.57 feet; thence North 60°50'23" East, 45.89 feet; thence South 12°29'44" East, 25.08 feet; thence South 31°22'31" East, 56.52 feet; thence South 15°30'13" East, 104.48 feet; thence South 12°34'01" West, 1.95 feet; thence South 33°48'27" East, 44.90 feet; thence South 67°57'38" West, 40.68 feet; thence South 11°51'40" East, 321.74 feet; thence South

Revised August 9, 2017
February 3, 2017
Silverleaf
Page 5 of 5

Work Order No. 17-022.00
File No. 123Q-34.00A

Big Island CDD Parcel A (continued)

14°36'37" East, 72.43 feet; thence North 75°23'23" East, 12.66 feet; thence South 08°23'00" East, 72.69 feet; thence South 74°33'44" East, 37.27 feet; thence South 53°24'25" East, 45.12 feet; thence South 60°35'35" East, 17.65 feet; thence South 10°48'12" East, 39.34 feet to the Point of Beginning.

Containing 4894.72 acres, more or less.



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017

February 3, 2017

Silverleaf

Page 1 of 2

Work Order No. 17-022.00

File No. 123Q-34.00B

Big Island CDD Parcel B

A portion of Sections 19, 20, 30 and 31, and a portion of Section 41 of the William Harvey Grant, Township 5 South, Range 28 East, together with a portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of said Section 36; thence North $02^{\circ}32'22''$ West, along the Easterly line of said Section 36, a distance of 2600.04 feet to the Point of Beginning.

From said Point of Beginning, thence North $30^{\circ}16'43''$ East, departing said Easterly line, 2312.82 feet; thence North $01^{\circ}14'03''$ West, 2131.77 feet; thence North $13^{\circ}55'54''$ West, 1127.35 feet to the Southeasterly corner of Johns Creek ~ Phase 2, a plat recorded in Map Book 64, pages 3 through 14 of the Public Records of said county; thence Northerly, along the Easterly line of said Johns Creek ~ Phase 2, the following 12 courses: Course 1, thence North $18^{\circ}00'55''$ East, 308.39 feet; Course 2, thence North $25^{\circ}43'18''$ East, 197.06 feet; Course 3, thence North $02^{\circ}55'19''$ East, 131.75 feet; Course 4, thence North $22^{\circ}43'33''$ East, 85.45 feet; Course 5, thence North $26^{\circ}33'40''$ East, 132.48 feet; Course 6, thence North $14^{\circ}42'24''$ East, 129.20 feet; Course 7, thence North $20^{\circ}35'44''$ East, 112.43 feet; Course 8, thence North $28^{\circ}09'07''$ East, 97.09 feet; Course 9, thence North $20^{\circ}22'35''$ East, 11.48 feet; Course 10, thence North $12^{\circ}39'46''$ West, 385.38 feet to the point of curvature of a curve concave Easterly having a radius of 3150.00 feet; Course 11, thence Northerly along the arc of said curve, through a central angle of $09^{\circ}55'44''$, an arc length of 545.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}41'54''$ West, 545.18 feet; Course 12, thence North $02^{\circ}44'02''$ West, 17.48 feet to a point lying on the Southerly line of Johns Creek, a plat recorded in Map Book 48, pages 76 through 95 of said Public Records; thence South $89^{\circ}22'47''$ East, departing said Easterly line and along said Southerly line, 50.09 feet to the Southeast corner of said Johns Creek; thence North $02^{\circ}44'02''$ West, along the Easterly line of said Johns Creek, 1989.85 feet to its intersection with the Westerly prolongation of the Southerly line of Stonehurst Plantation Unit Two-C, a plat recorded in Map Book 51, pages 9 through 16 of said Public Records; thence North $89^{\circ}59'58''$ East, departing said Easterly line, along said Westerly prolongation, along said Southerly line of Stonehurst Plantation Unit Two-C, along the Southerly line of Stonehurst Plantation Unit One-D, a plat recorded in Map Book 44, pages 72 through 77 of said Public Records, and along the Southerly line of Stonehurst Plantation Unit Two-A, a plat recorded in Map Book 49, pages 15 through 20 of said Public Records, 2571.73 feet to the Southeast corner of said Stonehurst Plantation Unit Two-A; thence North $20^{\circ}43'08''$ East, along the Easterly line of said Stonehurst Plantation Unit Two-A, 1429.20 feet to the Southwesterly corner of Southlake Unit Two-A, a plat recorded in Map Book 37, pages 68 through 79 of said Public Records; thence North $89^{\circ}41'25''$ East, along the Southerly line of said Southlake Unit Two-A and along the Southerly line of Southlake Unit Two-B, a plat recorded in Map Book 39, pages 9 through 14 of said Public Records, 2663.77 feet to the Southeast corner

Big Island CDD Parcel B (continued)

of said Southlake Unit Two-B, said corner lying on the Westerly line of St. Johns Golf and Country Club Unit One, a plat recorded in Map Book 40, pages 39 through 71 of said Public Records; thence South $00^{\circ}00'28''$ West, along said Westerly line, 749.81 feet; thence South $72^{\circ}16'20''$ West, continuing along said Westerly line and along the Northerly line of St. Johns Golf and Country Club Unit Four, Phase Four, a plat recorded in Map Book 52, pages 8 through 13 of said Public Records, 2624.51 feet to the Northwest corner of said St. Johns Golf and Country Club Unit Four, Phase Four; thence South $00^{\circ}00'07''$ East, continuing along said Northerly line of St. Johns Golf and Country Club Unit Four, Phase Four, a distance of 599.98 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 1732, page 1133 of said Public Records; thence along the boundary line of said Official Records Book 1732, page 1133, the following 4 courses: Course 1, thence North $89^{\circ}59'09''$ West, 750.07 feet; Course 2, thence South $00^{\circ}01'15''$ West, 600.03 feet; Course 3, thence South $61^{\circ}54'38''$ East, 832.17 feet; Course 4, thence South $89^{\circ}58'32''$ East, 788.03 feet to a point lying on the Westerly right of way line of Leo Maguire Parkway, a 120 foot right of way at this point as presently established; thence South $26^{\circ}21'28''$ West, departing said boundary line of Official Records Book 1732, page 1133, and along said Westerly right of way line of Leo Maguire Parkway, 1911.13 feet to the point of curvature of a curve concave Easterly having a radius of 5790.00 feet; thence Southerly, continuing along said Westerly right of way line and along the arc of said curve, through a central angle of $08^{\circ}14'24''$, an arc length of 832.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $22^{\circ}14'16''$ West, 831.97 feet; thence South $18^{\circ}07'04''$ West, continuing along said Westerly right of way line and its Southerly prolongation, 3034.20 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 2745, page 1495, of said Public Records; thence Southeasterly, along said Easterly line and along the arc of a curve concave Northeasterly having a radius of 8850.00 feet, through a central angle of $04^{\circ}19'21''$, an arc length of 667.64 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $32^{\circ}41'47''$ East, 667.49 feet; thence South $54^{\circ}54'34''$ West, departing said Easterly line, 23.29 feet; thence South $35^{\circ}19'26''$ East, 74.50 feet; thence South $54^{\circ}26'35''$ West, 250.00 feet to a point on a curve concave Northeasterly having a radius of 9399.98 feet; thence Southeasterly along the arc of said curve, through a central angle of $06^{\circ}02'39''$, an arc length of 991.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $38^{\circ}34'45''$ East, 991.15 feet; thence South $06^{\circ}02'07''$ West, 320.10 feet; thence South $45^{\circ}48'42''$ West, 597.98 feet to a point on a curve concave Northerly having a radius of 2771.00 feet; thence Westerly along the arc of said curve, through a central angle of $35^{\circ}03'47''$, an arc length of 1695.76 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $68^{\circ}36'14''$ West, 1669.42 feet; thence South $86^{\circ}08'07''$ West, 601.88 feet; thence South $83^{\circ}50'41''$ West, 300.24 feet; thence South $86^{\circ}08'07''$ West, 568.67 feet to the point of curvature of a curve concave Southerly having a radius of 2454.00 feet; thence Westerly along the arc of said curve, through a central angle of $23^{\circ}03'49''$, an arc length of 987.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $74^{\circ}36'13''$ West, 981.17 feet; thence North $30^{\circ}16'43''$ East, 1340.98 feet to the Point of Beginning.

Containing 739.00 acres, more or less.



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised August 9, 2017
July 20, 2017
Silverleaf

Work Order No. 17-022.00
File No. 123Q-34.00C

Big Island CDD Parcel C

A portion of Section 33, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point Reference, commence at the Southwesterly corner of said Section 33; thence North $01^{\circ}01'37''$ West, along the Westerly line of said Section 33, a distance of 3239.02 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $01^{\circ}01'37''$ West, along said Westerly line of Section 33, a distance of 1973.08 feet; thence North $88^{\circ}53'39''$ East, departing said Westerly line, 2182.46 feet to a point on a curve concave Northwesterly having a radius of 2906.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $60^{\circ}52'14''$, an arc length of 3087.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $46^{\circ}48'50''$ West, 2944.15 feet.

Containing 67.74 acres, more or less.

4



SILVERLEAF

EXHIBIT 4

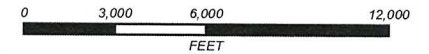
EXISTING FUTURE LAND USE

NOVEMBER 15, 2016

LEGEND



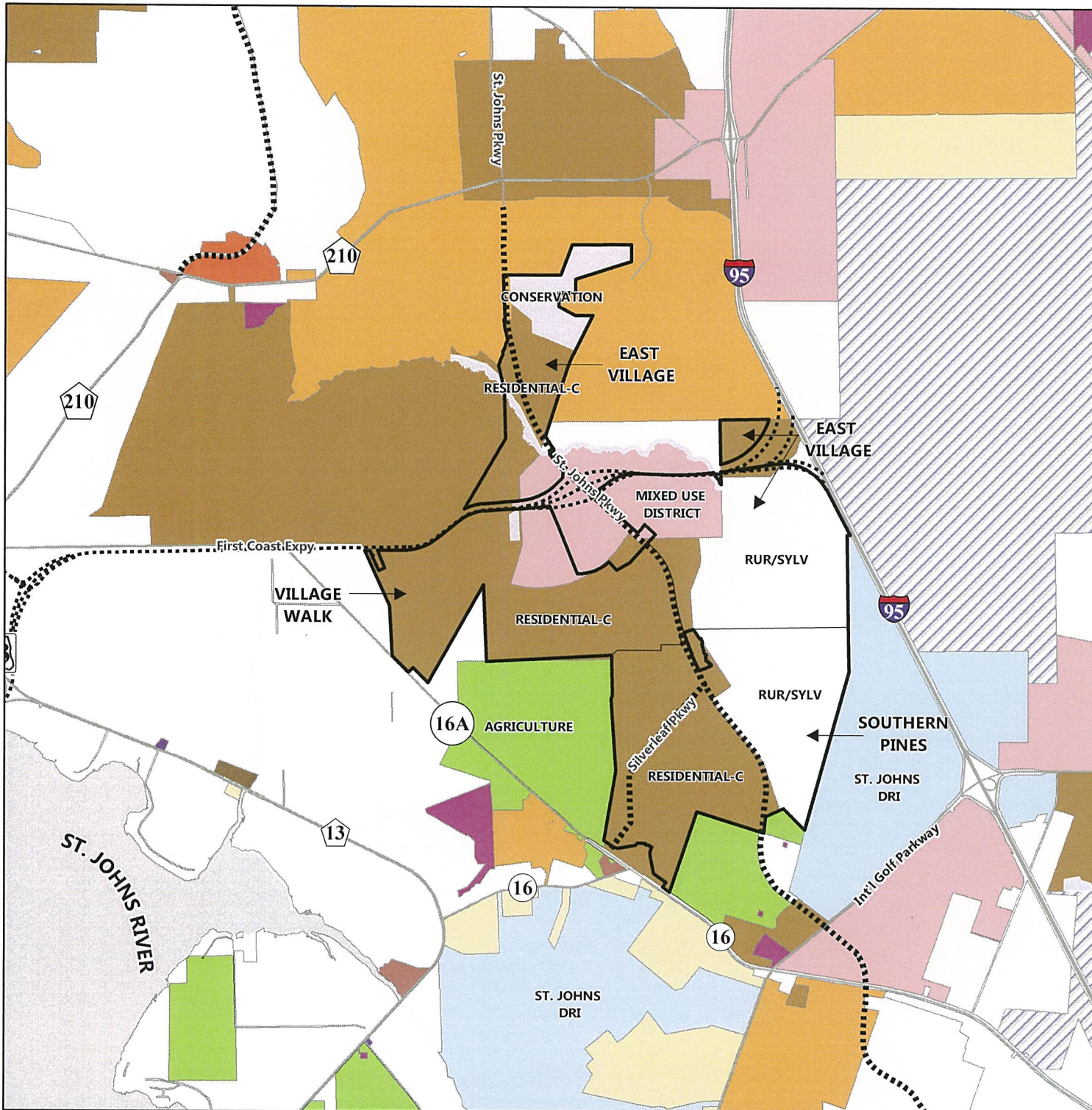
Big Island CDD



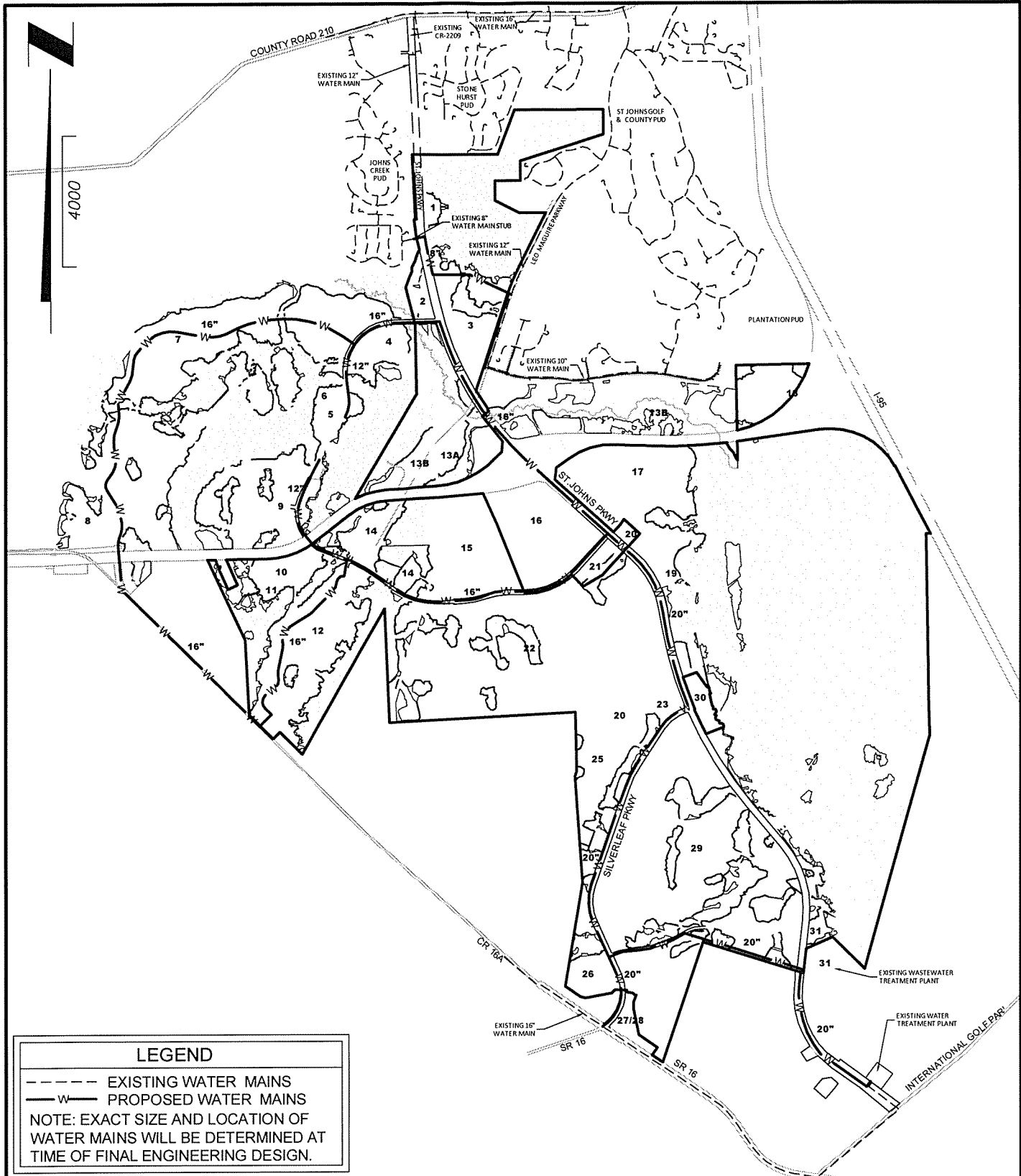
PROJECT TEAM

- Whites Ford Timber, LLC - Owners
- ETM Inc - Engineers & Planners
- Whittington Law, PLLC - Legal Counsel
- Davidson Advisory Services Inc. - Real Estate Consultant
- Kimley-Horn & Associates - Transportation Consultant
- Carter Environmental Services - Environmental Consultant
- LG2 Environmental Solutions - Archeological Historical Consultant
- Robert M. Angas Associates, Inc. - Land Surveyors

Source: ETM, St. Johns County



5



LEGEND

----- EXISTING WATER MAINS
 — W — PROPOSED WATER MAINS
 NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN.



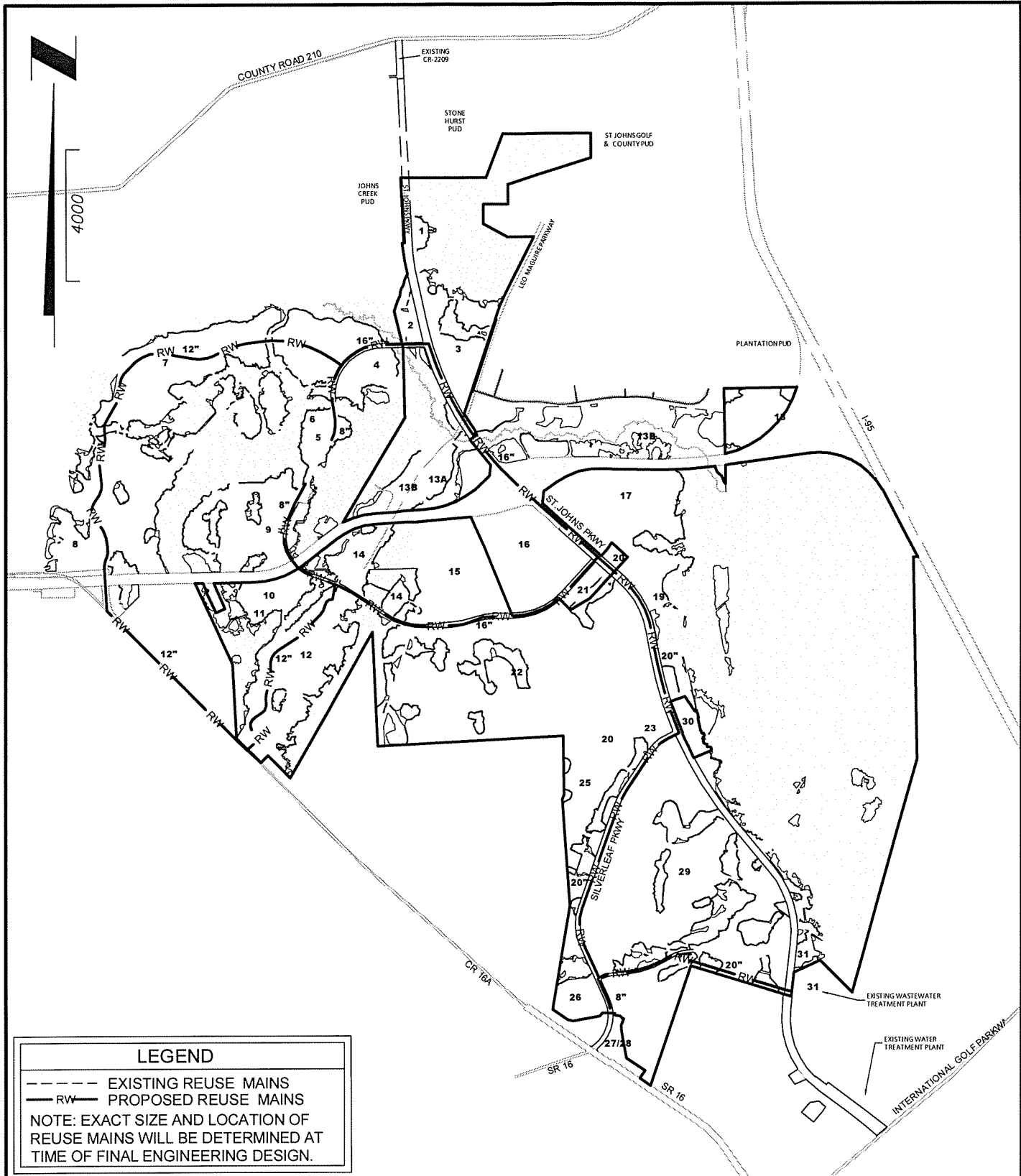
VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

EXHIBIT 5 PAGE 1 OF 3

MASTER WATER PLAN BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT

PLOTTED: September 15, 2017 - 2:21 PM, BY: Bill Wintrey
 C:\SilverLeaf\03-069-50\Exhibits\Utility Exhibits\UTILITY_EXHIBIT.dwg



LEGEND

----- EXISTING REUSE MAINS
 — RW — PROPOSED REUSE MAINS

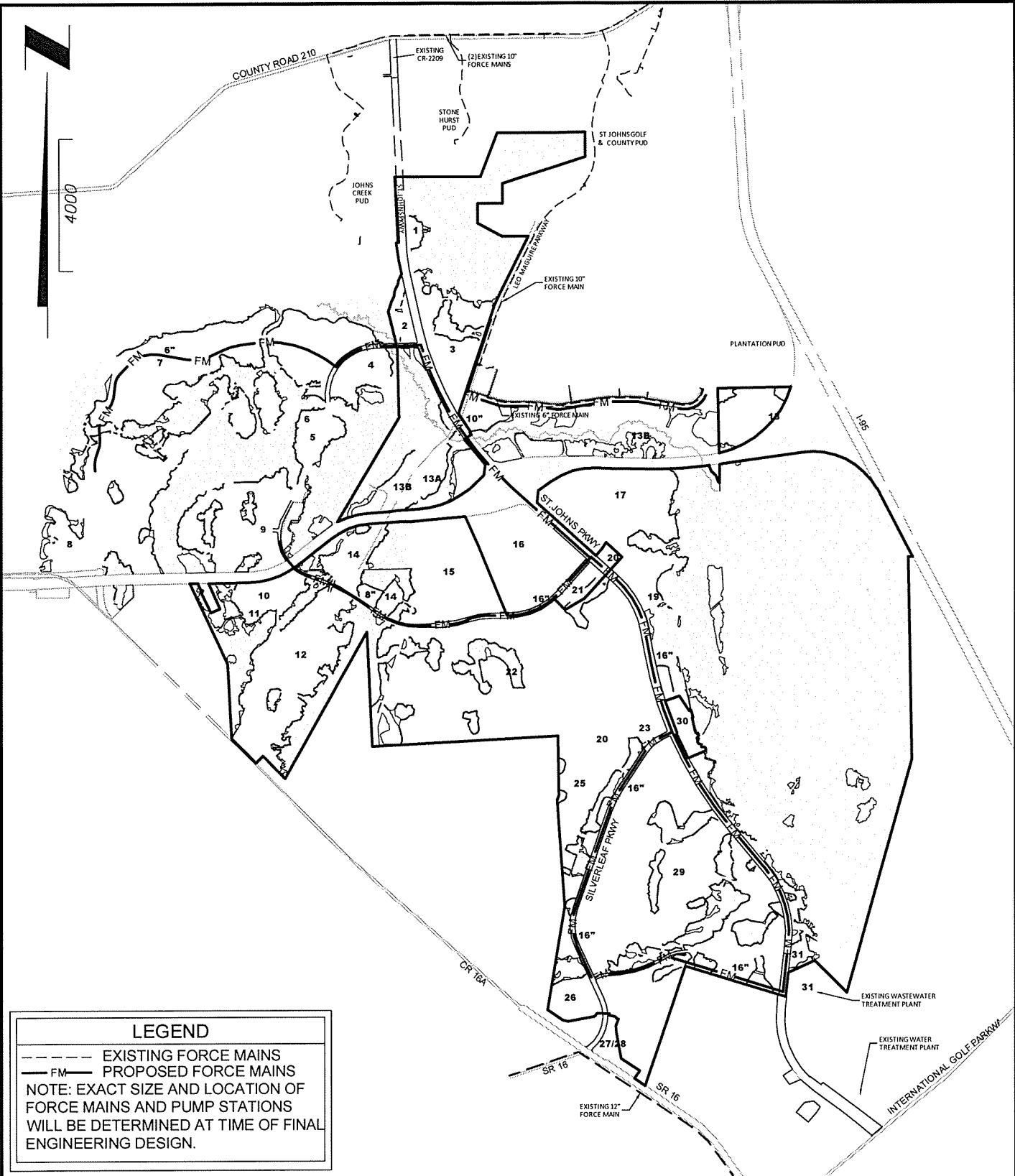
NOTE: EXACT SIZE AND LOCATION OF REUSE MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN.



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

EXHIBIT 5 PAGE 2 OF 3

MASTER REUSE PLAN BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT



LEGEND
 - - - - - EXISTING FORCE MAINS
 — FM — PROPOSED FORCE MAINS
 NOTE: EXACT SIZE AND LOCATION OF FORCE MAINS AND PUMP STATIONS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN.

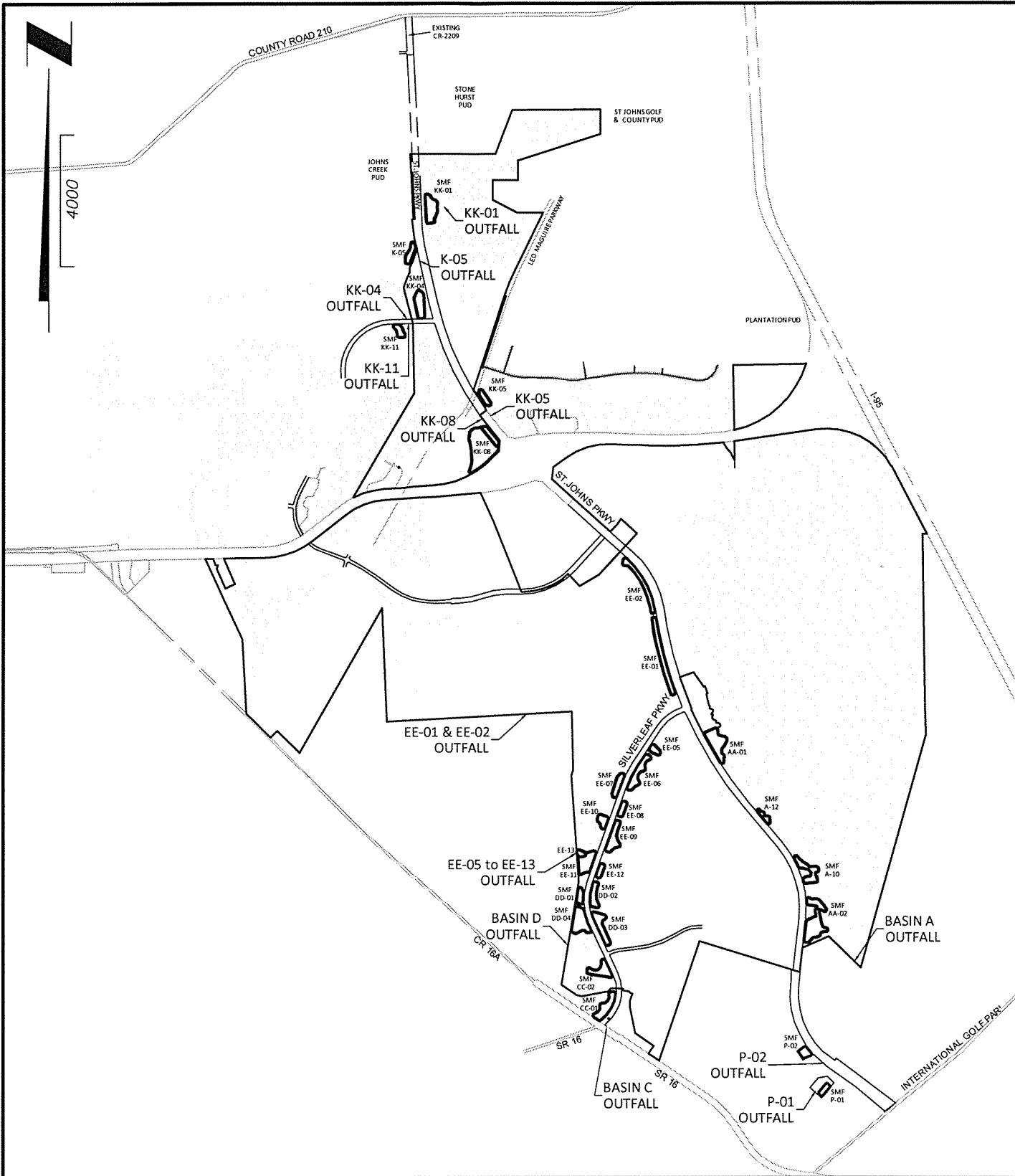


VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

EXHIBIT 5 PAGE 3 OF 3

**MASTER WASTE WATER PLAN
 BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT**



PLOTTED: September 18, 2017 - 12:09 PM, BY: Daniel Weich

\\etm-pro\engineer\SilverLeaf\03-069-50\Exhibits\Outfall Exhibit\OUTFALL EXHIBIT.dwg



VISION - EXPERIENCE - RESULTS
 ENGLAND - THIMS & MILLER, INC.

14775 Old St. Augustine Road, Jacksonville, FL 32258
 TEL: (904) 642-8990, FAX: (904) 646-9485
 CA - 00002584 LC - 0000316

DRAINAGE OUTFALL EXHIBIT

MASTER DRAINAGE PLAN BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT

6

EXHIBIT 6
DISTRICT FACILITIES AND SERVICES
BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT

JOINT MASTER INFRASTRUCTURE

<u>Description of Facility</u>	<u>Final Owner</u>	<u>Maintenance Entity</u>
C.R. 2209 (St. Johns Pkwy) , S.R. 16 Connector (Silverleaf Pkwy) & Parcel 4/7 Access Road	SJC	SJC/CDD ¹
S.R. 16 Intersection	FDOT	FDOT/SJC/CDD ¹
Silverlake Drive to From 2209 to Parcel 15	SJC	SJC/CDD ¹
Silverlake Drive to From Parcel 15 to Parcel 9	SJC	SJC/CDD ¹
Parcel 29 Access Road	SJC	SJC/CDD ¹
Master Utility Improvements	SJCUD	SJCUD
Parcel 13 Park	SJC	SJC/CDD ¹
Parcel 11 Park	SJC	SJC/CDD ¹
Parcel 23 Park	SJC	SJC/CDD ¹

MASTER NEIGHBORHOOD INFRASTRUCTURE

<u>Description of Facility</u>	<u>Final Owner</u>	<u>Maintenance Entity</u>
Collector Roads	SJC	SJC/CDD ¹
Stormwater Ponds	CDD	CDD
Neighborhood Signage	CDD	CDD
Amenity Center	CDD	CDD
Neighborhood Parks	CDD	CDD
Sewage Pump Stations	SJCUD/JEA	SJCUD/JEA

NEIGHBORHOOD INFRASTRUCTURE

<u>Description of Facility</u>	<u>Final Owner</u>	<u>Maintenance Entity</u>
Subdivision Roads	SJC	SJC/CDD ²

Notes:

¹SJC is expected to operate and maintain the infrastructure; CDD may perform enhanced maintenance

²CDD will be responsible for operation and maintenance of all roadways which SJC will not own (alleys, etc.)

SJC = Saint Johns County

FDOT = Florida Department of Transportation

SJCUD = Saint Johns County Utility Department

CDD = Community Development District

JEA = Jacksonville Electric Authority

EXHIBIT 6
COST ESTIMATE SHEET
BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT

JOINT MASTER INFRASTRUCTURE COSTS

C.R. 2209 (St. Johns Pkwy) , S.R. 16 Connector (Silverleaf Pkwy) & Parcel 4/7 Access Road ¹	\$51,724,712.00
S.R. 16 Intersection ¹	\$1,968,166.00
Silverlake Drive to From 2209 to Parcel 15 ¹	\$10,123,485.60
Silverlake Drive to From Parcel 15 to Parcel 9 ¹	\$9,463,712.00
Parcel 59 Access Road ¹	\$2,982,937.78
Master Utility Improvements ²	\$21,790,716.56
Parcel 13 Park	\$6,000,000.00
Parcel 11 Park	\$2,000,000.00
Parcel 23 Park	\$2,000,000.00
TOTAL COSTS	\$108,053,730

1. Includes Engineering and Permitting, CEI, Construction, Landscape/Tree Mitigation and FPL Electric
2. Includes Transmission (Trunk) Water, Sewer (Force Main), and Reuse Main

MASTER NEIGHBORHOOD INFRASTRUCTURE COSTS

Single Family ³	\$59,892,000.00
Multi Family ³	\$22,120,000.00
TOTAL COSTS	\$82,012,000

3. Includes Collector Roads, Stormwater Ponds, Neighborhood Signage, Amenity Center, Neighborhood Parks, and Sewage Pump Stations. Costs for development of \$12,000 per single-family unit and \$10,000 per multi-family unit were used.

NEIGHBORHOOD INFRASTRUCTURE COSTS

Single Family ⁴	\$109,802,000.00
Multi Family ⁴	\$28,756,000.00
TOTAL COSTS	\$138,558,000

4. Includes Subdivision Roads, FPL Underground Electric, etc. Costs for development of \$22,000 per single-family unit and \$13,000 per multi-family unit were used.

7

BIG ISLAND
COMMUNITY DEVELOPMENT DISTRICT

Statement
of
Estimated Regulatory Costs

September 26, 2017



Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Big Island Community Development District ("District"). The proposed District will comprise approximately 5,701 +/- acres of land located within unincorporated St. Johns County, Florida (the "County") and is projected to contain approximately 7,203 residential dwelling units. The limitations on the scope of this SERC are explicitly set out in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing District establishment) as follows:

"That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Big Island Community Development District

The District is designed to provide public infrastructure, services, and facilities along with operation and maintenance of the same to a master planned residential development currently anticipated to contain a total of approximately 7,203 residential dwelling units, all within the boundaries of the District. Tables 1 and 2 under Section 5.0 detail the anticipated improvements and ownership/maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special purpose local government authorized by Chapter 190, F.S., to plan, finance, construct, operate and maintain community-wide infrastructure in large, planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general purpose government unit, i.e., the City or County in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general purpose governments. A CDD is an alternative means of financing, construction, operating and maintaining public infrastructure for developments, such as Big Island.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S. (2016), defines the elements a statement of estimated regulatory costs must contain:

- (a) An economic analysis showing whether the rule directly or indirectly:
 - 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;
 - 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
 - 3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

- (b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

- (c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

- (d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

- (e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (St. Johns County, according to Census 2010, has a population of 190,039; therefore, it is not defined as a small County for the purposes of this requirement.)

- (f) Any additional information that the agency determines may be useful.

- (g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

2.0 An economic analysis showing whether the rule directly or indirectly:

- 1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule;**
- 2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business**

in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

The rule establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments by the District will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master planned residential development. The development of the approximately 5,701 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and residents of the District. The private developer of the land in the District will use its private funds to conduct the private land development and construction of an anticipated approximately 7,203 residential dwelling units, the construction, sale, and continued use/maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will insure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of \$1 million in the aggregate within 5 years after the implementation of the rule.

The establishment of the District will not increase any regulatory costs of the State or the County by virtue that the District will be one of many already existing similar districts within the State and also one of a many already existing similar districts in the County. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the services and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners through direct funding agreements or special assessments levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of special assessment revenue bonds. While these costs

in the aggregate may approach the stated threshold over a five year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of their debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners within the District, and would not be a burden on the taxpayers outside the District.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The individuals and entities likely to be required to comply with the ordinance or affected by the proposed action (i.e., adoption of the ordinance) can be categorized, as follows: 1) The State of Florida and its residents, 2) the County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

b. St. Johns County

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the ordinance. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through a CDD or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

The Florida Land and Water Adjudicatory Commission will review the record of local public hearing conducted by the County and adopt a rule that will establish the District. There is no anticipated effect of the ordinance establishing the District on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule

Because the result of adopting the rule is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

There will be only modest costs to various State governmental entities to implement and enforce the proposed establishment of the District. The District, as established on the proposed land, will encompass over 2,500 acres and will therefore be established by the Florida Land and Water Adjudicatory Commission, which already possesses the staff needed to conduct the review without the need for additional staff. These activities will absorb some resources, however, these costs incurred by the State will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides much of the information needed for a staff review. Third, the State already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Finally, the State has in the past processed similar petitions, and will be able to rely on past procedures to minimize any costs to review and enact the rule.

The modest costs to various State entities to implement and enforce the rule relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The annual costs to those State agencies that will receive and process the District's reports are very small, because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

St. Johns County, Florida

The proposed land for the District is located within unincorporated St. Johns County, Florida and consists of more than 2,500 acres. The County and its staff will review and analyze the Petition to establish the District and may conduct a public hearing on the Petition. These activities will absorb some resources, however, these costs incurred by the County will be modest and will be offset by a \$15,759 fee paid to the County.

The annual costs to County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the various reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for this District.

4.2 Impact on State and Local Revenues

Adoption of the proposed rule will have no negative impact on state or local revenues. The District is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

In this regard it is important to note that any debt obligations incurred by the District to construct its infrastructure, or for any other reason, are not debts of the State of Florida or any other local government. In accordance with State law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities, which may be provided, are estimated to be approximately \$328,623,730. The District may levy non-ad valorem special assessment (by a variety of names) and may issue special assessment bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments levied on all properties in the District that may benefit from the District's infrastructure program as outlined in Table 2.

Prospective future landowners in the development may be required to pay non-ad valorem special assessments levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments which may be used for debt service, the District may also levy a non-ad valorem assessment to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new residents is completely voluntary, so, ultimately, all landowners and residents of the affected property choose to accept the non-ad valorem assessments as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

**BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services**

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Roadways	CDD	County/FDOT	County/FDOT
Roadways Street Lighting	CDD	FPL	FPL
Roadway Storm Water Management	CDD	County	County
Roadway Irrigation and Landscaping	CDD	CDD	CDD
Public Park	CDD	County	County
Community and Neighborhood Parks/Amenity Center	CDD	CDD/County	CDD/County
Wetland Mitigation	Developer	CDD	CDD
Parcel or Joint-Use Roadway/Parcel Storm Water Management	CDD	CDD	CDD
Potable Water, Sewer and Reuse	CDD	County/JEA	County/JEA

Table 2

**BIG ISLAND COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction**

CATEGORY	COST
Master Roadway Improvements	\$76,263,013
Master Utility Improvements	\$21,790,717
Public Park	\$10,000,000
Neighborhood Infrastructure	\$220,570,000
Total Estimated Project Costs	\$328,623,730

A CDD provides the property owners with an alternative mechanism of providing public services, however, special assessments and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, County or its dependent districts, or County management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of

services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as cities, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The marginal benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those residents in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide District landowners with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined by Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts

and competitively negotiate all of its contracts with consultants. This affords small businesses the opportunity to bid on District work.

St. Johns County has a population of 190,039 according to the Census 2010 conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Big Island Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish an MSBU or MSTU. Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Big Island development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Big Island development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, residents and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent Special District, then the residents and landowners of the Big Island development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that District's responsibility. While it may be technically true that the debt of a County-established, dependent Special District is not strictly the County's responsibility, any financial problems that a dependant Special District may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low cost funds from the municipal capital markets. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed

District is a unit of local government. This provides a higher level of transparency, oversight and accountability.

8.0 A description of any regulatory alternatives submitted under Section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Big Island Community Development District.

**APPENDIX A
LIST OF REPORTING REQUIREMENTS**

REPORT	FL. STATUE CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the property tax levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the county after financing

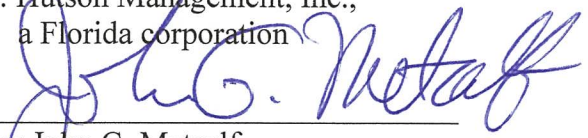
8

Authorization of Agent

This letter shall serve as a designation of Jonathan T. Johnson and Jennifer L. Kilinski of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agents for White's Ford Timber, LLC, with regard to any and all matters pertaining to the Petition to the Florida Land and Water Adjudicatory Commission to establish a community development district pursuant to Chapter 190, *Florida Statutes*. The Petition is true and correct. This authorization shall remain in effect until revoked in writing.

WHITE'S FORD TIMBER, LLC,
a Florida limited liability company

By: Hutson Management, Inc.,
a Florida corporation



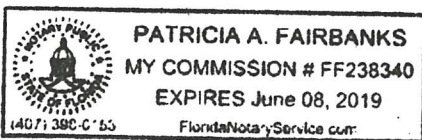
By: John G. Metcalf
Its: Vice President

Date: August 29, 2017

STATE OF FLORIDA
COUNTY OF St. Johns

I hereby certify that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared John G. Metcalf, an authorized agent of White's Ford Timber, 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 this 29th day of August, 2017.



Patricia A Fairbanks
Notary Public

Personally known:
Produced Identification: _____
Type of Identification: _____
