





# **Growth Management Department PLANNING DIVISION REPORT**

## **Consideration of Hearing for the Expansion of the Entrada Community Development District**

**File Number: CDD AMD 2023-01 Entrada CDD**

**To:** Board of County Commissioners

**From:** Brandon Tirado, Planner

**Date:** May 30, 2023

**Subject:** **CDD AMD 2023-01 Entrada CDD:** Petition to amend the Entrada Community Development District to add approximately 131.99 acres to the District.

**Applicant/Petitioner:** Entrada Community Development District

**Representative:** Katie S. Buchanan, Esq.  
KutakRock, LLP.

**Hearing dates:** Board of County Commissioners – August, 1, 2023 (Continued from June 20, 2023)

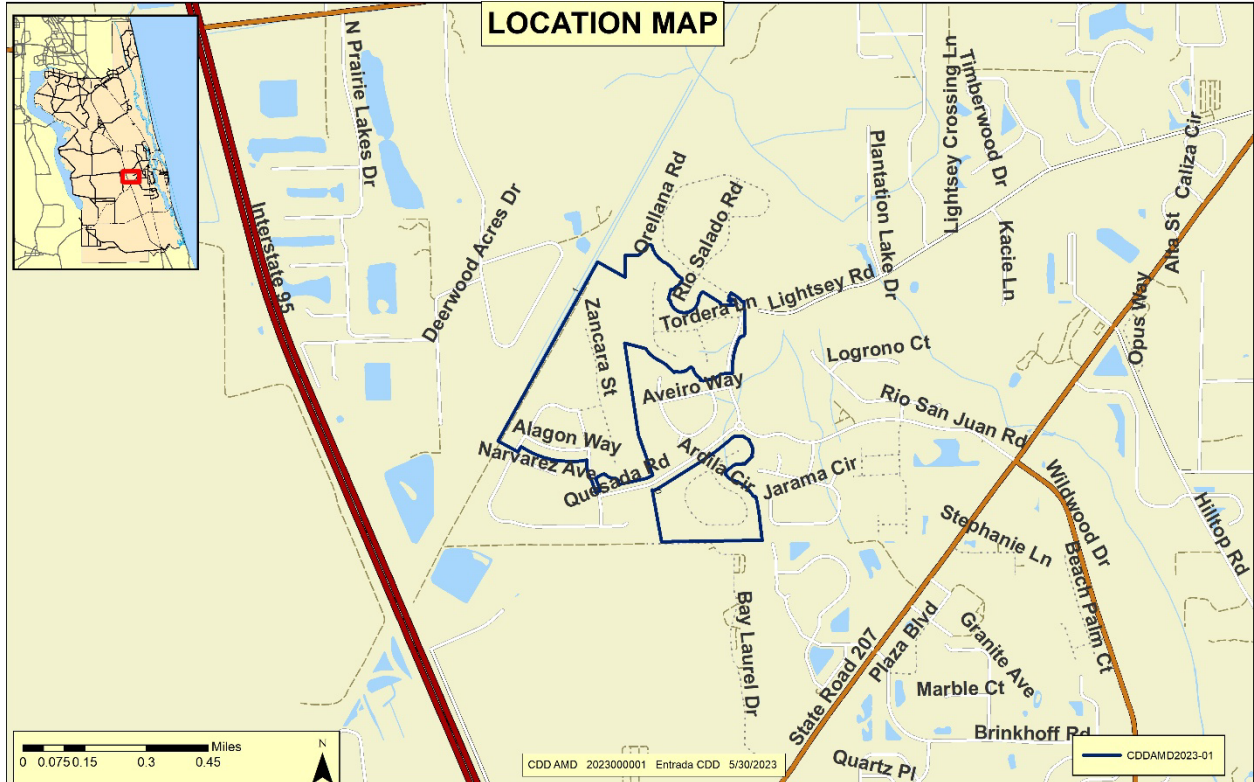
**Commissioner District:** District 3

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**MAP SERIES**

**Location:** The Entrada CDD is located south of Lightsey Road, east of Interstate 95 and west of State Road 207.



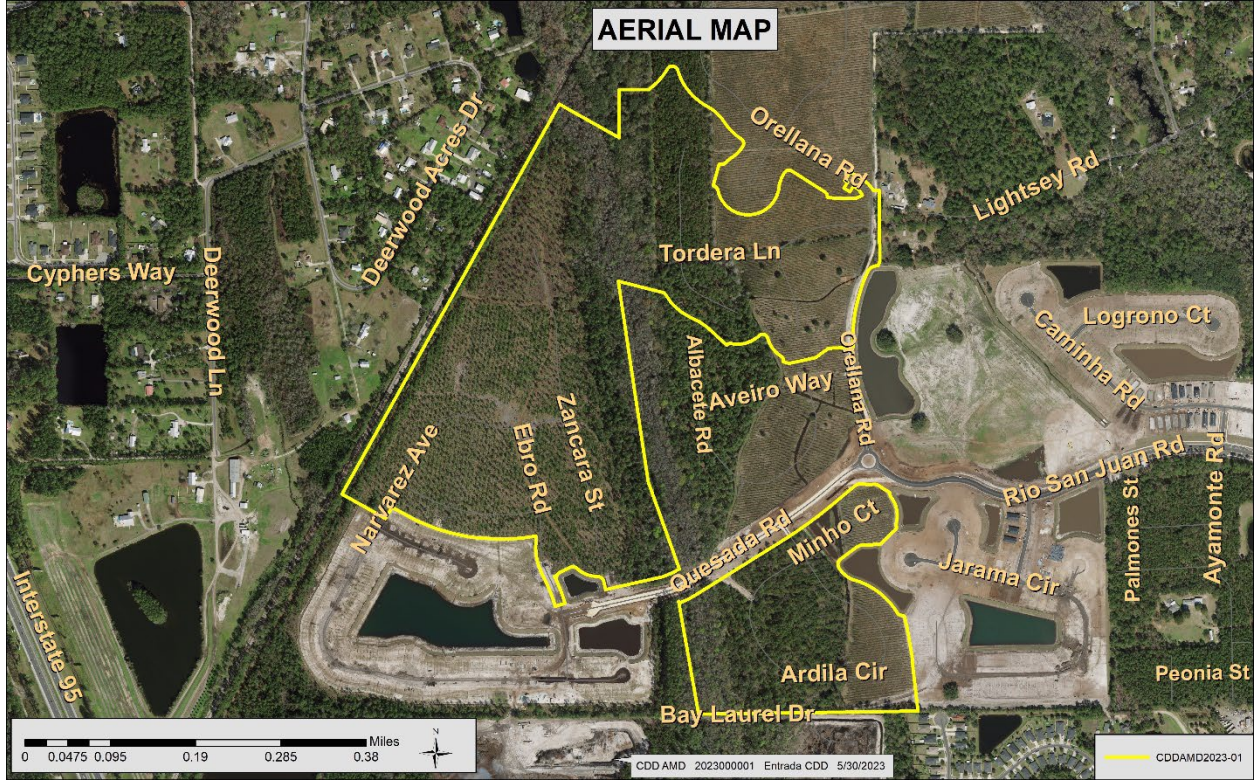


**Zoning District:** The subject property is zoned Planned Unit Development (PUD). Surrounding properties are zoned PUD, Residential (RS-3), Commercial Warehouse (CW) and Open Rural (OR).

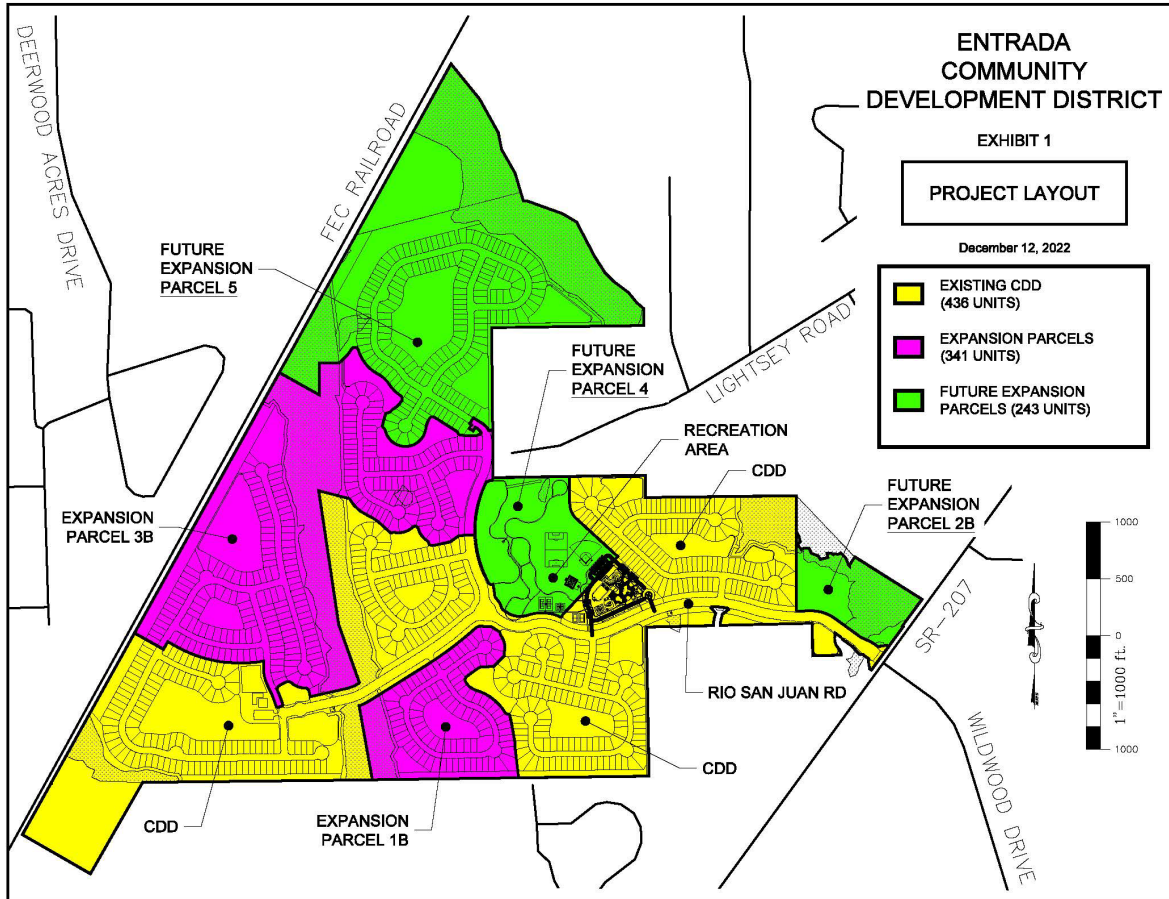




**Aerial Imagery:** The CDD is located along the southern portion of the Entrada PUD. The surrounding areas outside of the PUD are primarily developed with residential and a node of commercial is located to the southwest of the PUD.



**Map of Entrada CDD - Depicts Location of the Existing CDD, Expansion Parcels, and Future Expansion Parcels.**



**APPLICATION SUMMARY**

The purpose of this item is for the Board of County Commissioners to consider an optional public hearing to amend the boundaries of the Entrada Community Development District (CDD). The district currently covers approximately 201.96 acres of land and the Petitioner seeks to add approximately 131.99 acres identified as Expansion Parcels “1B” and “3B” in the map above. As noted in the Petition, “The District is presently expected to finance, construct, [reconstruct], equip and install improvements and facilities to benefit the lands within the District, including the Expansion Parcels, over an estimated 2-plus-year period, which began in 2022.”. The amended District will encompass approximately 333.95 acres total.

1. **Whether all statements contained within the petition have been found to be true and correct.** The proposed Petition is in review; however, staff finds the statements correct and true.
2. **Whether the establishment of the district is inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local**

**government comprehensive plan.** The subject property CDD district including the parcels to be added are designated Residential B on the Future Land Use Map. The majority of Entrada is a residential development planned with recreation areas, amenities and associated infrastructure to serve community residents. Staff finds the proposed Petition consistent with the State and St. Johns County Comprehensive Plans.

3. **Whether the area of land within the proposed district is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.** If approved, the Entrada CDD will contain approximately 335.95 acres serving the majority of the Entrada Planned Unit Development (PUD). The Entrada PUD contains approximately 581.5 acres of land, with the majority planned as a residential development. The areas north, northeast and northwest of Entrada also have Residential land use, while areas to the south have mixed and commercial uses. The subject property and surrounding properties are compatible and each have uses that will benefit each other. Staff finds this development of sufficient size, scale and sufficiently compact to serve as a functional interrelated community.
4. **Whether the district is the best alternative available for delivering community development services and facilities to the area that will be served by the district.** Staff finds the CDD is an alternative available to provide facilities and services to this interrelated community, which consists of residential uses preparing to be a housing option to the many individuals working in that CR 214 and I-95 area as well as along State Road 207. Further, staff finds the CDD will prevent the general body of tax payers from bearing the burden for installation of infrastructure and maintenance of certain facilities and services within the PUD, resulting in an efficient use of infrastructure and resources within the developing PUD.
5. **Whether the community development services and facilities of the district will be incompatible with the capacity and uses of existing local and regional community development services and facilities.** Staff does not find incompatibilities with the capacity and uses of existing local and regional facilities and services. The Petition contends the CDD remains will provide a perpetual entity capable of making reasonable provisions for the provision and operation and maintenance of facilities and services.
6. **Whether the area that will be served by the district is amenable to separate special-district government.** If approved, Entrada CDD will encompass and serve approximately 333.95 acres of the Entrada Planned Unit Development (PUD). The Entrada PUD contains approximately 581.5 acres of land, designated as a residential development that may contain up to 40,000 square feet of non-residential uses. The CDD will provide facilities and service to the planned development and will be an amenable separate special district within the County.

**CORRESPONDENCE**

At this writing, staff has received two phone calls and one email from residents that live within the Entrada neighborhood. These calls and email were inquiries as to the nature of this project, with no objections to the project. A copy of the email correspondence is included in **Attachment 2. Correspondence.**

**ACTION**

Staff has provided three (3) Findings of Fact to recommend approval and three (3) Findings of Fact to recommend denial of this request. These findings may be subject to other competent substantial evidence received at the public hearing.

**ATTACHMENTS**

1. Recorded Documents
2. Correspondence

**FINDINGS OF FACT**

**CDD AMD 2023-01 Entrada CDD**

<b>APPROVE</b>	<b>DENY</b>
1. The Petition has been fully considered after public hearing with legal duly published notice as required by law.	1. The Petition has been fully considered after public hearing with legal duly published notice as required by law.
2. The Petition meets the applicable standards and criteria of Part 5.06.00 of the Land Development Code with respect to the provisions of the CDD.	2. The Petition does not meet the applicable standards and criteria of Part 5.06.00 of the Land Development Code with respect to the provisions of the CDD.
3. The Board of County Commissioners has reviewed the six factors as provided in Chapter 190, Florida Statutes and determined the request complies with these factors.	3. The Board of County Commissioners has reviewed the six factors as provided in Chapter 190, Florida Statutes and determined the request does not comply with these factors.



**ATTACHMENT 1**  
**RECORDED DOCUMENTS SECTION**

**BEGIN DOCUMENTS  
TO BE RECORDED**

**ORDINANCE NO. 2023-\_\_**

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-42 AND ORDINANCE 2021-28, AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2022); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.046(1)(h), FLORIDA STATUTES (2022); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:**

**RECITALS**

**WHEREAS**, the Entrada Community Development District (“Petitioner”), a special-purpose local government established pursuant to Chapter 190, Florida Statutes and St. Johns County Ordinance 2020-42 (“Establishing Ordinance”) as amended by Ordinance 2021-28 (“Amending Ordinance” and together with Establishing Ordinance, the “Ordinance”), constituting approximately 201.96 acres, has filed a petition to expand the District boundaries pursuant to Section 190.046(1)(h), Florida Statutes (2022) (“Petition”); and

**WHEREAS**, the Petitioner, having obtained written consent by the owner of 100 percent (100%) of the Expansion Parcels to presently be included in the District, petitioned the St. Johns County Board of Commissioners (“County”) to adopt an ordinance to expand the boundaries of the Entrada Community Development District (“District”), pursuant to Chapter 190, Florida Statutes (2022); and

**WHEREAS**, the expansion parcels, which are comprised of a portion of the Expansion Parcels in Exhibit B of the Establishing Ordinance, consist of approximately 131.99 acres of land (“Expansion Parcels”); and

**WHEREAS**, all interested persons and affected units of general-purpose local government were afforded an opportunity to present oral and written comments on the Petition at a duly noticed public hearing conducted by the County on \_\_\_\_\_, 2023; and

**WHEREAS**, upon consideration of the record established at that hearing, the County determined that: the statements within the Petition were true and correct; the amended District is not inconsistent with any applicable element or portion of the State Comprehensive Plan or the St. Johns County Comprehensive Plan; the amended District continues to be of sufficient size, is sufficiently compact and sufficiently contiguous to be developable as a functionally interrelated community; the amended District is the best alternative available for delivering community development services and facilities to the area served by the amended District; the services and facilities of the amended District will not be incompatible with the capacity and uses of existing local and regional community

development services and facilities; and the area to be served by the amended District continues to be amenable to separate special district governance; and

**WHEREAS**, the amended District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services to the area described in **Exhibit A**.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:**

**SECTION 1.** The above **RECITALS** are adopted as Findings of Fact in support of this Ordinance.

**SECTION 2. AUTHORITY.** This Ordinance is enacted in compliance with and pursuant to the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes (2022).

**SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT.** The Petition to expand the boundary of the District is hereby granted. The amended external boundaries of the District are described in **Exhibit A** attached hereto and incorporated by reference. The amended boundary of the District encompasses approximately 333.95 acres.

**SECTION 4. EXPANSION OF DISTRICT WITH SUFFICIENTLY CONTIGUOUS LANDS.** Pursuant to Section 190.046(1)(h), Florida Statutes, within ten (10) years of the effective date of the Establishing Ordinance, the District, or another petitioner, may petition the County for an amendment to expand the boundaries of the District to include the remaining sufficiently contiguous lands identified Future Expansion Parcels in the Establishing Ordinance.

**SECTION 5. FUNCTIONS AND POWERS.** The Functions and Powers of the District established in the Establishing Ordinance continue to apply.

**SECTION 6. SAVING CLAUSE.** The requirements and obligations of the District established in the Establishing Ordinance shall continue to apply to the extent it does not conflict with this Ordinance. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial, operational, maintenance, or other responsibilities of the District nor be deemed as affirmative acceptance of any proposed improvement.

**SECTION 8. SEVERABILITY.** If any provision of this Ordinance or the application thereof is formally determined by a court of competent jurisdiction to be illegal, invalid or unenforceable, such provisions shall be deemed to be severable and the remaining provisions shall continue in full force and effect provided that the illegal, invalid or unenforceable provision is not material to the logical and intended interpretation of this Ordinance.

**SECTION 9. EFFECTIVE DATE.** This Ordinance shall take effect pursuant to Florida general law.

PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2023.

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

**BY:** \_\_\_\_\_  
Christian Whitehurst, Chair

**ATTEST: Brandon J. Patty, CLERK OF THE  
CIRCUIT COURT & COMPTROLLER**

**BY:** \_\_\_\_\_  
Deputy Clerk

**EFFECTIVE DATE:** \_\_\_\_\_

## EXHIBIT A

### AMENDED ENTRADA CDD LEGAL DESCRIPTION INCLUDING EXPANSION PARCELS

#### PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89°23'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3329, PAGE 576 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1833.65 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 1097 OF SAID PUBLIC RECORDS; THENCE SOUTH 29°53'18" WEST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 926.45 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 60°07'06" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.94 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 4; THENCE NORTH 89°06'20" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 4.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 00°51'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 6.98 FEET TO A POINT ON THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG LAST SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1505.56 FEET; THENCE SOUTH 60°52'51" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 232.34 FEET; THENCE SOUTH 59°51'05" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 30°42'38" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 60°52'51" EAST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 61°09'48" EAST, A DISTANCE OF 52.48 FEET; THENCE SOUTH 63°23'30" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 65°58'37" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 68°33'44" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 71°08'51" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 73°43'58" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 76°46'58" EAST, A

DISTANCE OF 53.00 FEET; THENCE SOUTH 78°34'36" EAST, A DISTANCE OF 53.10 FEET; THENCE SOUTH 81°47'22" EAST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°20'13" EAST, A DISTANCE OF 123.60 FEET; THENCE NORTH 89°28'44" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 84°01'41" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 80°59'57" EAST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 47.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°32'37" EAST, 188.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°53'25" EAST, 194.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°51'47" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°51'43" WEST, 169.69 FEET TO A POINT OF CUSP; THENCE SOUTH 78°25'33" EAST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°59'38" EAST, 33.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 64°24'48" EAST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'11" EAST, 42.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 174.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'09" EAST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°25'42" EAST, 47.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°36'17" EAST, A DISTANCE OF 48.53 FEET; THENCE NORTH 77°23'43" EAST, A DISTANCE OF 313.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°42'25" EAST, 138.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°01'07" EAST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE



OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 479.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°17'55" EAST, 478.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°40'56" EAST, 104.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°59'25" EAST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°09'33" EAST, 43.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°51'17" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°24'49" WEST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°16'16" WEST, 28.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°52'18" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 52.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°40'55" EAST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°59'04" EAST, 81.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°17'12" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56°33'19" EAST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A



RADIUS OF 210.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°38'08" EAST, 184.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 308.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°03'18" EAST, 300.51 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°25'26" EAST, A DISTANCE OF 23.97 FEET; THENCE NORTH 43°27'34" EAST, A DISTANCE OF 707.95 FEET; THENCE NORTH 47°34'25" WEST, A DISTANCE OF 491.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°06'14" WEST, 144.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°56'01" WEST, A DISTANCE OF 240.82 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4440, PAGE 1333 OF SAID PUBLIC RECORDS; THENCE NORTH 89°04'24" EAST, ALONG LAST SAID LINE, A DISTANCE OF 670.06 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1953, PAGE 1118 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'17" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 196.50 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°19'47" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1329.82 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4551, PAGE 1821 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'31" WEST, ALONG LAST SAID WEST LINE AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS, A DISTANCE OF 684.49 FEET; THENCE NORTH 47°06'41" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 73.50 FEET; THENCE NORTH 51°34'13" WEST, A DISTANCE OF 53.98 FEET; THENCE NORTH 66°24'25" WEST, A DISTANCE OF 41.03 FEET; THENCE NORTH 81°14'37" WEST, A DISTANCE OF 26.99 FEET; THENCE NORTH 58°13'22" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 06°48'50" EAST, A DISTANCE OF 123.98 FEET; THENCE NORTH 60°24'10" WEST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 84°38'38" WEST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 46°08'31" WEST, A DISTANCE OF 35.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 187.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°19'57" WEST, 31.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 66°43'55" WEST, A DISTANCE OF 71.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°59'43" WEST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°51'58" WEST, A DISTANCE OF 44.13 FEET; THENCE

SOUTH 33°16'51" WEST, A DISTANCE OF 65.46 FEET; THENCE SOUTH 89°03'09" WEST, A DISTANCE OF 97.38 FEET; THENCE SOUTH 35°52'21" WEST, A DISTANCE OF 18.74 FEET; THENCE SOUTH 07°13'30" WEST, A DISTANCE OF 129.90 FEET; THENCE SOUTH 82°37'27" EAST, A DISTANCE OF 8.22 FEET; THENCE SOUTH 07°34'10" WEST, A DISTANCE OF 55.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°26'42" WEST, 23.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°58'40" WEST, A DISTANCE OF 104.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°33'16" EAST, 251.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°15'14" EAST, 388.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°05'31" WEST, A DISTANCE OF 40.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°45'02" EAST, 77.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°43'17" EAST, A DISTANCE OF 50.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°42'00" EAST, 223.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°07'18" EAST, A DISTANCE OF 269.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°23'41" EAST, 54.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 348.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°14'33" EAST, 137.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 41°37'26" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 81°15'35" EAST, A DISTANCE OF 66.97 FEET; THENCE SOUTH 53°38'18" EAST, A DISTANCE OF 19.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 207, BEING A VARIABLE WIDTH RIGHT OF WAY AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 78050-2516; THENCE SOUTH 36°22'58" WEST, ALONG LAST SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 255.88 FEET; THENCE NORTH 53°41'51" WEST, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 19.41 FEET; THENCE NORTH 09°30'12"

WEST, A DISTANCE OF 66.97 FEET; THENCE NORTH 30°07'57" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 358.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°14'38" WEST, 70.16 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°37'03" WEST, A DISTANCE OF 28.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 378.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°13'03" WEST, 29.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°59'56" WEST, A DISTANCE OF 40.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°35'29" WEST, 41.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°16'29" WEST, A DISTANCE OF 100.13 FEET TO THE POINT OF CUSP AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°15'03" EAST, 8.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°07'18" WEST, A DISTANCE OF 92.70 FEET TO THE POINT OF CUSP AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'09" EAST, 28.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°43'34" EAST, 121.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°24'29" EAST, 54.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°58'39" EAST, A DISTANCE OF 6.77 FEET; THENCE SOUTH 88°42'47" WEST, ALONG AN EASTERLY PROLONGATION OF A BOUNDARY LINE FOR THE "WATER STORAGE AREA" BOUNDARY AS DEPICTED IN THE SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516, AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 249.61 FEET TO AN ANGLE POINT IN SAID STORAGE AREA; THENCE NORTH 01°15'46" WEST, ALONG AN EASTERLY LINE OF LAST SAID STORAGE AREA, A DISTANCE OF 285.31 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88°43'40" WEST, ALONG THE NORTH LINE OF SAID STORAGE AREA AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 OF SAID



PUBLIC RECORDS, A DISTANCE OF 807.69 FEET; THENCE NORTH 01°16'43" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 12.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°00'09" EAST, 60.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°38'42" EAST, 37.20 FEET TO THE END OF SAID CURVE; THENCE SOUTH 82°28'46" EAST, A DISTANCE OF 8.97 FEET; THENCE NORTH 52°24'03" EAST, A DISTANCE OF 55.38 FEET; THENCE NORTH 09°36'28" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1280.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°06'51" WEST, 159.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 02°18'39" WEST, A DISTANCE OF 9.96 FEET; THENCE SOUTH 40°19'43" EAST, A DISTANCE OF 55.15 FEET; THENCE SOUTH 85°55'02" EAST, A DISTANCE OF 8.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°22'25" WEST, 23.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'09" WEST, 82.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°16'43" EAST, A DISTANCE OF 12.09 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°43'40" WEST, A DISTANCE OF 593.72 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01°04'57" EAST, ALONG THE WEST LINE THEREOF AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2448, PAGE 1660 OF SAID PUBLIC RECORDS, A DISTANCE OF 1312.87 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1358, PAGE 1846, SAID CORNER LYING ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE AFOREMENTIONED SOUTH LINE OF SECTION 34; THENCE SOUTH 89°17'35" WEST, ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 (INCLUSIVE), A DISTANCE OF 1150.33 FEET; THENCE NORTH 06°40'35" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 60.33 FEET; THENCE NORTH 89°17'35" EAST, A DISTANCE OF 1107.94 FEET; THENCE NORTH 30°17'28" EAST, A DISTANCE OF 54.29 FEET; THENCE NORTH 01°04'57" WEST, A DISTANCE OF 816.74 FEET; THENCE NORTH 28°54'16" WEST, A DISTANCE OF 66.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY

AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°01'47" WEST, 31.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°01'26" WEST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°09'24" WEST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°30'57" EAST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°24'34" EAST, 34.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°37'31" WEST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°34'16" WEST, 116.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°03'21" WEST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°41'39" WEST, 182.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°02'40" WEST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°10'42" EAST, 31.62 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°02'20" WEST, A DISTANCE OF 50.51 FEET; THENCE NORTH 76°57'20" WEST, A DISTANCE OF 7.29 FEET; THENCE SOUTH 13°02'40" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 76°57'20" WEST, A DISTANCE OF 312.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°26'59" WEST, 31.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 50°08'41" WEST, A DISTANCE OF 36.51 FEET;

THENCE NORTH 76°57'20" WEST, A DISTANCE OF 125.45 FEET; THENCE SOUTH 76°44'26" WEST, A DISTANCE OF 126.16 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 04°26'26" WEST, 41.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 32°39'44" WEST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.11 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 53°22'54" WEST, 32.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°38'32" EAST, A DISTANCE OF 8.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.70 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 63°53'34" WEST, 40.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 437.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 319.03 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 52°37'07" WEST, 311.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.26 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 53°27'03" WEST, 111.94 FEET TO THE TANGENCY; THENCE NORTH 33°22'06" WEST, A DISTANCE OF 7.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 10°09'39" EAST, 52.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.76 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 52°53'36" EAST, 93.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.60 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 57°39'04" EAST, 31.55 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°12'19" EAST, A DISTANCE OF 14.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.79 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 80°23'14" EAST, 22.45 FEET TO THE POINT OF REVERSE



CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.68 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 86°45'19" EAST, 65.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 81°55'08" EAST, 28.64 FEET TO THE END OF SAID CURVE; THENCE NORTH 45°28'42" EAST, A DISTANCE OF 141.64 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 07°07'29" WEST, 28.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.37 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 11°03'33" WEST, 152.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.71 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 13°58'49" WEST, 29.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.90 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 59°42'24" WEST, 42.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°33'19" WEST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 77°49'25" WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.43 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 87°32'45" WEST, 56.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.37 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 80°17'50" WEST, 40.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.35 FEET, SAID CURVE BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 52°35'10" WEST, 57.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3090.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.10 FEET, SAID CURVE BEING SUBTENDE BY A CHORD

BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 508.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°22'42" WEST, 110.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10°10'04" EAST, A DISTANCE OF 660.42 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE SOUTH LINE OF THE AFOREMENTIONED SECTION 34; THENCE SOUTH 89°12'19" WEST, ALONG LAST SAID LINE, A DISTANCE OF 190.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 143.98 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING EXPANSION PARCELS: PHASE 1 UNIT 2B**

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°17'35" EAST, ALONG THE NORTH LINE THEREOF, ALSO BEING THE NORTH LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY, A DISTANCE OF 164.43 FEET; THENCE NORTH 06°40'35" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 60.33 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 06°40'35" WEST, A DISTANCE OF 188.49 FEET; THENCE NORTH 04°16'38" WEST, A DISTANCE OF 76.36 FEET; THENCE NORTH 09°44'55" WEST, A DISTANCE OF 161.00 FEET; THENCE NORTH 13°38'32" WEST, A DISTANCE OF 90.27 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.08 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°35'05" EAST, 27.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°39'44" EAST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°26'26" EAST, 41.84 FEET TO A POINT OF CUSP AT THE END OF SAID CURVE; THENCE NORTH 76°44'26" EAST, A DISTANCE OF 126.16 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 125.45 FEET; THENCE SOUTH



50°08'41" EAST, A DISTANCE OF 36.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°26'59" EAST, 31.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 312.19 FEET; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 7.29 FEET; THENCE NORTH 13°02'20" EAST, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°10'42" WEST, 31.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°41'39" EAST, 182.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°03'21" EAST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°34'16" EAST, 116.57 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 22°37'31" EAST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°24'34" WEST, 34.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°30'57" WEST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'24" EAST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°01'26" EAST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID

CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'47" EAST, 31.69 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 28°54'16" EAST, A DISTANCE OF 66.14 FEET; THENCE SOUTH 01°04'57" EAST, A DISTANCE OF 816.74 FEET; THENCE SOUTH 30°17'28" WEST, A DISTANCE OF 54.29 FEET; THENCE SOUTH 89°17'35" WEST, A DISTANCE OF 1107.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 20.49 ACRES, MORE OR LESS.

**PHASE 1 UNIT 1B**

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°12'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1315.65 FEET TO THE NORTHWEST CORNER OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13-24 (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°17'35" EAST, ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1358, PAGE 1846 OF SAID PUBLIC RECORDS, A DISTANCE OF 1314.76 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 01°04'57" WEST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 AND THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2448, PAGE 1660 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1312.87 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406; THENCE NORTH 88°43'40" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 699.62 FEET; THENCE NORTH 01°16'20" WEST, DEPARTING LAST SAID NORTH LINE AND ALONG A NON-BOUNDARY LINE, A DISTANCE OF 285.86 FEET TO THE POINT OF BEGINNING. THENCE NORTH 05°58'40" EAST, A DISTANCE OF 104.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°26'42" EAST, 23.06 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 55.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1560.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 8.22 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°37'27" WEST, 8.22 FEET; THENCE NORTH 07°13'30" EAST, A DISTANCE OF 129.90 FEET; THENCE NORTH 35°52'21" EAST, A DISTANCE OF 18.74 FEET; THENCE NORTH 89°03'09" EAST, A DISTANCE OF 97.38 FEET; THENCE NORTH 33°16'51" EAST, A

DISTANCE OF 65.46 FEET; THENCE NORTH 37°51'58" EAST, A DISTANCE OF 44.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'43" EAST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°43'55" EAST, A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 187.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'57" EAST, 31.43 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE NORTH 46°08'31" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 84°38'38" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 60°24'10" EAST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 06°48'50" WEST, A DISTANCE OF 123.98 FEET; THENCE SOUTH 58°13'22" EAST, A DISTANCE OF 29.30 FEET; THENCE SOUTH 81°14'37" EAST, A DISTANCE OF 26.99 FEET; THENCE SOUTH 66°24'25" EAST, A DISTANCE OF 41.03 FEET; THENCE SOUTH 51°34'13" EAST, A DISTANCE OF 53.98 FEET; THENCE SOUTH 47°06'41" EAST, A DISTANCE OF 73.50 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'31" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 289.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°15'14" WEST, 388.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'16" WEST, 251.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 5.73 ACRES, MORE OR LESS.

#### **PHASE 2 UNIT 4**

A PORTION OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89°23'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3329, PAGE 576 OF THE PUBLIC RECORDS



OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1833.65 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 1097 OF SAID PUBLIC RECORDS; THENCE SOUTH 29°53'18" WEST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 926.45 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 60°07'06" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.94 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 4; THENCE NORTH 89°06'20" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 4.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 00°51'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 6.98 FEET TO A POINT ON THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG LAST SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1505.56 FEET; THENCE SOUTH 60°52'51" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 232.34 FEET; THENCE SOUTH 59°51'05" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 30°42'38" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 60°52'51" EAST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 61°09'48" EAST, A DISTANCE OF 52.48 FEET; THENCE SOUTH 63°23'30" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 65°58'37" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 68°33'44" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 71°08'51" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 73°43'58" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 76°46'58" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 78°34'36" EAST, A DISTANCE OF 53.10 FEET; THENCE SOUTH 81°47'22" EAST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°20'13" EAST, A DISTANCE OF 123.60 FEET; THENCE NORTH 89°28'44" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 84°01'41" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 80°59'57" EAST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 47.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°32'37" EAST, 188.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°53'25" EAST, 194.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°51'47" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

20°51'43" WEST, 169.69 FEET TO A POINT OF CUSP; THENCE SOUTH 78°25'33" EAST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°59'38" EAST, 33.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 64°24'48" EAST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'11" EAST, 42.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 174.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'09" EAST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°25'42" EAST, 47.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°36'17" EAST, A DISTANCE OF 48.53 FEET; THENCE NORTH 77°23'43" EAST, A DISTANCE OF 313.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°42'25" EAST, 138.00 FEET; THENCE NORTH 19°41'48" WEST, A DISTANCE OF 545.58 FEET; THENCE NORTH 08°27'17" WEST, A DISTANCE OF 1190.72 FEET; THENCE SOUTH 75°30'13" EAST, A DISTANCE OF 279.00 FEET; THENCE SOUTH 35°23'20" EAST, A DISTANCE OF 74.29 FEET; THENCE SOUTH 47°45'01" EAST, A DISTANCE OF 74.29 FEET; THENCE SOUTH 59°38'12" EAST, A DISTANCE OF 70.14 FEET; THENCE SOUTH 63°52'21" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 55°54'59" EAST, A DISTANCE OF 53.52 FEET; THENCE SOUTH 47°28'30" EAST, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 31.01 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°08'27" EAST, 29.65 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 176.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°00'33" EAST, 169.47 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 62.17 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°22'01" EAST, 51.63 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF

182.00 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°26'03" EAST, 133.04 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 38.08 FEET TO A POINT OF NON-TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°30'46" EAST, 35.57 FEET; THENCE SOUTH 75°09'09" EAST, A DISTANCE OF 35.98 FEET; THENCE NORTH 77°48'04" EAST, A DISTANCE OF 159.00 FEET; THENCE NORTH 53°38'40" EAST, A DISTANCE OF 93.72 FEET; THENCE NORTH 87°45'06" EAST, A DISTANCE OF 145.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 397.04 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OD SOUTH 14°17'05" EAST, 394.13 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 36.30 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°23'30" EAST, 26.29 FEET; THENCE EASTERLY ALONG AND A CURVE CONCAVE NORTHERLY HAVING A RADIUS 32.00 FEET TO A POINT A TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°46'31" EAST, 42.25 FEET; THENCE NORTH 76°54'41" EAST, A DISTANCE OF 5.80 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 17.40 FEET TO THE POINT OF NON-TANGENCY, SAID CURVE SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°24'24" EAST, 17.40 FEET; THENCE SOUTH 76°52'18" WEST, A DISTANCE OF 180.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AND ARC DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 28.26 FEET; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 37.12 FEET TO THE TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°51'17" WEST, 36.27 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 43.81 TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°09'33" WEST, 43.63 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND A CURVE CONCAVE SOUTHEASTERLY AND HAVING A



RADIUS OF 590.00 FEET, AN ARC DISTANCE OF 105.10 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°40'56" WEST, 104.96 FEET; THENCE SOUTHWESTERLY ALONG AND A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET, AN ARC DISTANCE OF 479.44 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 478.90 FEET; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,383,515 SQ FT. - 31.76 ACRES±

### PHASE 2 UNIT 3B

A PORTION OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 661.15 FEET; THENCE S 89° 12' 19" W A DISTANCE OF 586.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF ENTRADA PHASE 1 UNIT 3 DESCRIBED IN MAP BOOK 105, PAGE 90 THE FOLLOWING TWENTY TWO(22) COURSES: 1) THENCE, S 73° 51' 47" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 2) SAID CURVE TURNING TO THE LEFT THROUGH 11° 30' 24", HAVING A RADIUS OF 970.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 53' 25" W FOR A DISTANCE OF 194.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 3) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 12' 01", HAVING A RADIUS OF 362.00 FEET, AND WHOSE LONG CHORD BEARS N 12° 32' 37" W FOR A DISTANCE OF 188.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 4) THENCE, N 01° 08' 58" E FOR A DISTANCE OF 47.64 FEET, 5) THENCE, S 80° 59' 57" W FOR A DISTANCE OF 62.95 FEET, 6) THENCE, S 84° 01' 41" W FOR A DISTANCE OF 58.09 FEET, 7) THENCE, S 86° 56' 06" W FOR A DISTANCE OF 58.09 FEET, 8) THENCE, S 89° 28' 44" W FOR A DISTANCE OF 43.57 FEET, 9) THENCE, N 86° 20' 13" W FOR A DISTANCE OF 123.60 FEET, 10) THENCE, N 81° 47' 22" W FOR A DISTANCE OF 58.09 FEET, 11) THENCE, N 78° 34' 36" W FOR A DISTANCE OF 53.10 FEET, 12) THENCE, N 76° 46' 58" W FOR A DISTANCE OF 53.00 FEET, 13) THENCE, N 73° 43' 58" W FOR A DISTANCE OF 51.66 FEET, 14) THENCE, N 71° 08' 51" W FOR A DISTANCE OF 51.66 FEET, 15) THENCE, N 68° 33' 44" W FOR A DISTANCE OF 51.66 FEET, 16) THENCE, N 65° 58' 37" W FOR A DISTANCE OF 51.66 FEET, 17) THENCE, N 63° 23' 30" W FOR A DISTANCE OF 51.66 FEET, 18) THENCE, N 61° 09' 48" W FOR A DISTANCE OF 52.48 FEET, 19) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 61.57 FEET, 20) THENCE, S 30° 42' 38" W FOR A DISTANCE OF 77.87 FEET, 21) THENCE, N 59° 51' 05" W FOR A DISTANCE OF 60.00 FEET, 22) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 232.34 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29° 07'

17" E FOR A DISTANCE OF 1684.42 FEET; THENCE, S 60° 52' 54" E FOR A DISTANCE OF 143.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 47° 25' 25", HAVING A RADIUS OF 33.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 10' 11" E FOR A DISTANCE OF 26.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 18° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 42' 53" E FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 12' 22" E FOR A DISTANCE OF 68.78 FEET; THENCE, S 17° 18' 16" E FOR A DISTANCE OF 296.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 54' 48" E FOR A DISTANCE OF 48.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS S 03° 52' 50" E FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 56' 16" W FOR A DISTANCE OF 40.28 FEET; THENCE, S 75° 06' 50" W FOR A DISTANCE OF 60.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 07' 17" W FOR A DISTANCE OF 17.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 10° 52' 16" E FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 02° 28' 28", HAVING A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 53' 30" E FOR A DISTANCE OF 15.76 FEET THENCE, S 13° 20' 44" E FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 46' 32" W FOR A DISTANCE OF 35.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 41' 36" E FOR A DISTANCE OF 20.53 FEET; THENCE, S 16° 17' 00" E FOR A DISTANCE OF 93.14 FEET; THENCE, N 73° 43' 00" E FOR A DISTANCE OF 125.00 FEET; THENCE, S 16° 17' 00" E FOR A DISTANCE OF 212.00 FEET; THENCE, S 12° 49' 55" E FOR A DISTANCE OF 185.62 FEET; THENCE, S 01° 42' 07" W FOR A DISTANCE OF 170.21 FEET; THENCE, S 02° 35' 16" E FOR A DISTANCE OF 48.26 FEET; THENCE, S 16° 56' 09" E FOR A DISTANCE OF 45.87 FEET; THENCE, S 27° 35' 18" E FOR A DISTANCE OF 21.68 FEET; THENCE, S 26° 57' 45" E FOR A DISTANCE OF 26.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 59' 26", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 24' 31" W FOR A DISTANCE OF 17.09 FEET; THENCE, S 64° 24' 48" W FOR A DISTANCE OF 64.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52° 50' 20", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 59' 38" W FOR A DISTANCE OF 33.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 78° 25' 33" W FOR A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 26' 59", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS S 20° 51' 43" E FOR A DISTANCE OF 169.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 30.17 ACRES, MORE OR LESS.



PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 854.51 FEET; THENCE S 90° 00' 00" E A DISTANCE OF 89.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 36", HAVING A RADIUS OF 410.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 42' 25" W FOR A DISTANCE OF 138.00 FEET; THENCE, S 77° 23' 43" W FOR A DISTANCE OF 313.68 FEET; THENCE, N 12° 36' 17" W FOR A DISTANCE OF 48.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 77° 38' 51", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 51° 25' 42" W FOR A DISTANCE OF 47.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 43° 07' 58", HAVING A RADIUS OF 174.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 41' 09" W FOR A DISTANCE OF 127.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 28' 37", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 21' 28" W FOR A DISTANCE OF 27.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 26° 57' 45" W FOR A DISTANCE OF 26.48 FEET; THENCE, N 27° 35' 18" W FOR A DISTANCE OF 21.68 FEET; THENCE, N 16° 56' 09" W FOR A DISTANCE OF 45.87 FEET; THENCE, N 02° 35' 16" W FOR A DISTANCE OF 48.26 FEET; THENCE, N 01° 42' 07" E FOR A DISTANCE OF 170.21 FEET; THENCE, N 12° 49' 55" W FOR A DISTANCE OF 185.62 FEET; THENCE, N 16° 17' 00" W FOR A DISTANCE OF 212.00 FEET; THENCE, S 73° 43' 00" W FOR A DISTANCE OF 125.00 FEET; THENCE, N 16° 17' 00" W FOR A DISTANCE OF 93.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS N 14° 41' 36" W FOR A DISTANCE OF 20.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 31° 46' 32" E FOR A DISTANCE OF 35.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 13° 20' 44" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 28' 28", HAVING A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 53' 30" W FOR A DISTANCE OF 15.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 10° 52' 16" W FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 07' 17" E FOR A DISTANCE OF 17.16 FEET; THENCE, N 75° 06' 50" E FOR A DISTANCE OF 60.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 32° 56' 16" E FOR A DISTANCE OF 40.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 52' 50" W FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 54' 48" W FOR A DISTANCE OF 48.95 FEET; THENCE, N 17° 18' 16" W FOR A DISTANCE OF 296.39

FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 12' 22" W FOR A DISTANCE OF 68.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 42' 53" W FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 47° 25' 25", HAVING A RADIUS OF 33.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 10' 11" W FOR A DISTANCE OF 26.54 FEET; THENCE, N 60° 52' 54" W FOR A DISTANCE OF 143.13 FEET; THENCE, N 29° 07' 17" E FOR A DISTANCE OF 939.35 FEET; THENCE, S 60° 50' 50" E FOR A DISTANCE OF 403.06 FEET; THENCE, S 00° 17' 59" W FOR A DISTANCE OF 843.53 FEET; THENCE, S 08° 27' 17" E FOR A DISTANCE OF 1190.72 FEET; THENCE, S 19° 41' 48" E FOR A DISTANCE OF 545.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 37.27 ACRES MORE OR LESS.

PHASE 3 UNIT 5

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 2437.51 FEET; THENCE, N 90° 00' 00" W FOR A DISTANCE OF 246.18 FEET; THENCE, N 00° 47' 41" W FOR A DISTANCE OF 108.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING; THENCE, N 00° 17' 59" E FOR A DISTANCE OF 1125.75 FEET; THENCE, N 90° 00' 00" E FOR A DISTANCE OF 172.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 09' 33", HAVING A RADIUS OF 405.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 17' 31" E FOR A DISTANCE OF 162.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 132° 58' 45.5", HAVING A RADIUS OF 34.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 47' 53" E FOR A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45° 33' 25", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 39° 05' 13" E FOR A DISTANCE OF 271.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 28° 22' 44", HAVING A RADIUS OF 282.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 40' 34" E FOR



A DISTANCE OF 138.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $23^{\circ} 23' 05''$ , HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS  $S 45^{\circ} 10' 45'' E$  FOR A DISTANCE OF 141.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $92^{\circ} 49' 42''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $S 10^{\circ} 27' 26'' E$  FOR A DISTANCE OF 43.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $26^{\circ} 48' 24''$ , HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS  $S 44^{\circ} 24' 50'' W$  FOR A DISTANCE OF 92.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $14^{\circ} 04' 52''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $S 50^{\circ} 46' 36'' W$  FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $61^{\circ} 44' 23''$ , HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS  $S 74^{\circ} 36' 21'' W$  FOR A DISTANCE OF 41.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 15^{\circ} 28' 33'' W$  FOR A DISTANCE OF 130.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $61^{\circ} 44' 23''$ , HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS  $S 43^{\circ} 39' 15'' E$  FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $160^{\circ} 15' 01''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $N 87^{\circ} 05' 26'' E$  FOR A DISTANCE OF 358.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $27^{\circ} 40' 08''$ , HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS  $N 20^{\circ} 48' 00'' E$  FOR A DISTANCE OF 95.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $87^{\circ} 45' 25''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 78^{\circ} 30' 46'' E$  FOR A DISTANCE OF 41.59 FEET; THENCE,  $S 57^{\circ} 36' 31'' E$  FOR A DISTANCE OF 232.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $66^{\circ} 14' 49''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $S 24^{\circ} 29' 07'' E$  FOR A DISTANCE OF 32.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 81^{\circ} 21' 42'' E$  FOR A DISTANCE OF 56.49 FEET; THENCE,  $N 89^{\circ} 26' 10'' E$  FOR A DISTANCE OF 109.54 FEET; THENCE,  $N 65^{\circ} 52' 10'' E$  FOR A DISTANCE OF 114.55 FEET; THENCE,  $N 89^{\circ} 25' 50'' E$  FOR A DISTANCE OF 35.00 FEET; THENCE  $S 00^{\circ} 34' 10'' E$  A DISTANCE OF 418.29 FEET; THENCE,  $S 25^{\circ} 01' 49'' E$  FOR A DISTANCE OF 11.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $01^{\circ} 41' 32''$ , HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS  $S 22^{\circ} 45' 01'' W$  FOR A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $48^{\circ} 52' 08''$ , HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS  $S 75^{\circ} 17' 35'' W$  FOR A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF  $29^{\circ} 11' 27''$ , HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS  $S 12^{\circ} 20' 50'' W$  FOR A DISTANCE OF 476.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 87^{\circ} 45' 06'' W$  FOR A DISTANCE OF 145.00 FEET; THENCE,  $S 53^{\circ} 38' 40'' W$  FOR A DISTANCE OF 93.72 FEET; THENCE,  $S 77^{\circ} 48' 04'' W$  FOR A DISTANCE OF 159.00 FEET; THENCE,  $N 75^{\circ} 09' 09'' W$  FOR A DISTANCE OF 35.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $72^{\circ} 43' 13''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 21^{\circ} 30' 46'' W$  FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $42^{\circ} 52' 37''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $N 36^{\circ} 26' 03'' W$  FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $118^{\circ} 44' 33''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 74^{\circ} 22' 01'' W$  FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A

NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 00' 33" W FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 08' 27" W FOR A DISTANCE OF 29.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 47° 28' 30" W FOR A DISTANCE OF 157.60 FEET; THENCE, N 55° 54' 59" W FOR A DISTANCE OF 53.52 FEET; THENCE, N 63° 52' 21" W FOR A DISTANCE OF 53.00 FEET; THENCE, N 59° 38' 12" W FOR A DISTANCE OF 70.14 FEET; THENCE, N 47° 45' 01" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 35° 23' 20" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 75° 30' 13" W FOR A DISTANCE OF 279.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 35.63 ACRES, MORE OR LESS.

#### PHASE 4 UNIT 7

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, 652.43 FEET; THENCE N 90°00'00" E, 83.31 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 10°43'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°22'42" E, 110.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.38 FEET TO A POINT ON A LINE; THENCE N 58°01'07" E, 579.66 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3090.00 FEET, A CENTRAL ANGLE OF 09°26'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 53°17'55" E, 508.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 08°00'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 52°35'10" E, 57.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.35 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°24'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 80°17'50" E, 40.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 23°05'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°32'45" E, 56.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°32'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 77°49'25" E, 36.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.12 FEET; THENCE S 56°33'19" E, 35.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06°18'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°42'24" E, 42.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.90 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 46°18'20" AND BEING



SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 13°58'49" E, 29.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 52°08'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 11°03'33" E, 152.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 158.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°07'29" E, 28.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT ON A LINE; THENCE S 45°28'42" W, 141.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°55'08" W, 28.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 21°37'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 86°45'19" W, 65.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 34°21'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE S 80°23'14" W, 22.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.79 FEET TO A POINT ON A LINE; THENCE S 63°12'19" W, 14.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 11°06'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 57°39'04" W, 31.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3372.00 FEET, A CENTRAL ANGLE OF 01°35'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°53'36" W, 93.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 87°03'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10°09'39" W, 52.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.74 FEET TO A POINT ON A LINE; THENCE S 33°22'06" E, 7.34 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 40°09'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 53°27'03" E, 111.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 114.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 41°49'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°37'07" E, 311.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 319.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 64°22'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 63°53'34" E, 40.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.70 FEET TO A POINT ON A LINE; THENCE N 13°38'32" W, 8.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 09°35'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°09'17" E, 5.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.02 FEET; THENCE S 13°38'32" E, 90.27 FEET; THENCE S 09°44'55" E, 161.00 FEET; THENCE S 04°16'38" E, 76.36 FEET; THENCE S 06°40'35" E, 248.82 FEET; THENCE S 89°17'35" W, 164.43 FEET; THENCE S 89°12'19" W, 1124.69 FEET; THENCE N 10°10'04" W, 660.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.66 ACRES, MORE OR LESS.

UTILITY AND LIFT STATION TRACT "A"

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, SAID SECTION 34, SAID POINT LYING ON THE NORTH LINE OF A SUBDIVISION AS SHOWN ON ENTRADA PHASE 1 UNIT 1 AS RECORDED IN MAP BOOK 105, PAGE 86 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°04'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 670.06 FEET TO THE NORTHWEST CORNER OF SAID ENTRADA PHASE 1 UNIT 1; THENCE SOUTH 89°01'26" WEST, DEPARTING SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 671.26 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°34'10" WEST, DEPARTING LAST SAID SOUTH LINE A DISTANCE OF 418.29 FEET; THENCE SOUTH 89°25'50" WEST, DEPARTING SAID WEST LINE, 34.66 FEET TO THE POINT OF BEGINNING; THENCE FROM A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°53'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°35'30" WEST, 95.30 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, THROUGH AN ARC LENGTH OF 96.39 FEET TO A POINT ON SAID CURVE; THENCE NORTH 57°36'31" WEST, 79.65 FEET; THENCE SOUTH 32°23'29" WEST, 60.00 FEET; THENCE SOUTH 57°36'22" EAST, 20.00 FEET; THENCE SOUTH 32°23'29" WEST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 40.00 FEET; THENCE NORTH 32°23'29" EAST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 19.65 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°45'50" EAST, 57.32 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC, AN ARC LENGTH OF 57.93 FEET; THENCE NORTH 65°52'10" EAST, 70.12 FEET; THENCE NORTH 89°25'50" EAST, 0.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.26 ACRES, MORE OR LESS.

THE ABOVE PARCELS CONTAIN 333.95 ACRES+/-

EXHIBIT A

EXPANSION PARCEL 1B

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, 652.43 FEET; THENCE N 90°00'00" E, 83.31 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 10°43'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°22'42" E, 110.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.38 FEET TO A POINT ON A LINE; THENCE N 58°01'07" E, 579.66 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3090.00 FEET, A CENTRAL ANGLE OF 09°26'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 53°17'55" E, 508.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 08°00'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 52°35'10" E, 57.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.35 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°24'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 80°17'50" E, 40.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 23°05'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°32'45" E, 56.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°32'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 77°49'25" E, 36.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.12 FEET; THENCE S 56°33'19" E, 35.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06°18'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF

S 59°42'24" E, 42.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.90 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 46°18'20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 13°58'49" E, 29.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 52°08'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 11°03'33" E, 152.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 158.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°07'29" E, 28.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT ON A LINE; THENCE S 45°28'42" W, 141.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°55'08" W, 28.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 21°37'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 86°45'19" W, 65.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 34°21'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE S 80°23'14" W, 22.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.79 FEET TO A POINT ON A LINE; THENCE S 63°12'19" W, 14.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 11°06'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 57°39'04" W, 31.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3372.00 FEET, A CENTRAL ANGLE OF 01°35'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°53'36" W, 93.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 87°03'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10°09'39" W, 52.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.74 FEET TO A POINT ON A LINE; THENCE S 33°22'06" E, 7.34 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 40°09'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 53°27'03" E, 111.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 114.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 41°49'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°37'07" E, 311.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 319.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE



CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 64°22'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 63°53'34" E, 40.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.70 FEET TO A POINT ON A LINE; THENCE N 13°38'32" W, 8.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 09°35'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°09'17" E, 5.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.02 FEET; THENCE S 13°38'32" E, 90.27 FEET; THENCE S 09°44'55" E, 161.00 FEET; THENCE S 04°16'38" E, 76.36 FEET; THENCE S 06°40'35" E, 248.82 FEET; THENCE S 89°17'35" W, 164.43 FEET; THENCE S 89°12'19" W, 1124.69 FEET; THENCE N 10°10'04" W, 660.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.66 ACRES, MORE OR LESS.

EXPANSION PARCEL 3B

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 733.70 FEET; THENCE N 90° 00' 00" W, 346.16 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N 12° 36' 17" W, 48.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 77° 38' 51" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 51° 25' 42" W, 47.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE 43° 07' 58" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 68°41'09" W, 127.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 130.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 68° 28' 03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81° 21' 11"W, 42.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.41 FEET TO A POINT ON A LINE; THENCE S 64° 24' 48" W, 64.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 52° 50' 20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 37° 59' 38" W, 33.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.04 FEET TO A POINT ON A LINE; THENCE N 78° 25' 33" W, 11.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 9° 26' 59" AND

BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20° 51' 43" E, 169.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 169.88 FEET TO A POINT ON A LINE; THENCE S 73° 51' 47" W, 60.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 11° 30' 24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 21° 53' 25" W, 194.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 194.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 362.00 FEET, A CENTRAL ANGLE OF 30° 12' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12° 32' 37" W, 188.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 190.81 FEET TO A POINT ON A LINE; THENCE N 01° 08' 58" E, 47.64 FEET; THENCE S 80° 59' 57" W, 62.95 FEET; THENCE S 84° 01' 41" W, 58.09 FEET; THENCE S 86° 56' 06" W, 58.09 FEET; THENCE S 89° 28' 44" W, 43.57 FEET; THENCE N 86° 20' 13" W, 123.60 FEET; THENCE N 81° 47' 22" W, 58.09 FEET; THENCE N 78° 34' 36" W, 53.10 FEET; THENCE N 76° 46' 58" W, 53.00 FEET; THENCE N 73° 43' 58" W, 51.66 FEET; THENCE N 71° 08' 51" W, 51.66 FEET; THENCE N 68° 33' 44" W, 51.66 FEET; THENCE N 65° 58' 37" W, 51.66 FEET; THENCE N 63° 23' 30" W, 51.66 FEET; THENCE N 61° 09' 48" W, 52.48 FEET; THENCE N 60° 52' 51" W, 61.57 FEET; THENCE S 30° 42' 38" W, 77.87 FEET; THENCE N 59° 51' 05" W, 60.00 FEET; THENCE N 60° 52' 51" W, 232.34 FEET; THENCE N 29° 07' 17" E, 2623.77 FEET; THENCE S 60° 50' 50" E, 403.06 FEET; THENCE N 00° 17' 59" E, 282.22 FEET; THENCE N 90° 00' 00" E, 172.56 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 23° 09' 33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 42° 17' 31" E, 162.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 163.70 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 132° 58' 45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 82° 47' 53" E, 62.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 78.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 45° 33' 25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39° 05' 13" E, 271.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 278.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 28° 22' 44" AND BEING SUBTENDED BY A CHORD BEARING OF S 47° 40' 34" E, 138.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 139.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 23° 23' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45° 10' 45" E, 141.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 142.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 49' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10° 27' 26" E, 43.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 48.60 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 26° 48' 24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 44° 24' 50" W, 92.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.57 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, A

CENTRAL ANGLE OF 14° 04' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 50° 46' 36" W, 44.62 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.73 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61° 44' 23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 74° 36' 21" W, 41.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.10 FEET TO A POINT ON A LINE; THENCE S 15° 28' 33" W, 130.22 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61° 44' 23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 43° 39' 15" E, 41.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 160° 15' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87° 05' 26" E, 358.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27° 40' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 20° 48' 00" E, 95.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 45' 25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 78° 30' 46" E, 41.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.95 FEET TO A POINT ON A LINE; THENCE S 57° 36' 31" E, 232.17 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66° 14' 49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24° 29' 07" E, 32.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.69 FEET TO A POINT ON A LINE; THENCE S 81° 21' 42" E, 56.49 FEET; THENCE N 89° 26' 10" E, 109.54 FEET; THENCE N 65° 52' 10" E, 44.43 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28° 57' 55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38° 45' 50" W, 57.32 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.93 FEET; THENCE N 57° 36' 31" W, 19.65 FEET; THENCE S 32° 23' 29" W, 40.00 FEET; THENCE N 57° 36' 31" W, 40.00 FEET; THENCE N 32° 23' 29" E, 40.00 FEET; THENCE N 57° 36' 22" W, 20.00 FEET; THENCE N 32° 23' 29" E, 60.00 FEET; THENCE S 57° 36' 31" E, 79.65 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29° 48' 57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45° 26' 43" E, 95.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.14 FEET; THENCE N 89° 25' 50" E, 35.00 FEET; THENCE S 00° 34' 10" E, 418.29 FEET; THENCE S 25° 01' 49" W, 11.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 01° 41' 34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22° 45' 00" W, 17.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.43 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 48° 52' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 75° 17' 35" W, 45.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.91 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 945.00 FEET, A CENTRAL

ANGLE OF 29° 11' 27" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 12° 20' 50" W, 476.27 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH 481.46 FEET; THENCE S 87° 45' 06" W, 145.00 FEET; THENCE S 53° 38' 40" W, 93.72 FEET; THENCE S 77° 48' 04" W, 159.00 FEET; THENCE N 75° 09' 09" W, 35.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 72°43'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 21° 30' 46" W, 35.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 42° 52' 37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 36° 26' 03" W, 133.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 136.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 118° 44' 33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 74° 22' 01" W, 51.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 62.17 FEET TO A POINT OF REVERSE CURVATURE A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 55° 29' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 74° 00' 33" W, 169.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 176.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 59° 13' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 72° 08' 27" W, 29.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.01 FEET TO A POINT ON A LINE; THENCE N 47° 28' 30" W, 157.60 FEET; THENCE N 55° 54' 59" W, 53.52 FEET; THENCE N 63° 52' 21" W, 53.00 FEET; THENCE N 59° 38' 12" W, 70.14 FEET; THENCE N 47° 45' 01" W, 74.29 FEET; THENCE N 35° 23' 20" W, 74.29 FEET; THENCE N 75° 30' 13" W, 279.00 FEET; THENCE S 08° 27' 17" E, 1190.72 FEET; THENCE S 19° 41' 48" E, 545.58 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE 19° 22' 36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 67° 42' 25" W, 138.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 138.66 FEET TO A POINT ON A LINE; THENCE S 77° 23' 43" W, 313.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 103.33 ACRES, MORE OR LESS.



**AMENDED AND RESTATED  
PETITION TO AMEND  
THE BOUNDARIES OF  
ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

Submitted by:

Katie S. Buchanan  
Florida Bar No. 14196  
Katie.Buchanan@kutakrock.com  
Michelle K. Rigoni  
Florida Bar No. 124758  
Michelle.Rigoni@kutakrock.com  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301  
(850) 692-7300 (telephone)  
(850) 692-7319 (facsimile)

ATTORNEYS FOR PETITIONER

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

**AMENDED AND RESTATED PETITION TO AMEND THE BOUNDARIES OF  
ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, Entrada Community Development District, a local unit of special-purpose government established pursuant to the provisions of Chapter 190, *Florida Statutes*, and St. Johns County Ordinance No. 2020-42 (“Establishing Ordinance”) as amended by Ordinance No. 2021-28 (“Amending Ordinance” and together with Establishing Ordinance, the “Ordinance”), and located entirely within St. Johns County, Florida (“District”), hereby petitions the County Commission, pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, and specifically Section 190.046(1)(h), *Florida Statutes*, to adopt an amendment to the Ordinance to add approximately 131.99 acres to the District. In support of this petition, the District states the following:

1. Location and Size. As identified in the Original Petition (hereinafter defined), the District and the Future Expansion Parcels (as defined in the Original Petition) are located entirely within St. Johns County, Florida. The District currently covers approximately 201.96 acres of land and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207. The map of the current District, including the project layout identifying the currently proposed Expansion Parcels (hereinafter defined) and Future Expansion Parcels to be added to the District are set forth in **Exhibit 1**.

2. Expansion Parcels; Amended District. Petitioner seeks to add certain portions of the Future Expansion Parcels to the District, which comprise approximately 131.99 acres, identified as Expansion Parcels “1B” and “3B” in **Composite Exhibit 2** (together, “Expansion Parcels”). The metes and bounds description of Expansion Parcels and corresponding sketch are included in the **Composite Exhibit 2**. Subsequent to the proposed expansion of the District, the

District will encompass approximately 333.95 acres in total. The metes and bounds description of the District after the proposed expansion, with a corresponding map of the District after the expansion, are included in **Exhibit 3** (“Amended District Boundaries”).

3. Description of the Development Proposed on the Expansion Parcels. The District is presently expected to finance, construct, reconstruction, equip and install improvements and facilities to benefit the lands within the District, including the Expansion Parcels, over an estimated 2-plus-year period, which began in 2022. **Exhibit 4** describes the types of facilities and the estimated costs that the Petitioner presently expects the District to finance, construct, reconstruction, equip and install within the District lands, including the Expansion Parcels, and the entities anticipated for future ownership, operation, and maintenance for same. The proposed facilities and services for the Expansion Parcels are consistent with the proposed facilities and services of the existing District. Actual construction timetables and expenditures may vary, due in part to the effects of future changes in economic conditions upon costs such as labor, services, materials, interest rates and market conditions. These estimates contemplate the exercise of special powers previously granted to the District. Pursuant to the Ordinance, the District is authorized to:

“...exercise additional powers to finance, fund, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for parks and facilities for indoor and outdoor recreational, cultural and educational uses; and security, including but not limited to, guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars, as authorized and described in Section 190.012(2), *Florida Statutes*.”

Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

4. Original Petition. A copy of the original petition to establish the District (“Original Petition”) identifying the Future Expansion Parcels is attached to this Petition as **Composite Exhibit 5.**

5. Landowner Consent. Petitioner has obtained the written consent of all of the owners of the lands comprising the Expansion Parcels to amend the boundary of the District as set forth in this Petition. Documentation of this consent is attached hereto in **Exhibit 6.** The favorable action of the Board of Supervisors of the District constitutes consent for all other lands pursuant to Section 190.046(1)(g), *Florida Statutes*, as is evidenced by the District’s submission of this Petition.

6. Agent Authorization. **Exhibit 7** is an affidavit of the Chairman of the District’s Board of Supervisors authorizing Katie S. Buchanan and Michelle K. Rigoni to act as the District’s agents in all matters related to the Petition. Copies of all correspondence should be sent to:

Katie S. Buchanan, katie.buchanan@kutakrock.com  
Michelle K. Rigoni, michelle.rigoni@kutakrock.com  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, FL 32301

7. This petition to amend the boundaries of the District should be granted because it meets the statutory requirements of Section 190.046(1)(h), *Florida Statutes*, in the following manner:

a. the Original Petition identified Future Expansion Parcels, including the Expansion Parcels, as sufficiently contiguous lands to the existing District and included within the Original Petition the legal description of each such parcel, the then-owners of such parcels, the acreages of such parcels, and the current land use designation of the parcel and provided required notices prior to the establishment of the District (Section 190.046(1)(h), *Florida Statutes*);



b. Petitioner met all of the requirements for a petition to amend the boundaries of the District pursuant to the expansion process provided in Section 190.046(1)(h)1., *Florida Statutes*, as evidenced by the various Exhibits submitted with this petition (Section 190.046(1)(h)1., *Florida Statutes*);

c. Before filing this petition, Petitioner provided copies of this petition to the owners of the Expansion Parcels. (Section 190.046(1)(h)2., *Florida Statutes*);

d. Therefore, the petition is sufficient and complete and meets the requirements of Section 190.046(1)(h), *Florida Statutes* (Section 190.046(1)(h)3., *Florida Statutes*);

e. Petitioner will cause to be published in a newspaper of general circulation in the proposed district a notice of the intent to amend the Ordinance, at least 10 days before the scheduled hearing on the proposed amendment to the Ordinance and deliver such notice of hearing to the owners of the Expansion Parcels at least 14 days before the scheduled hearing in accordance with the requirements of Section 190.046(1)(h)4., *Florida Statutes*.

f. The proposed amendment of the District by the addition of Expansion Parcels will not alter the transition from landowner voting to qualified elector voting pursuant to Section 190.006, *Florida Statutes*, and the total size of the District after the proposed expansion does not exceed 5,000 acres (Section 190.046(1)(h)5., *Florida Statutes*).

**WHEREFORE**, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

a. schedule and hold a public hearing to amend the Ordinance in accordance with the requirements of Section 190.046(1)(h)4., *Florida Statutes*;

b. grant this Petition and amend the Ordinance, expanding the boundary of the District pursuant to Chapter 190, *Florida Statutes*; and

c. grant such other relief as appropriate.

RESPECTFULLY SUBMITTED, this 5th day of April 2023.

KUTAK ROCK LLP



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Katie S. Buchanan, Esq.  
Florida Bar No. 14196  
katie.buchanan@kutakrock.com  
Michelle K. Rigoni, Esq.  
Florida Bar No. 0124758  
michelle.rigoni@kutakrock.com  
107 West College Avenue  
Tallahassee, Florida 32301  
(850) 692-7300 (telephone)  
(850) 692-7319 (facsimile)

ATTORNEYS FOR PETITIONER

## **EXHIBIT 1**




### **Project Layout Map of the Existing District, Expansion Parcels and Future Expansion Parcels**

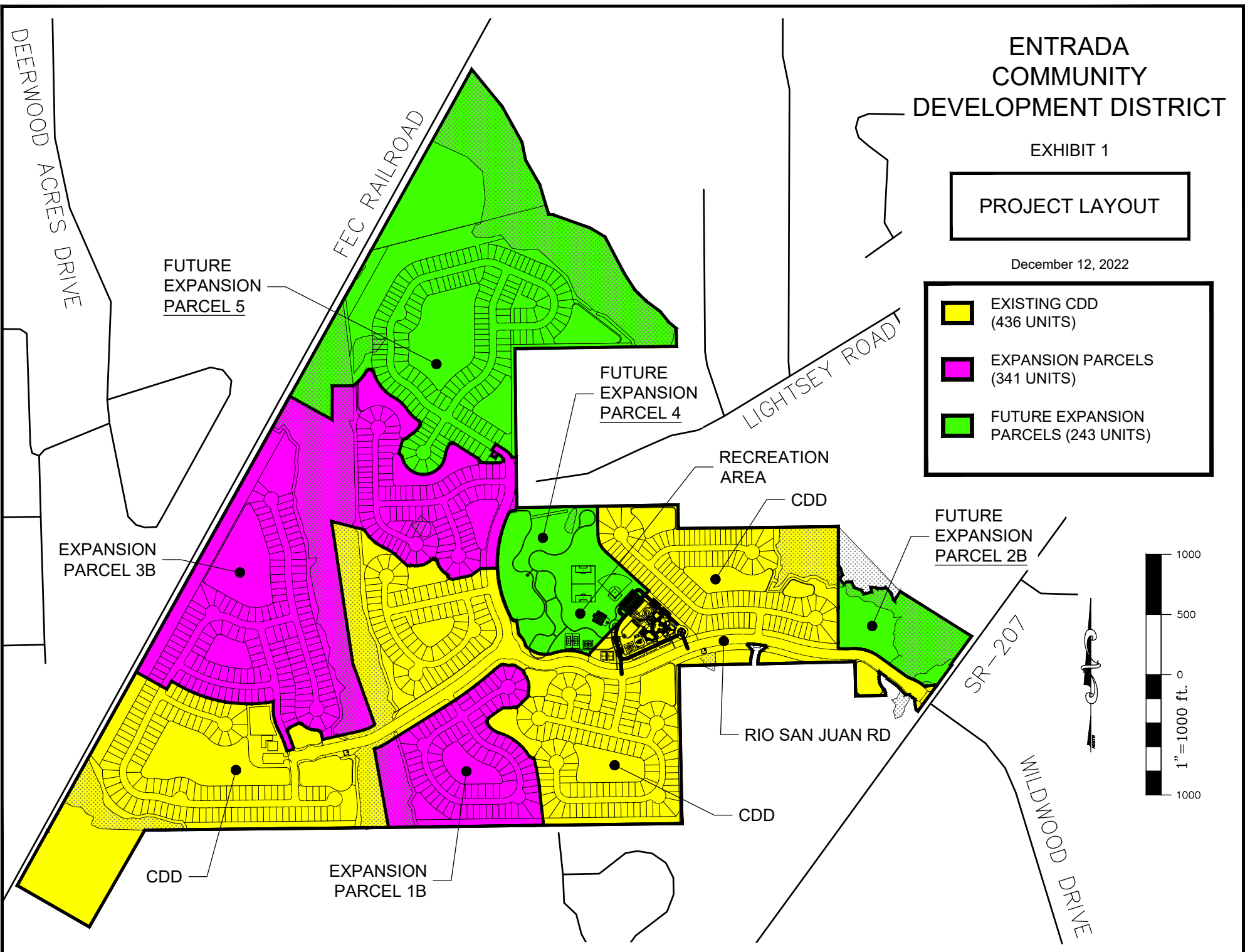
# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

## PROJECT LAYOUT

December 12, 2022

-  EXISTING CDD (436 UNITS)
-  EXPANSION PARCELS (341 UNITS)
-  FUTURE EXPANSION PARCELS (243 UNITS)





## **EXHIBIT 2 – 1B**

### **Sketch and Legal Description of Expansion Parcel 1B**

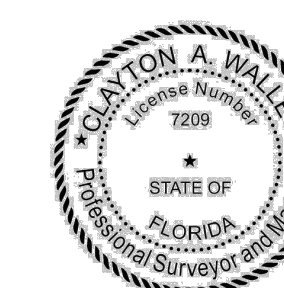
ENTRADA CDD PARCEL  
(SURVEYORS DESCRIPTION)

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, 652.43 FEET; THENCE N 90°00'00" E, 83.31 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 10°43'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°22'42"E, 110.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.38 FEET TO A POINT ON A LINE; THENCE N 58°01'07" E, 579.66 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3090.00 FEET, A CENTRAL ANGLE OF 09°26'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 53°17'55"E, 508.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 08°00'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 52°35'10"E, 57.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.35 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°24'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 80°17'50"E, 40.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 23°05'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°32'45"E, 56.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°32'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 77°49'25"E, 36.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.12 FEET; THENCE S 56°33'19"E, 35.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06°18'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°42'24"E, 42.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.90 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 46°18'20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 13°58'49"E, 29.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 52°08'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 11°03'33"E, 152.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 158.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°07'29"E, 28.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT ON A LINE; THENCE S 45°28'42" W, 141.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°55'08"W, 28.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 21°37'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 86°45'19"W, 65.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 34°21'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE S 80°23'14"W, 22.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.79 FEET TO A POINT ON A LINE; THENCE S 63°12'19" W, 14.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 11°06'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 57°39'04"W, 31.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3372.00 FEET, A CENTRAL ANGLE OF 01°35'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°53'36"W, 93.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 87°03'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10°09'39"W, 52.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.74 FEET TO A POINT ON A LINE; THENCE S 33°22'06" E, 7.34 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 40°09'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 53°27'03"E, 111.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 114.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 41°49'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°37'07"E, 311.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 319.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 64°22'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 63°53'34"E, 40.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.70 FEET TO A POINT ON A LINE; THENCE N 13°38'32"W, 8.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 09°35'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°09'17"E, 5.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.02 FEET; THENCE S 13°38'32" E, 90.27 FEET; THENCE S 09°44'55" E, 161.00 FEET; THENCE S 04°16'38" E, 76.36 FEET; THENCE S 06°40'35" E, 248.82 FEET; THENCE S 89°17'35" W, 164.43 FEET; THENCE S 89°12'19" W, 1124.69 FEET; THENCE N 10°10'04" W, 660.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.66 ACRES, MORE OR LESS.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Florida.

Clayton A. Walley, PSM  
Print Name  
Signature  
Date  
LS 7209  
License Number



10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289

DRAWN BY	JTK
CHECKED BY	CAW
DATE ISSUED	12/22/2022
SCALE	1"=100'
JOB NO.	321-0053
SHEET	1 of 2



**GENERAL NOTES**

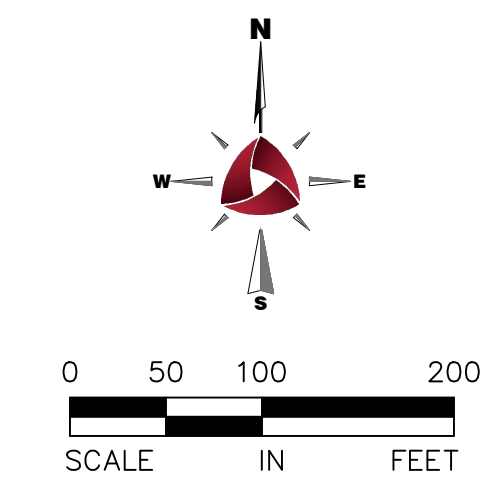
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
2. ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE LANDS SHOWN HEREON LIE WITHIN FEMA FLOOD INSURANCE ZONE "X", AND "A" ACCORDING TO FLOOD INSURANCE RATE MAP 12109C0357J, 12109C0360J, 12109C0376J, 12109C0378J ALL BEING EFFECTIVE 12-07-2018 FOR ST. JOHNS COUNTY, FLORIDA. FLOOD ZONE LINES ARE SHOWN HEREON ARE SCALED FROM FEMA FLOOD INSURANCE MAPS AND ARE APPROXIMATE.

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	110.38	590.00	010°43'10"	N63°22'42"E	110.22
C2	509.10	3090.00	009°26'24"	N53°17'55"E	508.53
C3	57.35	410.00	008°00'54"	N52°35'10"E	57.31
C4	41.37	50.00	047°24'24"	N80°17'50"E	40.20
C5	56.43	140.00	023°05'33"	S87°32'45"E	56.04
C6	37.12	50.00	042°32'13"	S77°49'25"E	36.27
C7	42.90	390.00	006°18'11"	S59°42'24"E	42.88
C8	30.71	38.00	046°18'20"	S13°58'49"E	29.88
C9	158.37	174.00	052°08'52"	S11°03'33"E	152.96
C10	29.37	38.00	044°16'44"	S07°07'29"E	28.64
C11	29.37	38.00	044°16'44"	N81°55'08"W	28.64
C12	65.68	174.00	021°37'38"	S86°45'19"W	65.29
C13	22.79	38.00	034°21'49"	S80°23'14"W	22.45
C14	31.60	163.00	011°06'31"	S57°39'04"W	31.55
C15	93.76	3372.00	001°35'36"	S52°53'36"W	93.76
C16	57.74	38.00	087°03'30"	S10°09'39"W	52.34
C17	114.26	163.00	040°09'53"	S53°27'03"E	111.94
C18	319.03	437.00	041°49'44"	S52°37'07"E	311.99
C19	42.70	38.00	064°22'38"	S63°53'34"E	40.49
C20	5.02	30.00	009°35'39"	N81°09'17"E	5.02

Line Table		
Line #	Length	Direction
L1	35.82	S56°33'19"E
L2	141.64	S45°28'42"W
L3	14.66	S63°12'19"W
L4	7.34	S33°22'06"E
L5	8.09	N13°38'32"W
L6	90.27	S13°38'32"E
L7	161.00	S09°44'55"E
L8	76.36	S04°16'38"E



- LEGEND**
- SET PRM L.B.#8289
  - FOUND IRON MONUMENT
  - △ SET NAIL
  - R/W RIGHT OF WAY
  - AC ACRES
  - SQ. FT. SQUARE FEET
  - O.R. OFFICIAL RECORDS
  - M.B. MAP BOOK



**EXHIBIT 2 - 1B**

**EXPANSION  
PARCEL 1B**

CURRENT OWNER

DR HORTON, INC. - JACKSONVILLE

LAND USE DESIGNATION - RES-B

December 22, 2022



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Florida.

Clayton A. Walley, PSM  
Print Name  
Signature  
Date  
LS 7209  
License Number



10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
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LB 8289

DRAWN BY JTK  
CHECKED BY CAW  
DATE ISSUED 12/22/2022  
SCALE 1"=100'  
JOB NO. 321-0053  
SHEET 2 of 2

## **EXHIBIT 2 – 3B**

### **Sketch and Legal Description of Expansion Parcel 3B**



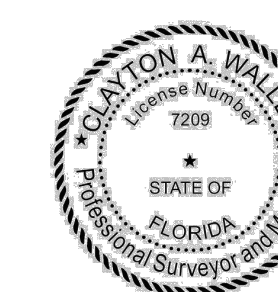
EXPANSION PARCEL 3B

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 733.70 FEET; THENCE N 90° 00' 00" W, 346.16 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N 12° 36' 17" W, 48.53 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 77° 38' 51" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 51° 25' 42" W, 47.65 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 51.50 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE 43° 07' 58" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 68°41'09" W, 127.92 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 130.99 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 68° 28' 03" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81° 21' 11"W, 42.76 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.41 FEET TO A POINT ON A LINE; THENCE S 64° 24' 48" W, 64.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 52° 50' 20" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 37° 59' 38" W, 33.82 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 35.04 FEET TO A POINT ON A LINE; THENCE N 78° 25' 33" W, 11.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 9° 26' 59" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 20° 51' 43" E, 169.69 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 169.88 FEET TO A POINT ON A LINE; THENCE S 73° 51' 47" W, 60.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 11° 30' 24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 21° 53' 25" W, 194.48 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 194.81 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 362.00 FEET, A CENTRAL ANGLE OF 30° 12' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 12° 32' 37" W, 188.61 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 190.81 FEET TO A POINT ON A LINE; THENCE N 01° 08' 58" E, 47.64 FEET; THENCE S 80° 59' 57" W, 62.95 FEET; THENCE S 84° 01' 41" W, 58.09 FEET; THENCE S 86° 56' 06" W, 58.09 FEET; THENCE S 89° 28' 44" W, 43.57 FEET; THENCE N 86° 20' 13" W, 123.60 FEET; THENCE N 81° 47' 22" W, 58.09 FEET; THENCE N 78° 34' 36" W, 53.10 FEET; THENCE N 76° 46' 58" W, 53.00 FEET; THENCE N 73° 43' 58" W, 51.66 FEET; THENCE N 71° 08' 51" W, 51.66 FEET; THENCE N 68° 33' 44" W, 51.66 FEET; THENCE N 65° 58' 37" W, 51.66 FEET; THENCE N 63° 23' 30" W, 51.66 FEET; THENCE N 61° 09' 48" W, 52.48 FEET; THENCE N 60° 52' 51" W, 61.57 FEET; THENCE S 30° 42' 38" W, 77.87 FEET; THENCE N 59° 51' 05" W, 60.00 FEET; THENCE N 60° 52' 51" W, 232.34 FEET; THENCE N 29° 07' 17" E, 2623.77 FEET; THENCE S 60° 50' 50" E, 403.06 FEET; THENCE N 00° 17' 59" E, 282.22 FEET; THENCE N 90° 00' 00" E, 172.56 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 405.00 FEET, A CENTRAL ANGLE OF 23° 09' 33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 42° 17' 31" E, 162.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 163.70 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 34.00 FEET, A CENTRAL ANGLE OF 132° 58' 45" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 82° 47' 53" E, 62.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 78.91 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 45° 33' 25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 39° 05' 13" E, 271.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 278.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 282.00 FEET, A CENTRAL ANGLE OF 28° 22' 44" AND BEING SUBTENDED BY A CHORD BEARING OF S 47° 40' 34" E, 138.25 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 139.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 23° 23' 05" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45° 10' 45" E, 141.86 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 142.85 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 92° 49' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10° 27' 26" E, 43.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 48.60 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 26°48'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 44° 24' 50" W, 92.72 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.57 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 14° 04' 52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 50° 46' 36" W, 44.62 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 44.73 FEET TO A POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61° 44 '23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 74° 36' 21" W, 41.05 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.10 FEET TO A POINT ON A LINE; THENCE S 15° 28' 33" W, 130.22 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 61° 44' 23" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 43° 39' 15" E, 41.05 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 43.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 160° 15' 01" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87° 05' 26" E, 358.61 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.04 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 27° 40' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 20° 48' 00" E, 95.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.58 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 87° 45' 25" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 78° 30' 46" E, 41.59 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 45.95 FEET TO A POINT ON A LINE; THENCE S 57° 36' 31" E, 232.17 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 66° 14' 49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 24° 29' 07" E, 32.79 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 34.69 FEET TO A POINT ON A LINE; THENCE S 81° 21' 42" E, 56.49 FEET; THENCE N 89° 26' 10" E, 109.54 FEET; THENCE N 65° 52' 10" E, 44.43 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28° 57' 55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 38° 45' 50" W, 57.32 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.93 FEET; THENCE N 57° 36' 31" W, 19.65 FEET; THENCE S 32° 23' 29" W, 40.00 FEET; THENCE N 57° 36' 31" W, 40.00 FEET; THENCE N 32° 23' 29" E, 40.00 FEET; THENCE N 57° 36' 22" W, 20.00 FEET; THENCE N 32° 23' 29" E, 60.00 FEET; THENCE S 57° 36' 31" E, 79.65 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29° 48' 57" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 45° 26' 43" E, 95.06 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 96.14 FEET; THENCE N 89° 25' 50" E, 35.00 FEET; THENCE S 00° 34' 10" E, 418.29 FEET; THENCE S 25° 01' 49" W, 11.12 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 01° 41' 34" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 22° 45' 00" W, 17.43 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 17.43 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 55.00 FEET, A CENTRAL ANGLE OF 48° 52' 08" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 75° 17' 35" W, 45.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 46.91 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 945.00 FEET, A CENTRAL ANGLE OF 29° 11' 27" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 12° 20' 50" W, 476.27 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH 481.46 FEET; THENCE S 87° 45' 06" W, 145.00 FEET; THENCE S 53° 38' 40" W, 93.72 FEET; THENCE S 77° 48' 04" W, 159.00 FEET; THENCE N 75° 09' 09" W, 35.98 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 72°43'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 21° 30' 46" W, 35.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 38.08 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 42° 52' 37" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 36° 26' 03" W, 133.04 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 136.20 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 118° 44' 33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 74° 22' 01" W, 51.63 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 62.17 FEET TO A POINT OF REVERSE CURVATURE A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 182.00 FEET, A CENTRAL ANGLE OF 55° 29' 42" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 74° 00' 33" W, 169.47 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 176.28 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 59° 13' 54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 72° 08' 27" W, 29.65 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.01 FEET TO A POINT ON A LINE; THENCE N 47° 28' 30" W, 157.60 FEET; THENCE N 55° 54' 59" W, 53.52 FEET; THENCE N 63° 52' 21" W, 53.00 FEET; THENCE N 59° 38' 12" W, 70.14 FEET; THENCE N 47° 45' 01" W, 74.29 FEET; THENCE N 35° 23' 20" W, 74.29 FEET; THENCE N 75° 30' 13" W, 279.00 FEET; THENCE S 08° 27' 17" E, 1190.72 FEET; THENCE S 19° 41' 48" E, 545.58 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE 19° 22' 36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 67° 42' 25" W, 138.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 138.66 FEET TO A POINT ON A LINE; THENCE S 77° 23' 43" W, 313.68 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 103.33 ACRES, MORE OR LESS.



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Florida.

Clayton A. Walley, PSM  
Print Name  
Signature  
Date  
LS 7209  
License Number



10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289

DRAWN BY	JTK
CHECKED BY	CAW
DATE ISSUED	3/2/2023
SCALE	1"=150'
JOB NO.	321-0053
SHEET	1 of 2

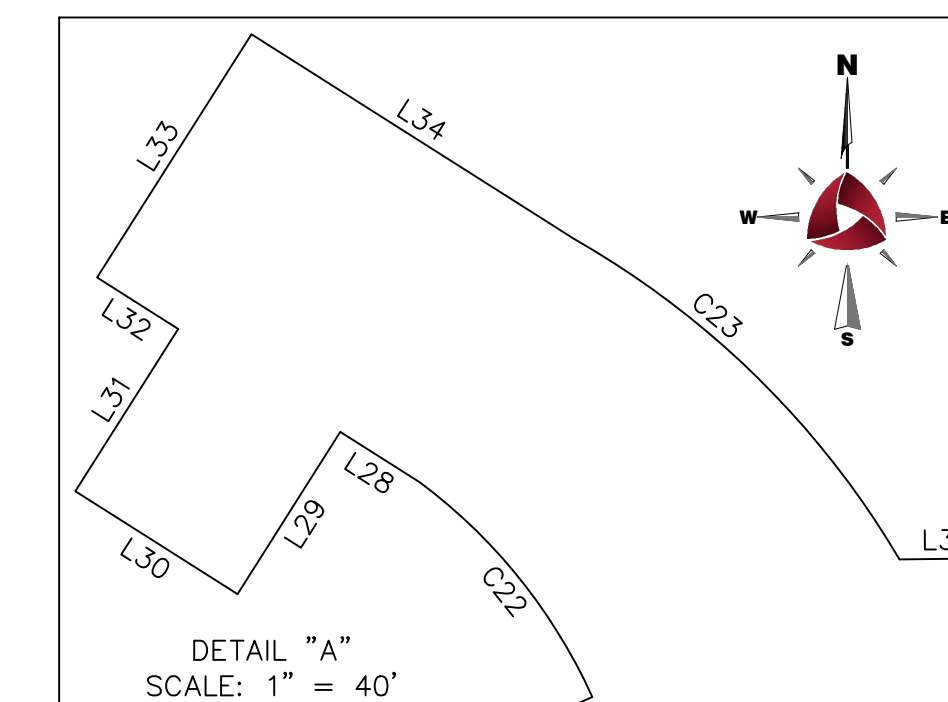
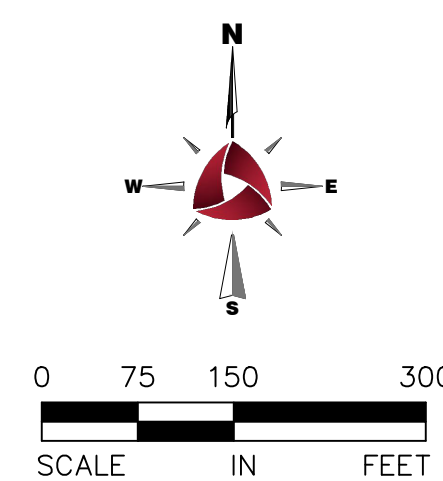


**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND ARE BASED ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 207 BEING N 36° 22' 58" E.
- ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND IN TENTHS AND ARE BASED ON THE U.S. SURVEY FOOT.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- THE LANDS SHOWN HEREON LIE WITHIN FEMA FLOOD INSURANCE ZONE "X", AND "A" ACCORDING TO FLOOD INSURANCE RATE MAP 12109C0357J, AND 12109C0376J ALL BEING EFFECTIVE 12-07-2018 FOR ST. JOHNS COUNTY, FLORIDA. FLOOD ZONE LINES ARE SHOWN HEREON ARE SCALED FROM FEMA FLOOD INSURANCE MAPS AND ARE APPROXIMATE.

**LEGEND**

- SET PRM L.B.#8289
- FOUND IRON MONUMENT
- △ SET NAIL
- R/W RIGHT OF WAY
- AC ACRES
- SQ. FT. SQUARE FEET
- O.R. OFFICIAL RECORDS
- M.B. MAP BOOK



DR HORTON, INC. - JACKSONVILLE      FORESTAR (USA) REAL ESTATE GROUP INC.

**EXPANSION PARCEL 3B**  
103.33 ACRES ±

**EXHIBIT 2 - 3B**

**EXPANSION PARCEL 3B**

**CURRENT OWNER**

DR HORTON, INC - JACKSONVILLE  
FORESTAR (USA) REAL ESTATE GROUP INC.

**LAND USE DESIGNATION - RES-B**

**MARCH 2, 2023**

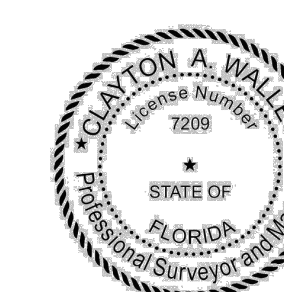
ENTRADA PHASE 2 UNIT 4  
M.B. 116, PAGE(S) 52-55

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	51.50	38.00	077°38'51"	N51°25'42"W	47.65
C2	130.99	174.00	043°07'58"	N68°41'09"W	127.92
C3	45.41	38.00	068°28'03"	N81°21'11"W	42.76
C4	35.04	38.00	052°50'20"	S37°59'38"W	33.82
C5	169.88	1030.00	009°26'59"	S20°51'43"E	169.69
C6	194.81	970.00	011°30'24"	N21°53'25"W	194.48
C7	190.81	362.00	030°12'01"	N12°32'37"W	188.61
C8	163.70	405.00	023°09'33"	N42°17'31"E	162.59
C9	78.91	34.00	132°58'45"	S82°47'53"E	62.36
C10	278.29	350.00	045°33'25"	S39°05'13"E	271.02
C11	139.68	282.00	028°22'44"	S47°40'34"E	138.25
C12	142.85	350.00	023°23'05"	S45°10'45"E	141.86
C13	48.60	30.00	092°49'42"	S10°27'26"E	43.46
C14	93.57	200.00	026°48'24"	S44°24'50"W	92.72
C15	44.73	182.00	014°04'52"	S50°46'36"W	44.62
C16	43.10	40.00	061°44'23"	S74°36'21"W	41.05
C17	43.10	40.00	061°44'23"	S43°39'15"E	41.05

Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C18	509.04	182.00	160°15'01"	N87°05'26"E	358.61
C19	96.58	200.00	027°40'08"	N20°48'00"E	95.65
C20	45.95	30.00	087°45'25"	N78°30'46"E	41.59
C21	34.69	30.00	066°14'49"	S24°29'07"E	32.79
C22	57.93	114.59	028°57'55"	N38°45'50"W	57.32
C23	96.14	184.74	029°48'57"	S45°26'43"E	95.06
C24	17.43	590.00	001°41'34"	S22°45'00"W	17.43
C25	46.91	55.00	048°52'08"	S75°17'35"W	45.50
C26	481.46	945.00	029°11'27"	S12°20'50"W	476.27
C27	38.08	30.00	072°43'13"	N21°30'46"W	35.57
C28	136.20	182.00	042°52'37"	N36°26'03"W	133.04
C29	62.17	30.00	118°44'33"	N74°22'01"W	51.63
C30	176.28	182.00	055°29'42"	S74°00'33"W	169.47
C31	31.01	30.00	059°13'54"	S72°08'27"W	29.65
C32	138.66	410.00	019°22'36"	S67°42'25"W	138.00

Line #	Length	Direction
L1	48.53	N12°36'17"W
L2	64.36	S64°24'48"W
L3	11.66	N78°25'33"W
L4	60.00	S73°51'47"W
L5	47.64	N01°08'58"E
L6	62.95	S80°59'57"W
L7	58.09	S84°01'41"W
L8	58.09	S86°56'06"W
L9	43.57	S89°28'44"W
L10	123.60	N86°20'13"W
L11	58.09	N81°47'22"W
L12	53.10	N78°34'36"W
L13	53.00	N76°46'58"W
L14	51.66	N73°43'58"W
L15	51.66	N71°08'51"W
L16	51.66	N68°33'44"W
L17	51.66	N65°58'37"W
L18	51.66	N63°23'30"W
L19	52.48	N61°09'48"W
L20	61.57	N60°52'51"W
L21	77.87	S30°42'38"W
L22	60.00	N59°51'05"W

Line #	Length	Direction
L23	232.34	N60°52'51"W
L24	130.22	S15°28'33"W
L25	56.49	S81°21'42"E
L26	109.54	N89°26'10"E
L27	44.43	N65°52'10"E
L28	19.65	N57°36'31"W
L29	40.00	S32°23'29"W
L30	40.00	N57°36'31"W
L31	40.00	N32°23'29"E
L32	20.00	N57°36'22"W
L33	60.00	N81°47'22"E
L34	79.65	S57°36'31"E
L35	35.00	N89°25'50"E
L36	11.12	S25°01'49"W
L37	93.72	S53°38'40"W
L38	35.98	N75°09'09"W
L39	157.60	N47°28'30"W
L40	53.52	N55°54'59"W
L41	53.00	N63°52'21"W
L42	70.14	N59°38'12"W
L43	74.29	N47°45'01"W
L44	74.29	N35°23'20"W



I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Florida.

Clayton A. Walley, PSM  
Print Name  
Signature LS 7209  
Date License Number

**ALLIANT**  
10475 Fortune Pkwy, Suite 101  
Jacksonville, FL 32256  
904.240.1351 MAIN  
www.alliant-inc.com  
LB 8289

DRAWN BY JTK  
CHECKED BY CAW  
DATE ISSUED 3/2/2023  
SCALE 1"=150'  
JOB NO. 321-0053  
SHEET 2 of 2

## **EXHIBIT 3**

### **Sketch and Legal Description of Amended District Boundaries**

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT EXHIBIT 3

## AMENDED ENTRADA CDD LEGAL DESCRIPTION

### PHASE 1

A PORTION OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89°23'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3329, PAGE 576 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1833.65 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 1097 OF SAID PUBLIC RECORDS; THENCE SOUTH 29°53'18" WEST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 926.45 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 60°07'06" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.94 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 4; THENCE NORTH 89°06'20" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 4.04 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 00°51'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 6.98 FEET TO A POINT ON THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG LAST SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1505.56 FEET; THENCE SOUTH 60°52'51" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 232.34 FEET; THENCE SOUTH 59°51'05" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 30°42'38" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 60°52'51" EAST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 61°09'48" EAST, A DISTANCE OF 52.48 FEET; THENCE SOUTH 63°23'30" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 65°58'37" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 68°33'44" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 71°08'51" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 73°43'58" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 76°46'58" EAST, A

DISTANCE OF 53.00 FEET; THENCE SOUTH 78°34'36" EAST, A DISTANCE OF 53.10 FEET; THENCE SOUTH 81°47'22" EAST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°20'13" EAST, A DISTANCE OF 123.60 FEET; THENCE NORTH 89°28'44" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 84°01'41" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 80°59'57" EAST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 47.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°32'37" EAST, 188.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°53'25" EAST, 194.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°51'47" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°51'43" WEST, 169.69 FEET TO A POINT OF CUSP; THENCE SOUTH 78°25'33" EAST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°59'38" EAST, 33.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 64°24'48" EAST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'11" EAST, 42.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 174.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'09" EAST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°25'42" EAST, 47.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°36'17" EAST, A DISTANCE OF 48.53 FEET; THENCE NORTH 77°23'43" EAST, A DISTANCE OF 313.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°42'25" EAST, 138.00 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°01'07" EAST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE

OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 479.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°17'55" EAST, 478.90 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°40'56" EAST, 104.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°59'25" EAST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°09'33" EAST, 43.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°51'17" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°24'49" WEST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°16'16" WEST, 28.26 FEET TO THE END OF SAID CURVE; THENCE NORTH 76°52'18" EAST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 52.47 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°40'55" EAST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°59'04" EAST, 81.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°17'12" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56°33'19" EAST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A



RADIUS OF 210.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 82°38'08" EAST, 184.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 308.49 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°03'18" EAST, 300.51 FEET TO THE END OF SAID CURVE; THENCE NORTH 13°25'26" EAST, A DISTANCE OF 23.97 FEET; THENCE NORTH 43°27'34" EAST, A DISTANCE OF 707.95 FEET; THENCE NORTH 47°34'25" WEST, A DISTANCE OF 491.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 149.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°06'14" WEST, 144.97 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°56'01" WEST, A DISTANCE OF 240.82 FEET TO A POINT ON THE SOUTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4440, PAGE 1333 OF SAID PUBLIC RECORDS; THENCE NORTH 89°04'24" EAST, ALONG LAST SAID LINE, A DISTANCE OF 670.06 FEET TO THE SOUTHEAST CORNER THEREOF, SAID CORNER LYING ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1953, PAGE 1118 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°20'17" EAST, ALONG LAST SAID WEST LINE, A DISTANCE OF 196.50 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE NORTH 89°19'47" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1329.82 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4551, PAGE 1821 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'31" WEST, ALONG LAST SAID WEST LINE AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS, A DISTANCE OF 684.49 FEET; THENCE NORTH 47°06'41" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 73.50 FEET; THENCE NORTH 51°34'13" WEST, A DISTANCE OF 53.98 FEET; THENCE NORTH 66°24'25" WEST, A DISTANCE OF 41.03 FEET; THENCE NORTH 81°14'37" WEST, A DISTANCE OF 26.99 FEET; THENCE NORTH 58°13'22" WEST, A DISTANCE OF 29.30 FEET; THENCE NORTH 06°48'50" EAST, A DISTANCE OF 123.98 FEET; THENCE NORTH 60°24'10" WEST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 84°38'38" WEST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 46°08'31" WEST, A DISTANCE OF 35.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 187.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°19'57" WEST, 31.43 FEET TO THE POINT OF TANGENCY; THENCE NORTH 66°43'55" WEST, A DISTANCE OF 71.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°59'43" WEST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 37°51'58" WEST, A DISTANCE OF 44.13 FEET; THENCE

SOUTH 33°16'51" WEST, A DISTANCE OF 65.46 FEET; THENCE SOUTH 89°03'09" WEST, A DISTANCE OF 97.38 FEET; THENCE SOUTH 35°52'21" WEST, A DISTANCE OF 18.74 FEET; THENCE SOUTH 07°13'30" WEST, A DISTANCE OF 129.90 FEET; THENCE SOUTH 82°37'27" EAST, A DISTANCE OF 8.22 FEET; THENCE SOUTH 07°34'10" WEST, A DISTANCE OF 55.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°26'42" WEST, 23.06 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°58'40" WEST, A DISTANCE OF 104.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°33'16" EAST, 251.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°15'14" EAST, 388.63 FEET TO THE END OF SAID CURVE; THENCE SOUTH 00°05'31" WEST, A DISTANCE OF 40.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1450.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°45'02" EAST, 77.32 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°43'17" EAST, A DISTANCE OF 50.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.98 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°42'00" EAST, 223.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 54°07'18" EAST, A DISTANCE OF 269.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 62°23'41" EAST, 54.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 348.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°14'33" EAST, 137.87 FEET TO THE END OF SAID CURVE; THENCE NORTH 41°37'26" EAST, A DISTANCE OF 10.00 FEET; THENCE NORTH 81°15'35" EAST, A DISTANCE OF 66.97 FEET; THENCE SOUTH 53°38'18" EAST, A DISTANCE OF 19.67 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 207, BEING A VARIABLE WIDTH RIGHT OF WAY AS PER THE FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION 78050-2516; THENCE SOUTH 36°22'58" WEST, ALONG LAST SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 255.88 FEET; THENCE NORTH 53°41'51" WEST, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 19.41 FEET; THENCE NORTH 09°30'12"

WEST, A DISTANCE OF 66.97 FEET; THENCE NORTH 30°07'57" EAST, A DISTANCE OF 20.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 358.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 70.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°14'38" WEST, 70.16 FEET TO THE END OF SAID CURVE; THENCE SOUTH 88°37'03" WEST, A DISTANCE OF 28.60 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 378.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°13'03" WEST, 29.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 40°59'56" WEST, A DISTANCE OF 40.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.42 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°35'29" WEST, 41.33 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°16'29" WEST, A DISTANCE OF 100.13 FEET TO THE POINT OF CUSP AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.64 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°15'03" EAST, 8.59 FEET TO THE END OF SAID CURVE; THENCE NORTH 54°07'18" WEST, A DISTANCE OF 92.70 FEET TO THE POINT OF CUSP AT THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°02'09" EAST, 28.44 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 125.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 127.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°43'34" EAST, 121.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°24'29" EAST, 54.81 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°58'39" EAST, A DISTANCE OF 6.77 FEET; THENCE SOUTH 88°42'47" WEST, ALONG AN EASTERLY PROLONGATION OF A BOUNDARY LINE FOR THE "WATER STORAGE AREA" BOUNDARY AS DEPICTED IN THE SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516, AND ALONG SAID BOUNDARY LINE, A DISTANCE OF 249.61 FEET TO AN ANGLE POINT IN SAID STORAGE AREA; THENCE NORTH 01°15'46" WEST, ALONG AN EASTERLY LINE OF LAST SAID STORAGE AREA, A DISTANCE OF 285.31 FEET TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH 88°43'40" WEST, ALONG THE NORTH LINE OF SAID STORAGE AREA AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 OF SAID

PUBLIC RECORDS, A DISTANCE OF 807.69 FEET; THENCE NORTH 01°16'43" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 12.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.01 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°00'09" EAST, 60.68 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°38'42" EAST, 37.20 FEET TO THE END OF SAID CURVE; THENCE SOUTH 82°28'46" EAST, A DISTANCE OF 8.97 FEET; THENCE NORTH 52°24'03" EAST, A DISTANCE OF 55.38 FEET; THENCE NORTH 09°36'28" EAST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1280.28 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 159.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°06'51" WEST, 159.10 FEET TO THE END OF SAID CURVE; THENCE SOUTH 02°18'39" WEST, A DISTANCE OF 9.96 FEET; THENCE SOUTH 40°19'43" EAST, A DISTANCE OF 55.15 FEET; THENCE SOUTH 85°55'02" EAST, A DISTANCE OF 8.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 170.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°22'25" WEST, 23.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 230.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°00'09" WEST, 82.10 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°16'43" EAST, A DISTANCE OF 12.09 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 OF SAID PUBLIC RECORDS; THENCE SOUTH 88°43'40" WEST, A DISTANCE OF 593.72 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01°04'57" EAST, ALONG THE WEST LINE THEREOF AND ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2448, PAGE 1660 OF SAID PUBLIC RECORDS, A DISTANCE OF 1312.87 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1358, PAGE 1846, SAID CORNER LYING ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE AFOREMENTIONED SOUTH LINE OF SECTION 34; THENCE SOUTH 89°17'35" WEST, ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 (INCLUSIVE), A DISTANCE OF 1150.33 FEET; THENCE NORTH 06°40'35" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 60.33 FEET; THENCE NORTH 89°17'35" EAST, A DISTANCE OF 1107.94 FEET; THENCE NORTH 30°17'28" EAST, A DISTANCE OF 54.29 FEET; THENCE NORTH 01°04'57" WEST, A DISTANCE OF 816.74 FEET; THENCE NORTH 28°54'16" WEST, A DISTANCE OF 66.14 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY

AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°01'47" WEST, 31.69 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°01'26" WEST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°09'24" WEST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°30'57" EAST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°24'34" EAST, 34.42 FEET TO THE END OF SAID CURVE; THENCE NORTH 22°37'31" WEST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°34'16" WEST, 116.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°03'21" WEST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°41'39" WEST, 182.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 13°02'40" WEST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°10'42" EAST, 31.62 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°02'20" WEST, A DISTANCE OF 50.51 FEET; THENCE NORTH 76°57'20" WEST, A DISTANCE OF 7.29 FEET; THENCE SOUTH 13°02'40" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 76°57'20" WEST, A DISTANCE OF 312.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 71°26'59" WEST, 31.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 50°08'41" WEST, A DISTANCE OF 36.51 FEET;



THENCE NORTH 76°57'20" WEST, A DISTANCE OF 125.45 FEET; THENCE SOUTH 76°44'26" WEST, A DISTANCE OF 126.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°26'26" WEST, 41.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°39'44" WEST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.11 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°22'54" WEST, 32.30 FEET TO THE END OF SAID CURVE; THENCE SOUTH 13°38'32" EAST, A DISTANCE OF 8.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.70 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°53'34" WEST, 40.49 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 437.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE 319.03 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°37'07" WEST, 311.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.26 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°27'03" WEST, 111.94 FEET TO THE TANGENCY; THENCE NORTH 33°22'06" WEST, A DISTANCE OF 7.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°09'39" EAST, 52.34 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3372.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.76 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°53'36" EAST, 93.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.60 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°39'04" EAST, 31.55 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°12'19" EAST, A DISTANCE OF 14.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.79 FEET, SAID CURVE BEING SUBTENDEDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°23'14" EAST, 22.45 FEET TO THE POINT OF REVERSE

CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $86^{\circ}45'19''$  EAST, 65.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $81^{\circ}55'08''$  EAST, 28.64 FEET TO THE END OF SAID CURVE; THENCE NORTH  $45^{\circ}28'42''$  EAST, A DISTANCE OF 141.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $07^{\circ}07'29''$  WEST, 28.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $11^{\circ}03'33''$  WEST, 152.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.71 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $13^{\circ}58'49''$  WEST, 29.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $59^{\circ}42'24''$  WEST, 42.88 FEET TO THE POINT OF TANGENCY; THENCE NORTH  $56^{\circ}33'19''$  WEST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $77^{\circ}49'25''$  WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $87^{\circ}32'45''$  WEST, 56.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $80^{\circ}17'50''$  WEST, 40.20 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $52^{\circ}35'10''$  WEST, 57.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3090.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD

BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 508.53 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°22'42" WEST, 110.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 10°10'04" EAST, A DISTANCE OF 660.42 FEET TO A POINT ON THE NORTH LINE OF THE AFOREMENTIONED SECTION 3, ALSO BEING THE SOUTH LINE OF THE AFOREMENTIONED SECTION 34; THENCE SOUTH 89°12'19" WEST, ALONG LAST SAID LINE, A DISTANCE OF 190.96 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 143.98 ACRES, MORE OR LESS.

**TOGETHER WITH THE FOLLOWING EXPANSION PARCELS: PHASE 1 UNIT 2B**

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°17'35" EAST, ALONG THE NORTH LINE THEREOF, ALSO BEING THE NORTH LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST OF SAID COUNTY, A DISTANCE OF 164.43 FEET; THENCE NORTH 06°40'35" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 60.33 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE NORTH 06°40'35" WEST, A DISTANCE OF 188.49 FEET; THENCE NORTH 04°16'38" WEST, A DISTANCE OF 76.36 FEET; THENCE NORTH 09°44'55" WEST, A DISTANCE OF 161.00 FEET; THENCE NORTH 13°38'32" WEST, A DISTANCE OF 90.27 FEET TO THE BEGINNING OF NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.08 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48°35'05" EAST, 27.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°39'44" EAST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°26'26" EAST, 41.84 FEET TO A POINT OF CUSP AT THE END OF SAID CURVE; THENCE NORTH 76°44'26" EAST, A DISTANCE OF 126.16 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 125.45 FEET; THENCE SOUTH

50°08'41" EAST, A DISTANCE OF 36.51 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°26'59" EAST, 31.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 312.19 FEET; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 7.29 FEET; THENCE NORTH 13°02'20" EAST, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°10'42" WEST, 31.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°41'39" EAST, 182.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°03'21" EAST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°34'16" EAST, 116.57 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 22°37'31" EAST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°24'34" WEST, 34.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°30'57" WEST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'24" EAST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°01'26" EAST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID

CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'47" EAST, 31.69 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE SOUTH 28°54'16" EAST, A DISTANCE OF 66.14 FEET; THENCE SOUTH 01°04'57" EAST, A DISTANCE OF 816.74 FEET; THENCE SOUTH 30°17'28" WEST, A DISTANCE OF 54.29 FEET; THENCE SOUTH 89°17'35" WEST, A DISTANCE OF 1107.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 20.49 ACRES, MORE OR LESS.

### **PHASE 1 UNIT 1B**

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°12'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1315.65 FEET TO THE NORTHWEST CORNER OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13-24 (INCLUSIVE) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 89°17'35" EAST, ALONG THE NORTH LINE THEREOF AND ALONG THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1358, PAGE 1846 OF SAID PUBLIC RECORDS, A DISTANCE OF 1314.76 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE NORTH 01°04'57" WEST, ALONG THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406 AND THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2448, PAGE 1660 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 1312.87 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2191, PAGE 1406; THENCE NORTH 88°43'40" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 699.62 FEET; THENCE NORTH 01°16'20" WEST, DEPARTING LAST SAID NORTH LINE AND ALONG A NON-BOUNDARY LINE, A DISTANCE OF 285.86 FEET TO THE POINT OF BEGINNING. THENCE NORTH 05°58'40" EAST, A DISTANCE OF 104.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°26'42" EAST, 23.06 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 55.01 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1560.00 FEET; THENCE WESTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 8.22 FEET TO THE END OF SAID CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°37'27" WEST, 8.22 FEET; THENCE NORTH 07°13'30" EAST, A DISTANCE OF 129.90 FEET; THENCE NORTH 35°52'21" EAST, A DISTANCE OF 18.74 FEET; THENCE NORTH 89°03'09" EAST, A DISTANCE OF 97.38 FEET; THENCE NORTH 33°16'51" EAST, A



DISTANCE OF 65.46 FEET; THENCE NORTH 37°51'58" EAST, A DISTANCE OF 44.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'43" EAST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°43'55" EAST, A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 187.29 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'57" EAST, 31.43 FEET TO THE END OF SAID CURVE AT A NON-TANGENT POINT; THENCE NORTH 46°08'31" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 84°38'38" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 60°24'10" EAST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 06°48'50" WEST, A DISTANCE OF 123.98 FEET; THENCE SOUTH 58°13'22" EAST, A DISTANCE OF 29.30 FEET; THENCE SOUTH 81°14'37" EAST, A DISTANCE OF 26.99 FEET; THENCE SOUTH 66°24'25" EAST, A DISTANCE OF 41.03 FEET; THENCE SOUTH 51°34'13" EAST, A DISTANCE OF 53.98 FEET; THENCE SOUTH 47°06'41" EAST, A DISTANCE OF 73.50 FEET TO A POINT ON THE WEST LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°05'31" WEST, ALONG LAST SAID WEST LINE, A DISTANCE OF 289.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°15'14" WEST, 388.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'16" WEST, 251.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 5.73 ACRES, MORE OR LESS.

#### **PHASE 2 UNIT 4**

A PORTION OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 89°23'12" WEST, ALONG THE NORTH LINE OF SAID SECTION 4, ALSO BEING THE SOUTH LINE OF SAID SECTION 33, ALSO BEING THE NORTH LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 3329, PAGE 576 OF THE PUBLIC RECORDS

OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 1833.65 FEET TO THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2721, PAGE 1097 OF SAID PUBLIC RECORDS; THENCE SOUTH 29°53'18" WEST, ALONG THE SOUTHEAST LINE THEREOF, A DISTANCE OF 926.45 FEET TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 60°07'06" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 690.14 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 515.94 FEET TO A POINT ON THE SAID NORTH LINE OF SECTION 4; THENCE NORTH 89°06'20" EAST, ALONG LAST SAID NORTH LINE, A DISTANCE OF 4.03 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33, ALSO BEING THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE NORTH 00°51'23" WEST, ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 33, A DISTANCE OF 6.98 FEET TO A POINT ON THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG LAST SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1505.56 FEET; THENCE SOUTH 60°52'51" EAST, DEPARTING LAST SAID LINE, A DISTANCE OF 232.34 FEET; THENCE SOUTH 59°51'05" EAST, A DISTANCE OF 60.00 FEET; THENCE NORTH 30°42'38" EAST, A DISTANCE OF 77.87 FEET; THENCE SOUTH 60°52'51" EAST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 61°09'48" EAST, A DISTANCE OF 52.48 FEET; THENCE SOUTH 63°23'30" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 65°58'37" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 68°33'44" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 71°08'51" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 73°43'58" EAST, A DISTANCE OF 51.66 FEET; THENCE SOUTH 76°46'58" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 78°34'36" EAST, A DISTANCE OF 53.10 FEET; THENCE SOUTH 81°47'22" EAST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°20'13" EAST, A DISTANCE OF 123.60 FEET; THENCE NORTH 89°28'44" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°56'06" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 84°01'41" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 80°59'57" EAST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 01°08'58" WEST, A DISTANCE OF 47.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°32'37" EAST, 188.61 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°53'25" EAST, 194.48 FEET TO THE END OF SAID CURVE; THENCE NORTH 73°51'47" EAST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

20°51'43" WEST, 169.69 FEET TO A POINT OF CUSP; THENCE SOUTH 78°25'33" EAST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°59'38" EAST, 33.82 FEET TO THE POINT OF TANGENCY; THENCE NORTH 64°24'48" EAST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'11" EAST, 42.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 174.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°41'09" EAST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°25'42" EAST, 47.65 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 12°36'17" EAST, A DISTANCE OF 48.53 FEET; THENCE NORTH 77°23'43" EAST, A DISTANCE OF 313.68 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 67°42'25" EAST, 138.00 FEET; THENCE NORTH 19°41'48" WEST, A DISTANCE OF 545.58 FEET; THENCE NORTH 08°27'17" WEST, A DISTANCE OF 1190.72 FEET; THENCE SOUTH 75°30'13" EAST, A DISTANCE OF 279.00 FEET; THENCE SOUTH 35°23'20" EAST, A DISTANCE OF 74.29 FEET; THENCE SOUTH 47°45'01" EAST, A DISTANCE OF 74.29 FEET; THENCE SOUTH 59°38'12" EAST, A DISTANCE OF 70.14 FEET; THENCE SOUTH 63°52'21" EAST, A DISTANCE OF 53.00 FEET; THENCE SOUTH 55°54'59" EAST, A DISTANCE OF 53.52 FEET; THENCE SOUTH 47°28'30" EAST, A DISTANCE OF 157.60 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 31.01 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°08'27" EAST, 29.65 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 182.00 FEET, AN ARC DISTANCE OF 176.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°00'33" EAST, 169.47 FEET; THENCE EASTERLY ALONG AND AROUND A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 62.17 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74°22'01" EAST, 51.63 FEET; THENCE SOUTHEASTERLY ALONG AND AROUND A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF

182.00 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°26'03" EAST, 133.04 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 38.08 FEET TO A POINT OF NON-TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°30'46" EAST, 35.57 FEET; THENCE SOUTH 75°09'09" EAST, A DISTANCE OF 35.98 FEET; THENCE NORTH 77°48'04" EAST, A DISTANCE OF 159.00 FEET; THENCE NORTH 53°38'40" EAST, A DISTANCE OF 93.72 FEET; THENCE NORTH 87°45'06" EAST, A DISTANCE OF 145.00 FEET TO A POINT ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 945.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 397.04 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OD SOUTH 14°17'05" EAST, 394.13 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 355.00 FEET, AN ARC DISTANCE OF 36.30 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°23'30" EAST, 26.29 FEET; THENCE EASTERLY ALONG AND A CURVE CONCAVE NORTHERLY HAVING A RADIUS 32.00 FEET TO A POINT A TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°46'31" EAST, 42.25 FEET; THENCE NORTH 76°54'41" EAST, A DISTANCE OF 5.80 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 17.40 FEET TO THE POINT OF NON-TANGENCY, SAID CURVE SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°24'24" EAST, 17.40 FEET; THENCE SOUTH 76°52'18" WEST, A DISTANCE OF 180.00 FEET TO A POINT ON A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AND ARC DISTANCE OF 28.28 FEET TO THE POINT OF TANGENCY; SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 28.26 FEET; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 37.12 FEET TO THE TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°51'17" WEST, 36.27 FEET; THENCE SOUTHERLY ALONG AND AROUND A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 43.81 TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°09'33" WEST, 43.63 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET; THENCE SOUTHWESTERLY ALONG AND AROUND A CURVE CONCAVE SOUTHEASTERLY AND HAVING A

RADIUS OF 590.00 FEET, AN ARC DISTANCE OF 105.10 FEET TO THE POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°40'56" WEST, 104.96 FEET; THENCE SOUTHWESTERLY ALONG AND A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET, AN ARC DISTANCE OF 479.44 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 478.90 FEET; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,383,515 SQ FT. - 31.76 ACRES±

### PHASE 2 UNIT 3B

A PORTION OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 661.15 FEET; THENCE S 89° 12' 19" W A DISTANCE OF 586.37 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE ALONG THE NORTHERLY LINE OF ENTRADA PHASE 1 UNIT 3 DESCRIBED IN MAP BOOK 105, PAGE 90 THE FOLLOWING TWENTY TWO(22) COURSES: 1) THENCE, S 73° 51' 47" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 2) SAID CURVE TURNING TO THE LEFT THROUGH 11° 30' 24", HAVING A RADIUS OF 970.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 53' 25" W FOR A DISTANCE OF 194.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, 3) SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 30° 12' 01", HAVING A RADIUS OF 362.00 FEET, AND WHOSE LONG CHORD BEARS N 12° 32' 37" W FOR A DISTANCE OF 188.61 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, 4) THENCE, N 01° 08' 58" E FOR A DISTANCE OF 47.64 FEET, 5) THENCE, S 80° 59' 57" W FOR A DISTANCE OF 62.95 FEET, 6) THENCE, S 84° 01' 41" W FOR A DISTANCE OF 58.09 FEET, 7) THENCE, S 86° 56' 06" W FOR A DISTANCE OF 58.09 FEET, 8) THENCE, S 89° 28' 44" W FOR A DISTANCE OF 43.57 FEET, 9) THENCE, N 86° 20' 13" W FOR A DISTANCE OF 123.60 FEET, 10) THENCE, N 81° 47' 22" W FOR A DISTANCE OF 58.09 FEET, 11) THENCE, N 78° 34' 36" W FOR A DISTANCE OF 53.10 FEET, 12) THENCE, N 76° 46' 58" W FOR A DISTANCE OF 53.00 FEET, 13) THENCE, N 73° 43' 58" W FOR A DISTANCE OF 51.66 FEET, 14) THENCE, N 71° 08' 51" W FOR A DISTANCE OF 51.66 FEET, 15) THENCE, N 68° 33' 44" W FOR A DISTANCE OF 51.66 FEET, 16) THENCE, N 65° 58' 37" W FOR A DISTANCE OF 51.66 FEET, 17) THENCE, N 63° 23' 30" W FOR A DISTANCE OF 51.66 FEET, 18) THENCE, N 61° 09' 48" W FOR A DISTANCE OF 52.48 FEET, 19) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 61.57 FEET, 20) THENCE, S 30° 42' 38" W FOR A DISTANCE OF 77.87 FEET, 21) THENCE, N 59° 51' 05" W FOR A DISTANCE OF 60.00 FEET, 22) THENCE, N 60° 52' 51" W FOR A DISTANCE OF 232.34 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE, N 29° 07'



17" E FOR A DISTANCE OF 1684.42 FEET; THENCE, S 60° 52' 54" E FOR A DISTANCE OF 143.13 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 47° 25' 25", HAVING A RADIUS OF 33.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 10' 11" E FOR A DISTANCE OF 26.54 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 18° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 42' 53" E FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 27° 12' 22" E FOR A DISTANCE OF 68.78 FEET; THENCE, S 17° 18' 16" E FOR A DISTANCE OF 296.39 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 18° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS S 07° 54' 48" E FOR A DISTANCE OF 48.95 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS S 03° 52' 50" E FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 32° 56' 16" W FOR A DISTANCE OF 40.28 FEET; THENCE, S 75° 06' 50" W FOR A DISTANCE OF 60.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 07' 17" W FOR A DISTANCE OF 17.16 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 10° 52' 16" E FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 02° 28' 28", HAVING A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 53' 30" E FOR A DISTANCE OF 15.76 FEET THENCE, S 13° 20' 44" E FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS S 31° 46' 32" W FOR A DISTANCE OF 35.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 03° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS S 14° 41' 36" E FOR A DISTANCE OF 20.53 FEET; THENCE, S 16° 17' 00" E FOR A DISTANCE OF 93.14 FEET; THENCE, N 73° 43' 00" E FOR A DISTANCE OF 125.00 FEET; THENCE, S 16° 17' 00" E FOR A DISTANCE OF 212.00 FEET; THENCE, S 12° 49' 55" E FOR A DISTANCE OF 185.62 FEET; THENCE, S 01° 42' 07" W FOR A DISTANCE OF 170.21 FEET; THENCE, S 02° 35' 16" E FOR A DISTANCE OF 48.26 FEET; THENCE, S 16° 56' 09" E FOR A DISTANCE OF 45.87 FEET; THENCE, S 27° 35' 18" E FOR A DISTANCE OF 21.68 FEET; THENCE, S 26° 57' 45" E FOR A DISTANCE OF 26.48 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 25° 59' 26", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 24' 31" W FOR A DISTANCE OF 17.09 FEET; THENCE, S 64° 24' 48" W FOR A DISTANCE OF 64.36 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 52° 50' 20", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS S 37° 59' 38" W FOR A DISTANCE OF 33.82 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 78° 25' 33" W FOR A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 09° 26' 59", HAVING A RADIUS OF 1030.00 FEET, AND WHOSE LONG CHORD BEARS S 20° 51' 43" E FOR A DISTANCE OF 169.69 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 30.17 ACRES, MORE OR LESS.

PHASE 2 UNIT 3C

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, A DISTANCE OF 854.51 FEET; THENCE S 90° 00' 00" E A DISTANCE OF 89.31 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; ALONG A CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 19° 22' 36", HAVING A RADIUS OF 410.00 FEET, AND WHOSE LONG CHORD BEARS S 67° 42' 25" W FOR A DISTANCE OF 138.00 FEET; THENCE, S 77° 23' 43" W FOR A DISTANCE OF 313.68 FEET; THENCE, N 12° 36' 17" W FOR A DISTANCE OF 48.53 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 77° 38' 51", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 51° 25' 42" W FOR A DISTANCE OF 47.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 43° 07' 58", HAVING A RADIUS OF 174.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 41' 09" W FOR A DISTANCE OF 127.92 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 42° 28' 37", HAVING A RADIUS OF 38.00 FEET, AND WHOSE LONG CHORD BEARS N 68° 21' 28" W FOR A DISTANCE OF 27.53 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 26° 57' 45" W FOR A DISTANCE OF 26.48 FEET; THENCE, N 27° 35' 18" W FOR A DISTANCE OF 21.68 FEET; THENCE, N 16° 56' 09" W FOR A DISTANCE OF 45.87 FEET; THENCE, N 02° 35' 16" W FOR A DISTANCE OF 48.26 FEET; THENCE, N 01° 42' 07" E FOR A DISTANCE OF 170.21 FEET; THENCE, N 12° 49' 55" W FOR A DISTANCE OF 185.62 FEET; THENCE, N 16° 17' 00" W FOR A DISTANCE OF 212.00 FEET; THENCE, S 73° 43' 00" W FOR A DISTANCE OF 125.00 FEET; THENCE, N 16° 17' 00" W FOR A DISTANCE OF 93.14 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 03° 10' 47", HAVING A RADIUS OF 370.00 FEET, AND WHOSE LONG CHORD BEARS N 14° 41' 36" W FOR A DISTANCE OF 20.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 89° 45' 29", HAVING A RADIUS OF 25.00 FEET, AND WHOSE LONG CHORD BEARS N 31° 46' 32" E FOR A DISTANCE OF 35.28 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 13° 20' 44" W FOR A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 02° 28' 28", HAVING A RADIUS OF 365.00 FEET, AND WHOSE LONG CHORD BEARS S 77° 53' 30" W FOR A DISTANCE OF 15.76 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 10° 52' 16" W FOR A DISTANCE OF 120.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 04° 00' 54", HAVING A RADIUS OF 245.00 FEET, AND WHOSE LONG CHORD BEARS N 77° 07' 17" E FOR A DISTANCE OF 17.16 FEET; THENCE, N 75° 06' 50" E FOR A DISTANCE OF 60.86 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 84° 21' 10", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 32° 56' 16" E FOR A DISTANCE OF 40.28 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 10° 42' 59", HAVING A RADIUS OF 1850.00 FEET, AND WHOSE LONG CHORD BEARS N 03° 52' 50" W FOR A DISTANCE OF 345.51 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 18° 46' 55", HAVING A RADIUS OF 150.00 FEET, AND WHOSE LONG CHORD BEARS N 07° 54' 48" W FOR A DISTANCE OF 48.95 FEET; THENCE, N 17° 18' 16" W FOR A DISTANCE OF 296.39

FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 19° 48' 13", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 12' 22" W FOR A DISTANCE OF 68.78 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 18° 47' 11", HAVING A RADIUS OF 172.00 FEET, AND WHOSE LONG CHORD BEARS N 27° 42' 53" W FOR A DISTANCE OF 56.14 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 47° 25' 25", HAVING A RADIUS OF 33.00 FEET, AND WHOSE LONG CHORD BEARS N 37° 10' 11" W FOR A DISTANCE OF 26.54 FEET; THENCE, N 60° 52' 54" W FOR A DISTANCE OF 143.13 FEET; THENCE, N 29° 07' 17" E FOR A DISTANCE OF 939.35 FEET; THENCE, S 60° 50' 50" E FOR A DISTANCE OF 403.06 FEET; THENCE, S 00° 17' 59" W FOR A DISTANCE OF 843.53 FEET; THENCE, S 08° 27' 17" E FOR A DISTANCE OF 1190.72 FEET; THENCE, S 19° 41' 48" E FOR A DISTANCE OF 545.58 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 37.27 ACRES MORE OR LESS.

#### PHASE 3 UNIT 5

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00° 47' 41" W ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 2437.51 FEET; THENCE, N 90° 00' 00" W FOR A DISTANCE OF 246.18 FEET; THENCE, N 00° 47' 41" W FOR A DISTANCE OF 108.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING; THENCE, N 00° 17' 59" E FOR A DISTANCE OF 1125.75 FEET; THENCE, N 90° 00' 00" E FOR A DISTANCE OF 172.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 09' 33", HAVING A RADIUS OF 405.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 17' 31" E FOR A DISTANCE OF 162.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 132° 58' 45.5", HAVING A RADIUS OF 34.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 47' 53" E FOR A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45° 33' 25", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 39° 05' 13" E FOR A DISTANCE OF 271.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 28° 22' 44", HAVING A RADIUS OF 282.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 40' 34" E FOR

A DISTANCE OF 138.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $23^{\circ} 23' 05''$ , HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS  $S 45^{\circ} 10' 45'' E$  FOR A DISTANCE OF 141.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $92^{\circ} 49' 42''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $S 10^{\circ} 27' 26'' E$  FOR A DISTANCE OF 43.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $26^{\circ} 48' 24''$ , HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS  $S 44^{\circ} 24' 50'' W$  FOR A DISTANCE OF 92.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $14^{\circ} 04' 52''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $S 50^{\circ} 46' 36'' W$  FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $61^{\circ} 44' 23''$ , HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS  $S 74^{\circ} 36' 21'' W$  FOR A DISTANCE OF 41.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 15^{\circ} 28' 33'' W$  FOR A DISTANCE OF 130.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $61^{\circ} 44' 23''$ , HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS  $S 43^{\circ} 39' 15'' E$  FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $160^{\circ} 15' 01''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $N 87^{\circ} 05' 26'' E$  FOR A DISTANCE OF 358.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $27^{\circ} 40' 08''$ , HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS  $N 20^{\circ} 48' 00'' E$  FOR A DISTANCE OF 95.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $87^{\circ} 45' 25''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 78^{\circ} 30' 46'' E$  FOR A DISTANCE OF 41.59 FEET; THENCE,  $S 57^{\circ} 36' 31'' E$  FOR A DISTANCE OF 232.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF  $66^{\circ} 14' 49''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $S 24^{\circ} 29' 07'' E$  FOR A DISTANCE OF 32.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 81^{\circ} 21' 42'' E$  FOR A DISTANCE OF 56.49 FEET; THENCE,  $N 89^{\circ} 26' 10'' E$  FOR A DISTANCE OF 109.54 FEET; THENCE,  $N 65^{\circ} 52' 10'' E$  FOR A DISTANCE OF 114.55 FEET; THENCE,  $N 89^{\circ} 25' 50'' E$  FOR A DISTANCE OF 35.00 FEET; THENCE  $S 00^{\circ} 34' 10'' E$  A DISTANCE OF 418.29 FEET; THENCE,  $S 25^{\circ} 01' 49'' E$  FOR A DISTANCE OF 11.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $01^{\circ} 41' 32''$ , HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS  $S 22^{\circ} 45' 01'' W$  FOR A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $48^{\circ} 52' 08''$ , HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS  $S 75^{\circ} 17' 35'' W$  FOR A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF  $29^{\circ} 11' 27''$ , HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS  $S 12^{\circ} 20' 50'' W$  FOR A DISTANCE OF 476.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE,  $S 87^{\circ} 45' 06'' W$  FOR A DISTANCE OF 145.00 FEET; THENCE,  $S 53^{\circ} 38' 40'' W$  FOR A DISTANCE OF 93.72 FEET; THENCE,  $S 77^{\circ} 48' 04'' W$  FOR A DISTANCE OF 159.00 FEET; THENCE,  $N 75^{\circ} 09' 09'' W$  FOR A DISTANCE OF 35.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $72^{\circ} 43' 13''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 21^{\circ} 30' 46'' W$  FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH  $42^{\circ} 52' 37''$ , HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS  $N 36^{\circ} 26' 03'' W$  FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH  $118^{\circ} 44' 33''$ , HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS  $N 74^{\circ} 22' 01'' W$  FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A

NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 00' 33" W FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 08' 27" W FOR A DISTANCE OF 29.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 47° 28' 30" W FOR A DISTANCE OF 157.60 FEET; THENCE, N 55° 54' 59" W FOR A DISTANCE OF 53.52 FEET; THENCE, N 63° 52' 21" W FOR A DISTANCE OF 53.00 FEET; THENCE, N 59° 38' 12" W FOR A DISTANCE OF 70.14 FEET; THENCE, N 47° 45' 01" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 35° 23' 20" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 75° 30' 13" W FOR A DISTANCE OF 279.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 35.63 ACRES, MORE OR LESS.

#### PHASE 4 UNIT 7

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, 652.43 FEET; THENCE N 90°00'00" E, 83.31 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 590.00 FEET, A CENTRAL ANGLE OF 10°43'10" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 63°22'42" E, 110.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 110.38 FEET TO A POINT ON A LINE; THENCE N 58°01'07" E, 579.66 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3090.00 FEET, A CENTRAL ANGLE OF 09°26'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 53°17'55" E, 508.53 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 509.10 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 08°00'54" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 52°35'10" E, 57.31 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.35 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°24'24" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 80°17'50" E, 40.20 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 41.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 140.00 FEET, A CENTRAL ANGLE OF 23°05'33" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 87°32'45" E, 56.04 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 56.43 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 42°32'13" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 77°49'25" E, 36.27 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 37.12 FEET; THENCE S 56°33'19" E, 35.82 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, A CENTRAL ANGLE OF 06°18'11" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 59°42'24" E, 42.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.90 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 46°18'20" AND BEING



SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 13°58'49" E, 29.88 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 30.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 52°08'52" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 11°03'33" E, 152.96 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 158.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 07°07'29" E, 28.64 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT ON A LINE; THENCE S 45°28'42" W, 141.64 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 44°16'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°55'08" W, 28.64 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 29.37 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 21°37'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 86°45'19" W, 65.29 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 65.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 34°21'49" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE S 80°23'14" W, 22.45 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 22.79 FEET TO A POINT ON A LINE; THENCE S 63°12'19" W, 14.66 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 11°06'31" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 57°39'04" W, 31.55 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 31.60 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3372.00 FEET, A CENTRAL ANGLE OF 01°35'36" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°53'36" W, 93.76 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 93.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 87°03'30" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 10°09'39" W, 52.34 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 57.74 FEET TO A POINT ON A LINE; THENCE S 33°22'06" E, 7.34 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 163.00 FEET, A CENTRAL ANGLE OF 40°09'53" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 53°27'03" E, 111.94 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 114.26 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.00 FEET, A CENTRAL ANGLE OF 41°49'44" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 52°37'07" E, 311.99 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 319.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 64°22'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 63°53'34" E, 40.49 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 42.70 FEET TO A POINT ON A LINE; THENCE N 13°38'32" W, 8.09 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, A CENTRAL ANGLE OF 09°35'39" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 81°09'17" E, 5.02 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 5.02 FEET; THENCE S 13°38'32" E, 90.27 FEET; THENCE S 09°44'55" E, 161.00 FEET; THENCE S 04°16'38" E, 76.36 FEET; THENCE S 06°40'35" E, 248.82 FEET; THENCE S 89°17'35" W, 164.43 FEET; THENCE S 89°12'19" W, 1124.69 FEET; THENCE N 10°10'04" W, 660.42 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 28.66 ACRES, MORE OR LESS.

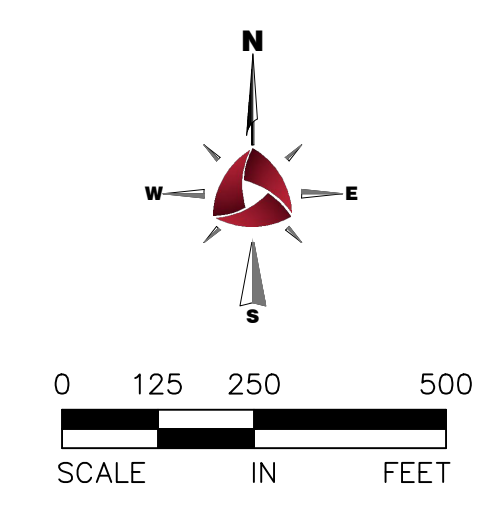
UTILITY AND LIFT STATION TRACT "A"

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, SAID SECTION 34, SAID POINT LYING ON THE NORTH LINE OF A SUBDIVISION AS SHOWN ON ENTRADA PHASE 1 UNIT 1 AS RECORDED IN MAP BOOK 105, PAGE 86 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°04'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 670.06 FEET TO THE NORTHWEST CORNER OF SAID ENTRADA PHASE 1 UNIT 1; THENCE SOUTH 89°01'26" WEST, DEPARTING SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 671.26 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°34'10" WEST, DEPARTING LAST SAID SOUTH LINE A DISTANCE OF 418.29 FEET; THENCE SOUTH 89°25'50" WEST, DEPARTING SAID WEST LINE, 34.66 FEET TO THE POINT OF BEGINNING; THENCE FROM A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°53'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°35'30" WEST, 95.30 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, THROUGH AN ARC LENGTH OF 96.39 FEET TO A POINT ON SAID CURVE; THENCE NORTH 57°36'31" WEST, 79.65 FEET; THENCE SOUTH 32°23'29" WEST, 60.00 FEET; THENCE SOUTH 57°36'22" EAST, 20.00 FEET; THENCE SOUTH 32°23'29" WEST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 40.00 FEET; THENCE NORTH 32°23'29" EAST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 19.65 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°45'50" EAST, 57.32 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC, AN ARC LENGTH OF 57.93 FEET; THENCE NORTH 65°52'10" EAST, 70.12 FEET; THENCE NORTH 89°25'50" EAST, 0.34 FEET TO THE POINT OF BEGINNING.

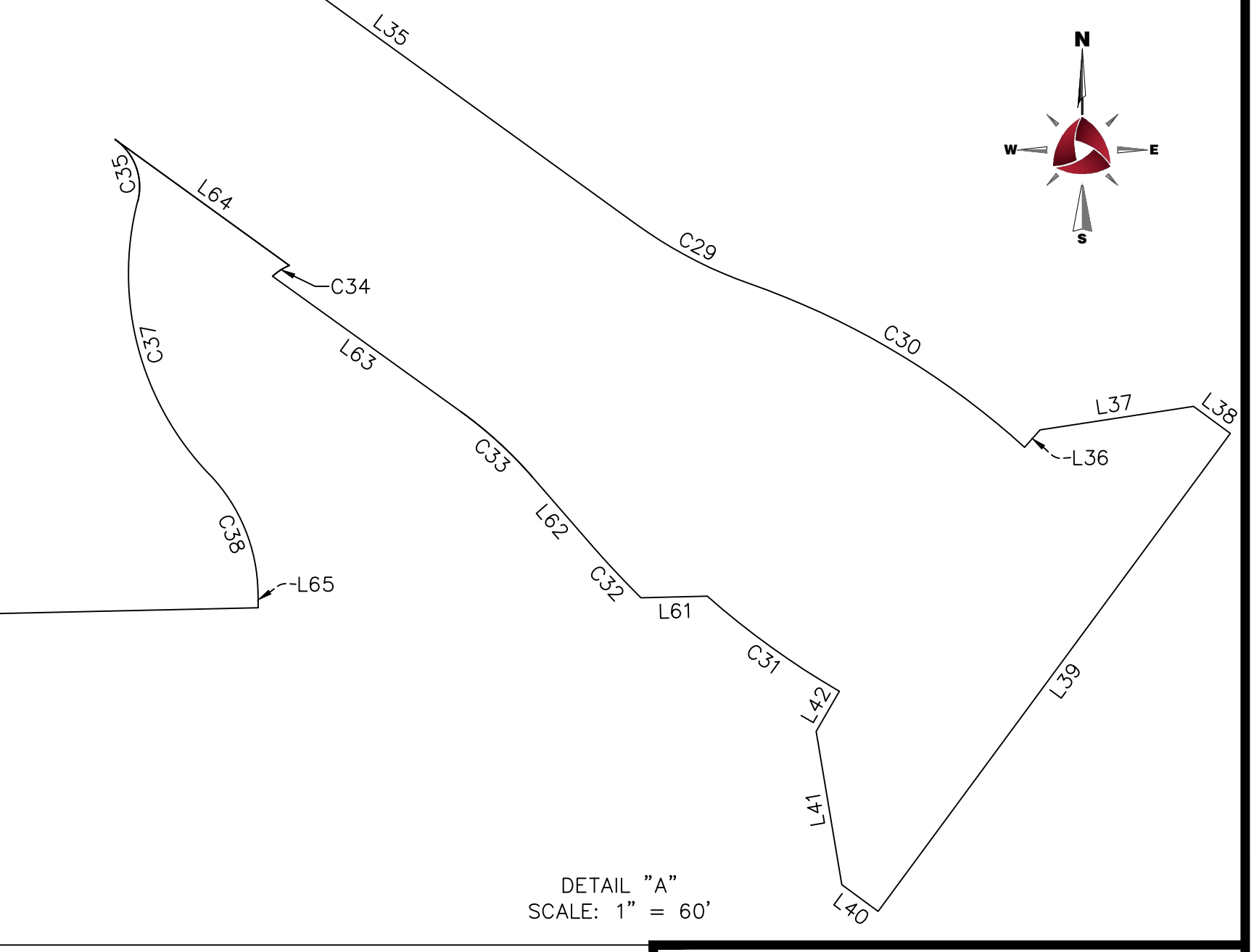
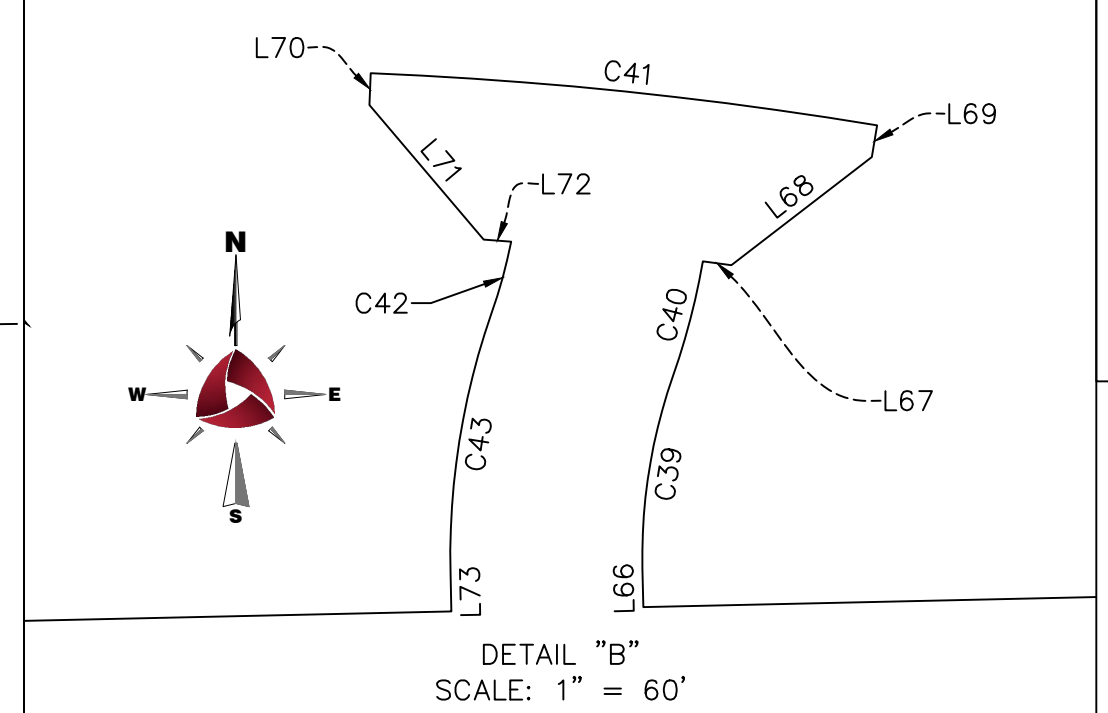
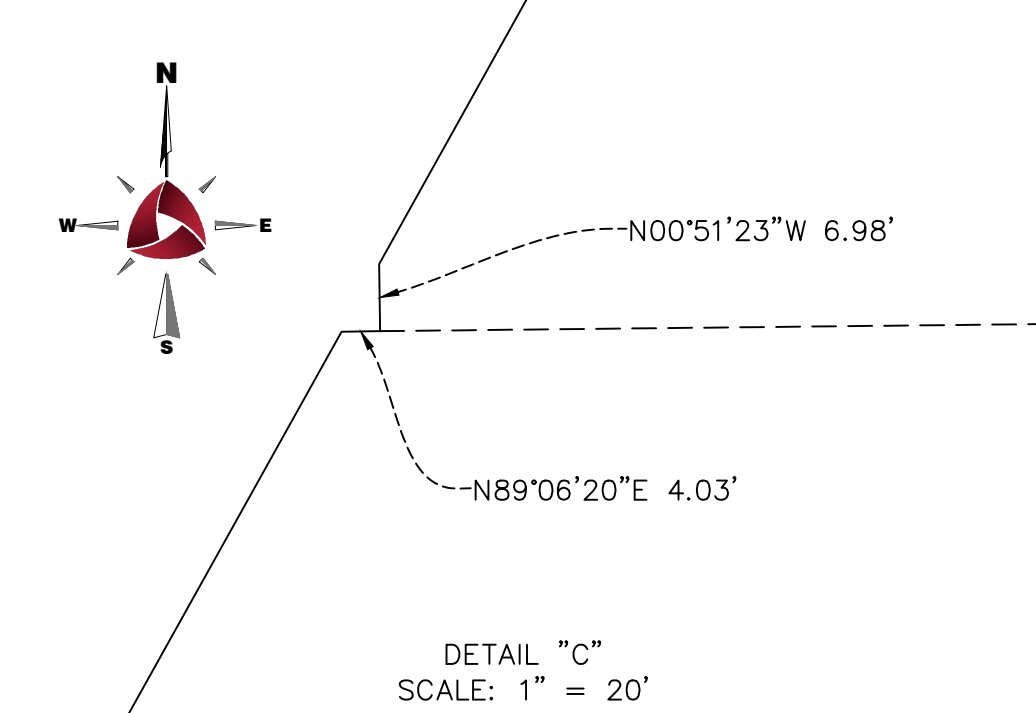
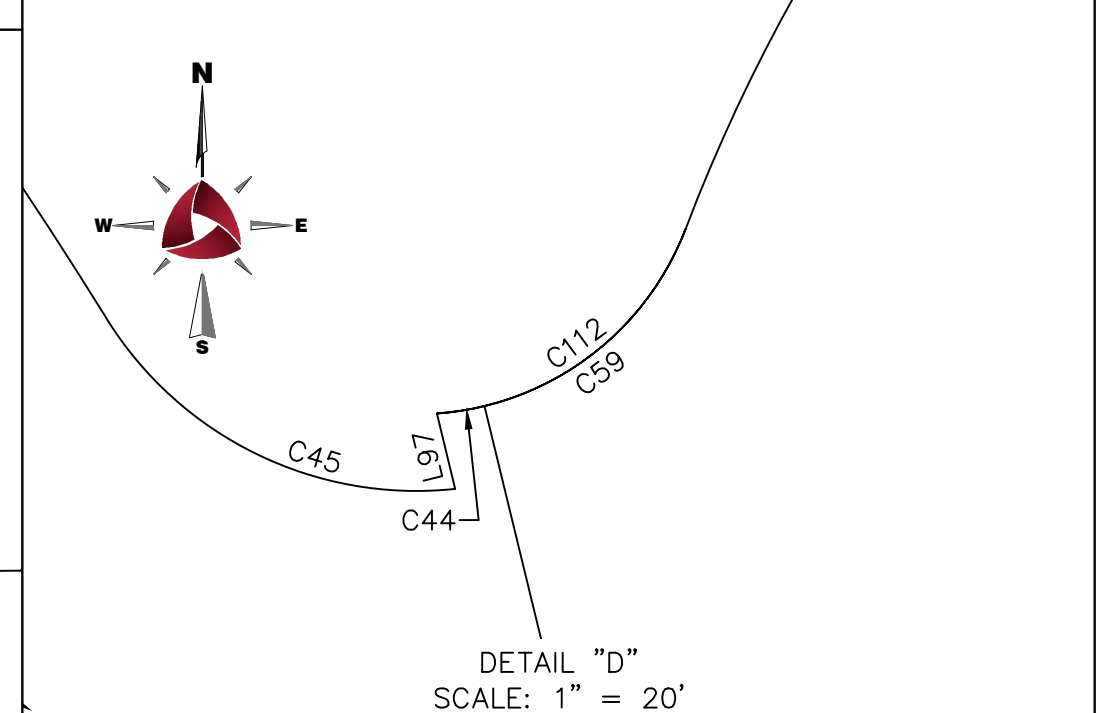
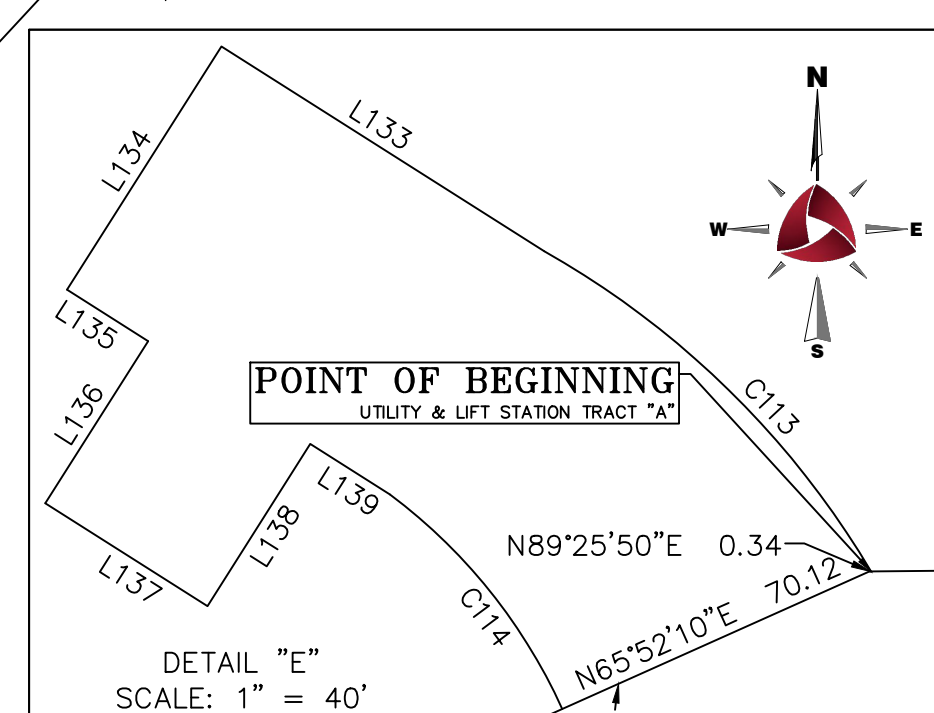
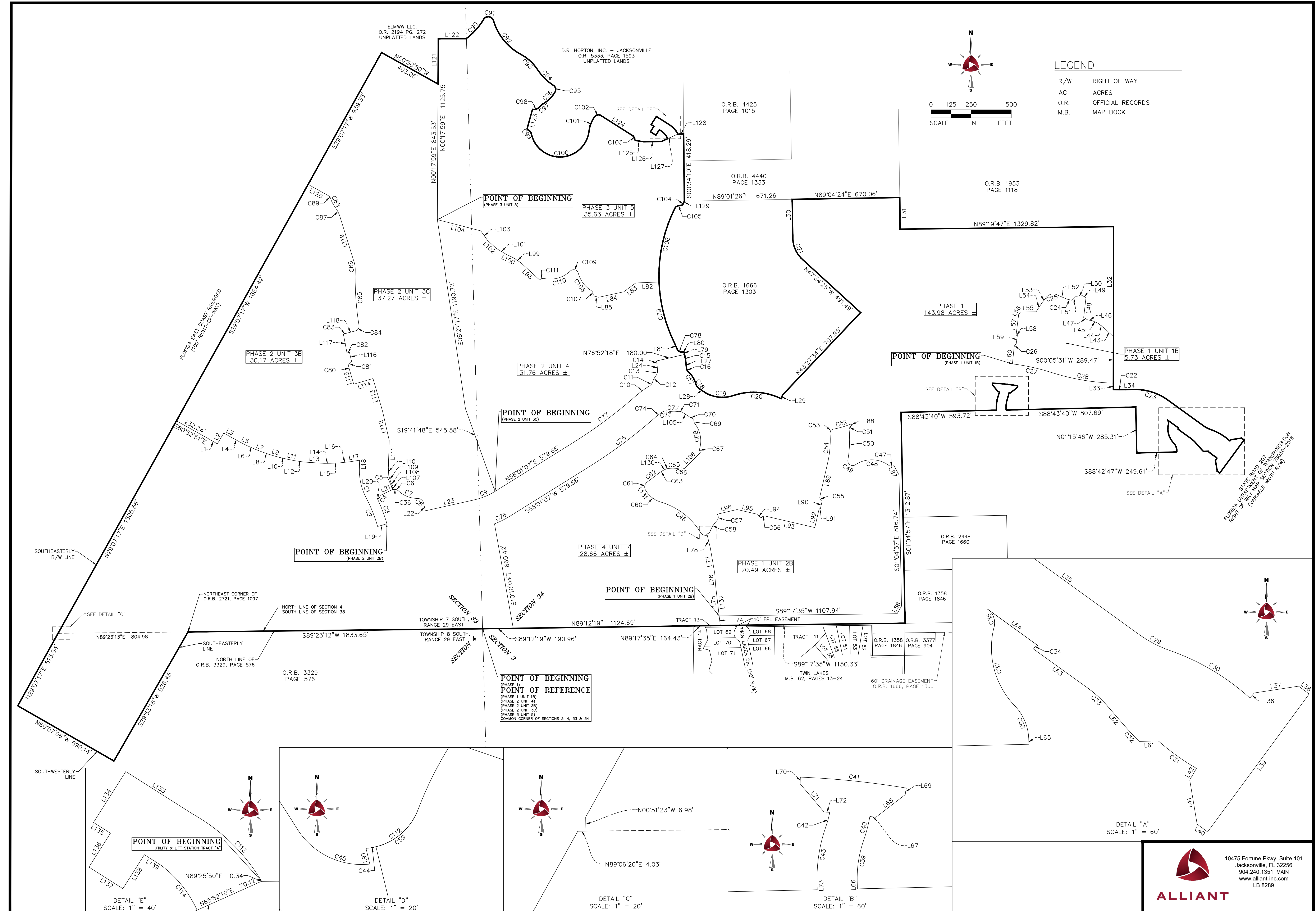
THE ABOVE DESCRIBED LANDS CONTAIN 0.26 ACRES, MORE OR LESS.

THE ABOVE PARCELS CONTAIN 333.95 ACRES+/-



**LEGEND**

R/W	RIGHT OF WAY
AC	ACRES
O.R.	OFFICIAL RECORDS
M.B.	MAP BOOK



**ALLIANT**

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Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	190.81	362.00	030°12'01"	S12°32'37"E	188.61
C2	194.81	970.00	011°30'24"	N21°53'25"W	194.48
C3	169.88	1030.00	009°26'59"	N20°51'43"W	169.69
C4	35.04	38.00	052°50'20"	S37°59'38"W	33.82
C5	17.24	38.00	025°59'26"	S77°24'31"W	17.09
C6	28.17	38.00	042°28'37"	N68°21'28"W	27.53
C7	130.99	174.00	043°07'58"	S68°41'09"E	127.92
C8	51.50	38.00	077°38'51"	N51°25'42"W	47.65
C9	138.66	410.00	019°22'36"	N67°42'25"E	138.00
C10	105.10	590.00	010°12'24"	N53°40'56"E	104.96
C11	34.55	50.00	039°35'25"	N38°59'25"E	33.87
C12	43.81	140.00	017°55'41"	N28°09'33"E	43.63
C13	37.12	50.00	042°32'13"	N15°51'17"E	36.27
C14	28.28	210.00	007°42'54"	N09°16'16"W	28.26
C15	52.51	390.00	007°42'54"	N09°16'16"W	52.47
C16	37.12	50.00	042°32'13"	S26°40'55"E	36.27
C17	82.91	140.00	033°55'56"	N30°59'04"W	81.71
C18	37.12	50.00	042°32'13"	S35°17'12"E	36.27
C19	191.18	210.00	052°09'44"	S82°38'09"E	184.65
C20	308.49	390.00	045°19'15"	N86°03'17"W	300.51

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C61	57.74	38.00	087°03'30"	S10°09'39"W	52.34
C62	93.76	3372.00	001°35'36"	N52°53'36"E	93.76
C63	31.60	163.00	011°06'31"	S57°39'04"W	31.55
C64	22.79	38.00	034°21'49"	S80°23'14"W	22.45
C65	65.68	174.00	021°37'38"	N86°45'19"E	65.29
C66	29.37	38.00	044°16'44"	N81°55'08"W	28.64
C67	29.37	38.00	044°16'44"	S07°07'29"E	28.64
C68	158.37	174.00	052°08'52"	N11°03'33"W	152.96
C69	30.71	38.00	046°18'20"	S13°58'49"E	29.88
C70	42.90	390.00	006°18'11"	S59°42'24"E	42.88
C71	37.12	50.00	042°32'13"	N77°49'25"W	36.27
C72	56.43	140.00	023°05'33"	S87°32'45"E	56.04
C73	41.37	50.00	047°24'24"	S80°17'50"W	40.20
C74	57.35	410.00	008°00'54"	S52°35'10"W	57.31
C75	509.10	3090.00	009°26'24"	N53°17'55"E	508.53
C76	110.38	590.00	010°43'10"	N63°22'42"E	110.22
C77	479.44	2910.00	009°26'24"	N53°17'55"E	478.90
C78	46.15	32.00	082°37'36"	N61°46'31"W	42.25
C79	397.04	945.00	024°04'22"	N14°17'05"W	394.13
C80	20.53	370.00	003°10'47"	S14°41'36"E	20.53

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C21	149.10	182.00	046°56'22"	S24°06'14"E	144.97
C22	77.33	1450.00	003°03'20"	S89°45'02"E	77.32
C23	226.98	350.00	037°09'24"	N72°42'00"W	223.02
C24	31.47	187.29	009°37'38"	S77°19'57"E	31.43
C25	71.17	55.10	074°00'11"	S74°59'43"W	66.33
C26	23.97	25.00	054°56'04"	S33°26'42"W	23.06
C27	251.55	1380.00	010°26'39"	N77°33'16"W	251.20
C28	389.87	1410.00	015°50'33"	N80°15'14"E	388.63
C29	54.87	190.00	016°32'45"	S62°23'41"E	54.68
C30	138.78	348.00	022°51'00"	N59°14'33"W	137.87
C31	70.27	358.00	011°14'49"	S54°14'38"E	70.16
C32	29.28	378.00	004°26'15"	S43°13'03"E	29.27
C33	41.42	180.00	013°11'05"	N47°35'29"W	41.33
C34	8.64	25.00	019°47'43"	S57°15'03"W	8.59
C35	30.26	25.00	069°20'36"	N20°02'36"W	28.44
C36	45.41	38.00	068°28'03"	N81°21'11"W	42.76
C37	127.03	125.00	058°13'33"	S14°43'33"E	121.64
C38	56.11	75.00	042°51'41"	N22°24'29"W	54.81
C39	61.01	170.00	020°33'42"	S09°00'09"W	60.68
C40	37.24	230.00	009°16'35"	N14°38'42"E	37.20

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C81	39.16	25.00	089°45'29"	S31°46'32"W	35.28
C82	15.76	365.00	002°28'28"	N77°53'30"E	15.76
C83	17.17	245.00	004°00'54"	N77°07'17"E	17.16
C84	44.17	30.00	084°21'10"	N32°56'16"E	40.28
C85	346.02	1850.00	010°42'59"	S03°52'50"E	345.51
C86	49.17	150.00	018°46'55"	N07°54'48"W	48.95
C87	69.13	200.00	019°48'13"	N27°12'22"W	68.78
C88	56.40	172.00	018°47'11"	S27°42'53"E	56.14
C89	27.31	33.00	047°25'25"	N37°10'11"W	26.54
C90	163.70	405.00	023°09'33"	N42°17'31"E	162.59
C91	78.91	34.00	132°58'45"	N82°47'53"W	62.36
C92	278.29	350.00	045°33'25"	S39°05'13"E	271.02
C93	139.68	282.00	028°22'44"	N47°40'34"W	138.25
C94	142.85	350.00	023°23'05"	S45°10'45"E	141.86
C95	48.60	30.00	092°49'42"	N10°27'26"W	43.46
C96	93.57	200.00	026°48'24"	N44°24'50"E	92.72
C97	44.73	182.00	014°04'52"	S50°46'36"W	44.62
C98	43.10	40.00	061°44'23"	N74°36'21"E	41.05
C99	43.10	40.00	061°44'23"	N43°39'15"W	41.05
C100	509.04	182.00	160°15'01"	N87°05'26"E	358.61

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C41	159.20	1280.28	007°07'29"	N84°06'51"W	159.10
C42	23.20	170.00	007°49'09"	N15°22'25"E	23.18
C43	82.54	230.00	020°33'42"	S09°00'09"W	82.10
C44	5.02	30.00	009°35'39"	N81°09'17"E	5.02
C45	42.70	38.00	064°22'38"	S63°53'34"E	40.49
C46	319.03	437.00	041°49'44"	N52°37'07"W	311.99
C47	33.38	30.00	063°44'58"	S87°01'47"E	31.69
C48	221.84	182.00	069°50'15"	N89°01'26"W	208.36
C49	69.94	30.00	133°34'20"	S57°09'24"E	55.14
C50	186.24	750.00	014°13'39"	N02°30'57"E	185.76
C51	36.66	30.00	070°00'55"	S30°24'34"W	34.42
C52	116.80	540.00	012°23'34"	N73°34'16"E	116.57
C53	36.40	25.00	083°25'24"	S38°03'21"W	33.27
C54	183.63	630.00	016°42'01"	N04°41'39"E	182.98
C55	34.23	25.00	078°26'43"	S26°10'42"E	31.62
C56	33.08	30.00	063°10'46"	S71°26'59"W	31.43
C57	45.46	32.50	080°08'38"	N04°26'26"E	41.84
C58	75.29	182.00	023°42'03"	S32°39'44"W	74.75
C59	29.08	30.00	055°32'46"	N48°35'05"E	27.96
C60	114.26	163.00	040°09'53"	S53°27'03"E	111.94

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C101	96.58	200.00	027°40'08"	S20°48'00"W	95.65
C102	45.95	30.00	087°45'25"	S78°30'46"W	41.59
C103	34.69	30.00	066°14'49"	N24°29'07"W	32.79
C104	17.43	590.00	001°41'34"	N22°45'00"E	17.43
C105	46.91	55.00	048°52'08"	S75°17'35"W	45.50
C106	481.46	945.00	029°11'27"	S12°20'50"W	476.27
C107	38.08	30.00	072°43'13"	N21°30'46"W	35.57
C108	136.20	182.00	042°52'37"	N36°26'03"W	133.04
C109	62.17	30.00	118°44'33"	N74°22'01"W	51.63
C110	176.28	182.00	055°29'42"	S74°00'33"W	169.47
C111	31.01	30.00	059°13'54"	S72°08'27"W	29.65
C112	34.11	30.00	065°08'25"	N53°22'54"E	32.30
C113	96.39	184.74	029°53'38"	N45°35'30"W	95.30
C114	57.93	114.59	028°57'55"	S38°45'50"E	57.32

Line Table		
Line #	Length	Direction
L1	60.00	S59°51'05"E
L2	77.87	N30°42'38"E
L3	61.57	S60°52'51"E
L4	52.48	S61°09'48"E
L5	51.66	S63°23'30"E
L6	51.66	S65°58'37"E
L7	51.66	S68°33'44"E
L8	51.66	S71°08'51"E
L9	51.66	S73°43'58"E
L10	53.00	S76°46'58"E
L11	53.10	S78°34'36"E
L12	58.09	S81°47'22"E
L13	123.60	S86°20'13"E
L14	43.57	N89°28'44"E
L15	58.09	N86°56'06"E
L16	58.09	N84°01'41"E
L17	62.95	N80°59'57"E
L18	47.64	S01°08'58"W
L19	60.00	N73°51'47"E
L20	11.66	S78°25'33"E

Line Table		
Line #	Length	Direction
L63	99.56	N54°16'29"W
L64	92.70	S54°07'18"E
L65	6.77	S00°58'39"E
L66	12.10	N01°16'43"W
L67	8.97	S82°28'46"E
L68	55.38	N52°24'03"E
L69	10.00	N09°36'28"E
L70	9.96	S02°18'39"W
L71	55.15	S40°19'43"E
L72	8.66	S85°55'02"E
L73	12.09	S01°16'43"E
L74	60.33	N06°40'35"W
L75	248.82	N06°40'35"W
L76	76.36	N04°16'38"W
L77	161.00	N09°44'55"W
L78	90.27	N13°38'32"W
L79	17.40	N14°24'24"W
L80	5.80	S76°54'41"W
L81	36.29	N23°23'30"W
L82	145.00	S87°45'06"W

Line Table		
Line #	Length	Direction
L123	130.22	S15°28'33"W
L124	232.17	S57°36'31"E
L125	56.49	S81°21'42"E
L126	109.54	N89°26'10"E
L127	114.55	N65°52'10"E
L128	35.00	N89°25'50"E
L129	11.12	S25°01'49"W
L130	14.66	N63°12'19"E
L131	7.34	N33°22'06"W
L132	188.49	N06°40'35"W
L133	79.65	N57°36'31"W
L134	60.00	S32°23'29"W
L135	20.00	S57°36'22"E
L136	40.00	S32°23'29"W
L137	40.00	S57°36'31"E
L138	40.00	N32°23'29"E
L139	19.65	S57°36'31"E

Line Table		
Line #	Length	Direction
L21	64.36	N64°24'48"E
L22	48.53	S12°36'17"E
L23	313.68	N77°23'43"E
L24	28.66	N05°24'49"W
L27	28.66	S05°24'49"E
L28	35.82	S56°33'19"E
L29	23.97	N13°25'26"E
L30	240.82	N00°56'01"W
L31	196.50	S00°20'17"E
L32	684.49	S00°05'31"W
L33	40.02	S00°05'31"W
L34	50.04	N88°43'17"E
L35	269.66	S54°07'18"E
L36	10.00	N41°37'26"E
L37	66.97	N81°15'35"E
L38	19.67	S53°38'18"E
L39	255.88	S36°22'58"W
L40	19.41	N53°41'51"W
L41	66.97	N09°30'12"W
L42	20.00	N30°07'57"E

Line Table		
Line #	Length	Direction
L83	93.72	S53°38'40"W
L84	159.00	S77°48'04"W
L85	35.98	N75°09'09"W
L86	54.29	N30°17'28"E
L87	66.14	N28°54'16"W
L88	10.32	N22

## **EXHIBIT 4**

# **Proposed Infrastructure Plan and Estimated Cost Summary**



EXHIBIT "4" page 1 of 2

PROPOSED INFRASTRUCTURE PLAN  
ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT

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<b>FACILITY</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>OPERATION MAINTENANCE</b>
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD
Electric and Street Lighting	Developer	FPL	FPL

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SJCUD = St. Johns County Utility Department  
FPL = Florida Power and Light

Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

# EXHIBIT "4" page 2 of 2

## ESTIMATED COST SUMMARY ENTRADA COMMUNITY DEVELOPMENT DISTRICT

### COST ESTIMATE SHEET ENTRADA COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Current District Costs	Updated Expansion Parcel Costs	Updated Future Expansion Parcel Costs	Total Cost	Current District Annual Outlay <sup>3</sup>		
					2022	2023	2024 and beyond
1. Clearing and Earthwork	4,294,090	4,631,270	1,581,000	10,506,360	20	80	0
2. Stormwater Systems	3,123,170	1,582,200	669,330	5,374,700	5	62	33
3. Water and Sewer Utilities <sup>1</sup>	4,624,065	2,793,965	1,758,640	9,176,670	5	62	33
4. Roadway Improvements	4,474,790	1,967,620	1,089,690	7,532,100	0	67	33
5. Recreational Improvements <sup>2</sup>	4,152,600	0	1,300,000	5,452,600			100
6. Entry Signage and Landscaping	1,200,000	0	0	1,200,000			
7. Landscaping, Berm, Fencing, Fountains	395,000	0	0	395,000			
8. Electric and Street Lighting <sup>4</sup>	957,295	230,600	109,800	1,297,695	0	67	33
9. Engineering, Surveying, Planning, CEI	1,540,100	314,900	137,400	1,992,400	5	62	33
<b>TOTAL COSTS</b>	<b>\$24,761,110</b>	<b>\$11,520,555</b>	<b>\$6,645,860</b>	<b>\$42,927,525</b>			

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of special powers pursuant to Sections 190.012(2)(a) and 190.012(2)(d), Florida Statutes. Improvements include Amenity Center, Pocket Parks and Mulch Trail.
3. Represents anticipated annual outlay percentage cost of Updated Expansion Parcel costs based on anticipated construction timeline.
4. Includes only the cost of installation of conduit and other electrical systems.

Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2020 dollars, as updated in 2022 dollars for Expansion Parcels which include current expansion and future expansion parcels. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

## **COMPOSITE EXHIBIT 5**

### **Original Petition Identifying Expansion Parcels**

# UPDATED PETITION TO ESTABLISH ENTRADA COMMUNITY DEVELOPMENT DISTRICT

Submitted By: Katie S. Buchanan

Florida Bar No. 14196

[katieb@hgslaw.com](mailto:katieb@hgslaw.com)

Michelle Rigoni

Florida Bar No. 0124758

[micheller@hgslaw.com](mailto:micheller@hgslaw.com)

119 South Monroe Street, Suite 300 (32301)

Post Office Box 6526

Tallahassee, Florida 32314

(850) 222-7500

(850) 224-8551 (fax)

Attorney for Petitioner

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

**UPDATED PETITION TO ESTABLISH THE  
ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

Petitioner, D.R. Horton, Inc. – Jacksonville (“Petitioner”), hereby petitions the St. Johns County Board of County Commissioners pursuant to the “Uniform Community Development District Act of 1980,” Chapter 190, *Florida Statutes*, to establish a community development district (hereafter “District”) with respect to the land described herein. In support of this petition, Petitioner states:

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 143.98 acres of land. The site is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207. The metes and bounds description of the proposed external boundaries of the District is set forth in **Exhibit 2**.

2. Excluded Parcels. There are no parcels within the external boundaries of the proposed District which are to be excluded from the District.

3. Future Expansion Parcels. Pursuant to Section 190.046(1)(h), *Florida Statutes*, the **Exhibit 3** identifies certain “Expansion Parcels” that may be added to the boundaries of the district within 10 years after establishment. A general location map and a metes and bounds description of the proposed Expansion Parcels is set forth in **Composite Exhibit 4**.

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: Robert S. Porter  
Address: 4220 Race Track Road  
St. Johns, Florida 32259



Name: Mark C. Dearing  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: Anthony Sharp  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: James Teagle  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

Name: John Gislason  
Address: 4220 Race Track Road  
St. Johns, Florida 32259

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 Entrada Community Development District.

6. Existing and Future Land Uses. The general distribution, location, and extent of the public and private existing and future land uses for the proposed District and Expansion Parcels, in accordance with the future land use plan element of the County's Future Land Use Plan, is identified in **Exhibit 5**. 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. **Composite Exhibit 6** shows the existing and proposed major trunk water mains, sewer connections and drainage serving the lands within and around the proposed District.

8. District Facilities and Services. **Exhibit 7** describes 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 identified in **Exhibit 8**. At present, these improvements are estimated to be made, acquired, constructed and/or installed from 2020 to 2021. 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. These estimates contemplate the exercise of the only two (2) special powers requested by the Petitioner at this time: (i) Section 190.012(2)(a), *Florida Statutes*, parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (ii) Section 190.012(2)(d), *Florida Statutes*, security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars. Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

9. Statement of Estimated Regulatory Costs. **Exhibit 9** 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. 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 10**. Pursuant to Section 190.046(1)(h), *Florida Statutes*, consent from the owners of the Expansion Parcels is not required until the District or landowner files a petition to amend the District boundaries to add one or more of the

Expansion Parcels. The inclusion of the Expansion Parcels in this Petition is not landowner consent.

11. Authorized Agent. The Petitioner is authorized to do business in Florida.

**Exhibit 11** identifies the authorized agent for the Petitioner. Copies of all correspondence and official notices should be sent to:

Katie S. Buchanan ([katieb@hgslaw.com](mailto:katieb@hgslaw.com))  
HOPPING GREEN & SAMS, P.A.  
P.O. Box 6526  
Tallahassee, Florida 32314

12. This petition to establish the Entrada Community Development District should be granted because it meets the six (6) factors set forth in Section 190.005(1)(e), *Florida Statutes*.

The factors, and evidence submitted in support of the same, are as follows:

a. The statements contained within this Petition have been found to be true and correct. Section 190.005(1)(e)1., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The Petitioner Representative has attested to the truthfulness and accuracy of the statements contained in this Petition and the attached Exhibits. See Pre-filed Testimony of Robert S. Porter, Petitioner Representative (“Porter Testimony”), paragraphs 8 through 19.

ii. The Project Engineer and Planner for the Petitioner (“Engineer”) has attested to the truthfulness and accuracy of certain Exhibits to the Petition. See Pre-filed Testimony of Vincent J. Dunn, Engineer and Planner (“Dunn Testimony”), paragraph 11.

b. 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. Section 190.005(1)(e)2.,

*Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The Engineer has provided a comprehensive review of the applicable elements of the state and local comprehensive plans as it applies to the proposed District. See Dunn Testimony, paragraphs 25 through 39.

c. The area of land within the proposed District is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. Section 190.005(1)(e)3., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The District Management and Assessment Consultant of the Petitioner (“District Consultant”) has testified that the proposed District, as a part of a planned community, is of sufficient size, is sufficiently compact and is sufficiently contiguous to be developed as one functional interrelated community. See Pre-filed Testimony of Scott Brizendine, District Manager and Assessment Consultant (“Brizendine Testimony”), paragraphs 16 through 18.

ii. The Engineer has testified to the same. See Dunn Testimony, paragraphs 15 through 17.

d. The District is the best alternative available for delivering community development services and facilities to the area that will be served by the proposed District. Section 190.005(1)(e)4., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. 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,

allowing for a more efficient use of resources. See Porter Testimony, paragraph 35. See also Brizendine Testimony, paragraphs 14 and 15.

ii. The establishment of the District would provide a long-term, stable, perpetual entity capable of funding, constructing and maintaining certain infrastructure improvements, better than other alternatives available, such as a property owners' or a homeowners' association. See Dunn Testimony, paragraphs 21 through 24.

e. 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. Section 190.005(1)(e)5., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The propose infrastructure of the District currently do not exist for the area to be included in the District and no other entity or unit of government is presently funding or providing improvements proposed by the District; thus, there is no duplication or incompatibility. Brizendine Testimony, paragraphs 22 through 24. See also Dunn Testimony, paragraphs 18 and 19.

f. The area to be served by the proposed District is amenable to separate special-district government. Section 190.005(1)(e)6., *Florida Statutes*. In addition to the Exhibits attached hereto, following evidence has been submitted in support of this factor:

i. The area to be served by the District is of sufficient size to be able to support its own community development services and facilities proposed to be provided by the District. Brizendine Testimony, paragraphs 19 through 21. See also Dunn Testimony, paragraph 20.



**WHEREFORE**, Petitioner respectfully requests the County Commission of St. Johns County, Florida to:

a. hold a public hearing in accordance with the requirements of Section 190.005(2)(b), *Florida Statutes*, as scheduled for August 4, 2020;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

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*; and

d. grant such other relief as appropriate.

[CONTINUED ON FOLLOWING PAGE]

RESPECTFULLY SUBMITTED, this 24<sup>h</sup> day of April, 2020, as updated and supplemented on the 13<sup>th</sup> day of July, 2020.

HOPPING GREEN & SAMS, P.A.

BY:   
\_\_\_\_\_

Katie S. Buchanan  
Florida Bar No. 14196  
[katieb@hgslaw.com](mailto:katieb@hgslaw.com)  
Michelle Rigoni  
Florida Bar No. 0124758  
[micheller@hgslaw.com](mailto:micheller@hgslaw.com)  
119 South Monroe Street, Suite 300 (32301)  
Post Office Box 6526  
Tallahassee, Florida 32314  
(850) 222-7500  
(850) 224-8551 (fax)  
Attorney for Petitioner

# EXHIBIT 1

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

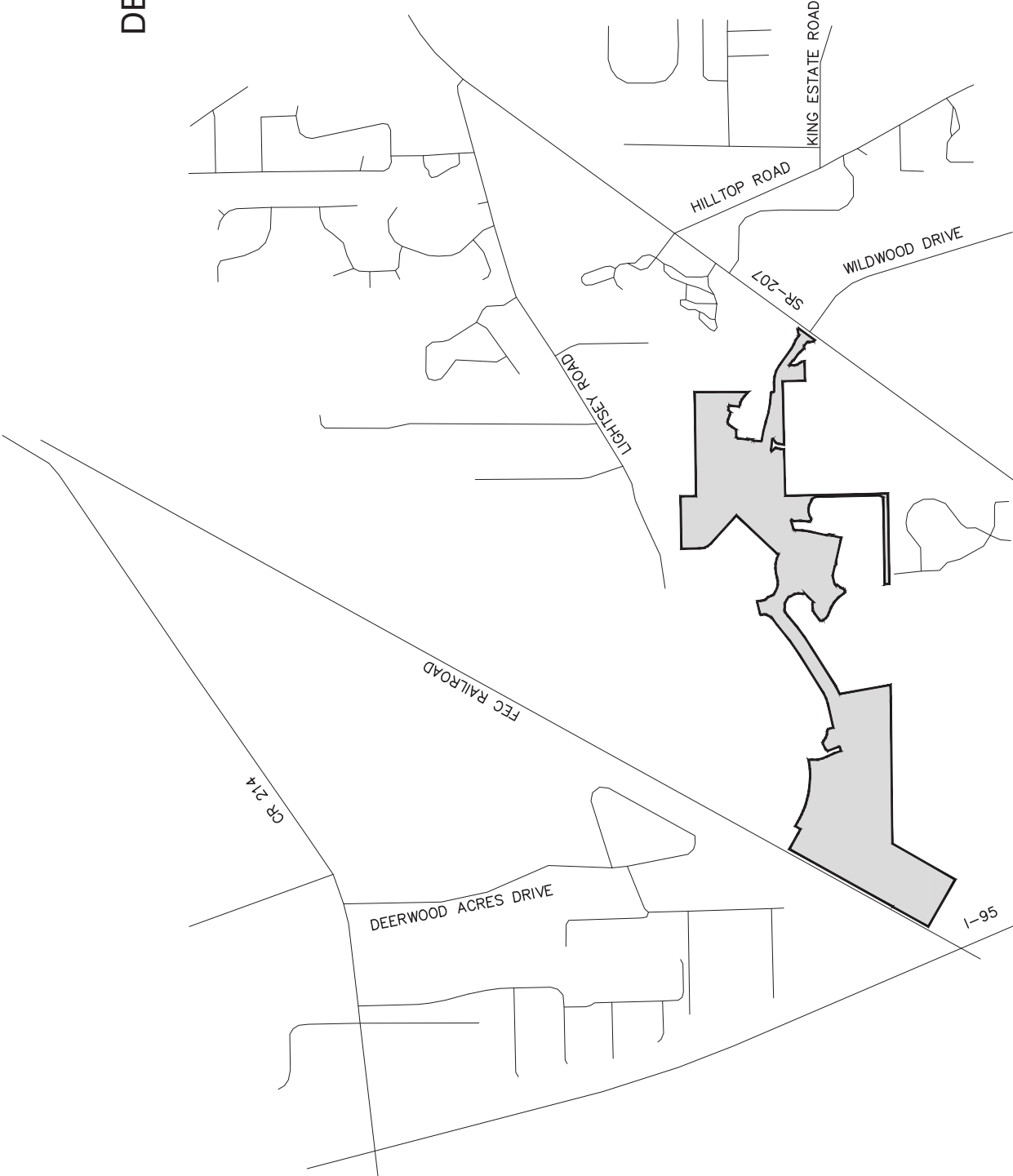
GENERAL  
LOCATION

April 7, 2020

LEGEND



ENTRADA CDD



# EXHIBIT 2







# EXHIBIT 3

**EXHIBIT 3**

**FUTURE EXPANSION PARCELS**

	<u>Parcel Identification Number</u>	<u>Acreage</u>	<u>Current Owner</u>
1	1013500000 (Portion)	49.15	St. Augustine Country Club LLC
2	1013700010, 1015300000 & 1014000000	18.86	Southeast Investments #17 LLC
3	1013500000 (Portion), 1013500020 & 1012800000	253.29	St. Augustine Country Club LLC
	1011800000, 1011800030 & 1029800000		Elmww LLC
	1013500010		Southeast Investments #17 LLC

# EXHIBIT 4



ENTRADA  
COMMUNITY  
DEVELOPMENT DISTRICT

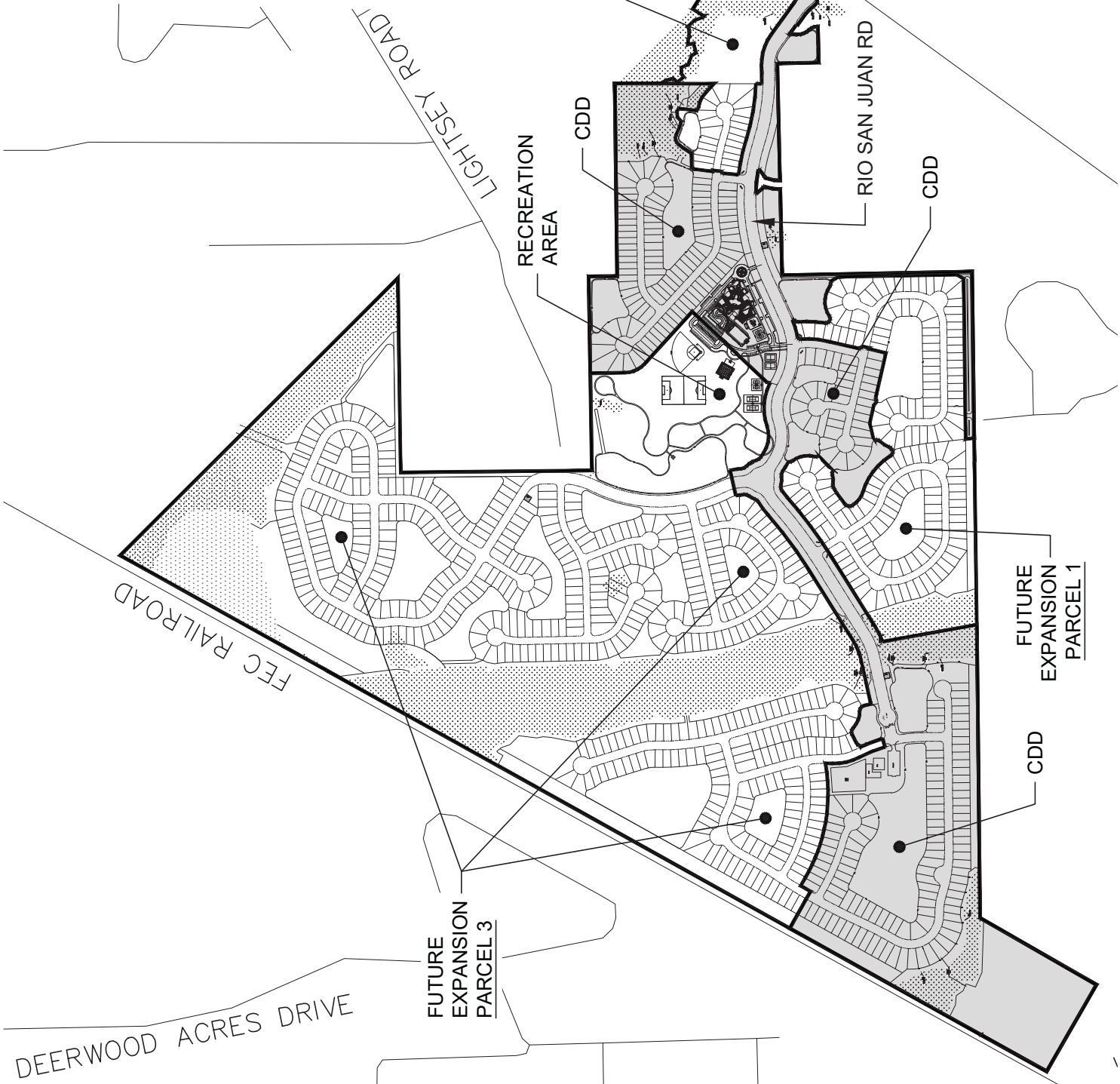
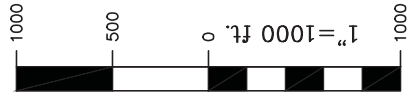
EXHIBIT 4A

PROJECT LAYOUT

April 7, 2020

DEVELOPMENT PHASING

CDD = 256 UNITS  
FUTURE CDD = 765 UNITS  
TOTAL = 1,021 UNITS





# EXHIBIT 4B

## FUTURE EXPANSION PARCEL 1

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE NORTH 89°12'19" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF SAID SECTION 34, A DISTANCE OF 190.96 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 10°10'04" WEST, DEPARTING LAST SAID LINE, A DISTANCE OF 660.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 110.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°22'42" EAST, 110.22 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°01'07" EAST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3090.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 509.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°17'55" EAST, 508.53 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°35'10" EAST, 57.31 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°17'50" EAST, 40.20 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 56.43 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°32'45" EAST, 56.04 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°49'25" EAST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 56°33'19" EAST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.90 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°42'24" EAST, 42.88 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 30.71 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 13°58'49" EAST, 29.88 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE SOUTHERLY ALONG THE

ARC OF SAID CURVE, A DISTANCE OF 158.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°03'33" EAST, 152.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°07'29" EAST, 28.64 FEET TO THE END OF SAID CURVE; THENCE SOUTH 45°28'42" WEST, A DISTANCE OF 141.64 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 29.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°55'08" WEST, 28.64 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 65.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 86°45'19" WEST, 65.29 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 80°23'14" WEST, 22.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 63°12'19" WEST, A DISTANCE OF 14.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.60 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°39'04" WEST, 31.55 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 3372.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 93.76 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°53'36" WEST, 93.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 57.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OR SOUTH 10°09'39" WEST, 52.34 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 33°22'06" EAST, A DISTANCE OF 7.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 163.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.26 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°27'03" EAST, 111.94 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 437.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 319.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 52°37'07" EAST, 311.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 42.70 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 63°53'34" EAST, 40.49 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE NORTH 13°38'32" WEST, A DISTANCE OF 8.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°22'54" EAST, 32.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.29 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°39'44" EAST, 74.75 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 32.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.46 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°26'26" EAST, 41.84 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE NORTH 76°44'26" EAST, A DISTANCE OF 126.16 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 125.45 FEET; THENCE SOUTH 50°08'41" EAST, A DISTANCE OF 36.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.09 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°26'59" EAST, 31.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 312.19 FEET; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 76°57'20" EAST, A DISTANCE OF 7.29 FEET; THENCE NORTH 13°02'20" EAST, A DISTANCE OF 50.51 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.23 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°10'42" WEST, 31.62 FEET TO THE POINT OF TANGENCY; THENCE NORTH 13°02'40" EAST, A DISTANCE OF 216.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 183.63 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 04°41'39" EAST, 182.98 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.40 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 38°03'21" EAST, 33.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 540.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.80 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°34'16" EAST, 116.57 FEET TO THE END OF SAID CURVE; THENCE SOUTH 22°37'31" EAST, A DISTANCE OF 10.32 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 36.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°24'34" WEST, 34.42 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 186.24 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°30'57" WEST, 185.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 69.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°09'24" EAST, 55.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 221.84 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°01'26" EAST, 208.36 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 30.00

FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 33.38 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°01'47" EAST, 31.69 FEET TO THE END OF SAID CURVE AT A POINT OF CUSP; THENCE SOUTH 28°54'16" EAST, A DISTANCE OF 66.14 FEET; THENCE SOUTH 01°04'57" EAST, A DISTANCE OF 816.74 FEET; THENCE SOUTH 30°17'28" WEST, A DISTANCE OF 54.29 FEET; THENCE SOUTH 89°17'35" WEST, A DISTANCE OF 1107.94 FEET; THENCE SOUTH 06°40'35" EAST, A DISTANCE OF 60.33 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF TWIN LAKES, AS RECORDED IN MAP BOOK 62, PAGES 13 THROUGH 24 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTH LINE OF SAID SECTION 34; THENCE SOUTH 89°17'35" WEST, ALONG LAST SAID LINE, A DISTANCE OF 164.43 FEET TO THE NORTHWEST CORNER OF SAID TWIN LAKES; THENCE SOUTH 89°12'19" WEST, ALONG SAID SOUTH LINE OF SECTION 34, ALSO BEING THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1124.69 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 49.15 ACRES, MORE OR LESS.





# EXHIBIT 4C

## FUTURE EXPANSION PARCEL 2

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE NORTH 00°48'48" EAST, ALONG A NON-BOUNDARY LINE, A DISTANCE OF 112.08 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 00°05'31" EAST, A DISTANCE OF 40.02 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1410.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 389.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°15'14" WEST, 388.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1380.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 251.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°33'16" WEST, 251.20 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°58'40" EAST, A DISTANCE OF 104.31 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.97 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°26'42" EAST, 23.06 FEET TO THE END OF SAID CURVE; THENCE NORTH 07°34'10" EAST, A DISTANCE OF 55.01 FEET; THENCE NORTH 82°37'27" WEST, A DISTANCE OF 8.22 FEET; THENCE NORTH 07°13'30" EAST, A DISTANCE OF 129.90 FEET; THENCE NORTH 35°52'21" EAST, A DISTANCE OF 18.74 FEET; THENCE NORTH 89°03'09" EAST, A DISTANCE OF 97.38 FEET; THENCE NORTH 33°16'51" EAST, A DISTANCE OF 65.46 FEET; THENCE NORTH 37°51'58" EAST, A DISTANCE OF 44.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 55.10 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 71.17 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°59'43" EAST, 66.33 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 66°43'55" EAST, A DISTANCE OF 71.42 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 187.39 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'57" EAST, 31.43 FEET TO THE END OF SAID CURVE; THENCE NORTH 46°08'31" EAST, A DISTANCE OF 35.75 FEET; THENCE NORTH 84°38'38" EAST, A DISTANCE OF 40.36 FEET; THENCE SOUTH 60°24'10" EAST, A DISTANCE OF 24.74 FEET; THENCE SOUTH 06°48'50" WEST, A DISTANCE OF 123.98 FEET; THENCE SOUTH 58°13'22" EAST, A DISTANCE OF 29.30 FEET; THENCE SOUTH 81°14'37" EAST, A DISTANCE OF 26.99 FEET; THENCE SOUTH 66°24'25" EAST, A DISTANCE OF 41.03 FEET; THENCE SOUTH 51°34'13" EAST, A DISTANCE OF 53.98 FEET; THENCE SOUTH 47°06'41" EAST, A DISTANCE OF 73.50 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4551, PAGE 1821 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°05'31" EAST, ALONG LAST SAID

PROLONGATION, A DISTANCE OF 390.85 FEET TO A POINT ON THE APPROXIMATE CENTERLINE OF MOULTRIE CREEK; THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID CREEK ALSO BEING THE SOUTHERLY LINE OF LAST SAID LANDS, THE FOLLOWING 22 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 26°03'43" EAST, A DISTANCE OF 26.23 FEET; COURSE 2) THENCE SOUTH 26°03'43" EAST, A DISTANCE OF 31.40 FEET; COURSE 3) THENCE SOUTH 12°23'10" EAST, A DISTANCE OF 46.13 FEET; COURSE 4) THENCE SOUTH 41°28'47" WEST, A DISTANCE OF 38.09 FEET; COURSE 5) THENCE SOUTH 39°22'09" EAST, A DISTANCE OF 26.08 FEET; COURSE 6) THENCE SOUTH 36°54'30" EAST, A DISTANCE OF 30.34 FEET; COURSE 7) THENCE NORTH 56°07'31" EAST, A DISTANCE OF 28.69 FEET; COURSE 8) THENCE SOUTH 89°48'48" EAST, A DISTANCE OF 42.78 FEET; COURSE 9) THENCE SOUTH 20°45'29" EAST, A DISTANCE OF 51.65 FEET; COURSE 10) THENCE SOUTH 67°58'10" EAST, A DISTANCE OF 64.38 FEET; COURSE 11) THENCE SOUTH 30°00'15" EAST, A DISTANCE OF 37.04 FEET; COURSE 12) THENCE NORTH 76°54'38" EAST, A DISTANCE OF 68.18 FEET; COURSE 13) THENCE NORTH 08°55'59" WEST, A DISTANCE OF 39.24 FEET; COURSE 14) THENCE SOUTH 86°58'13" EAST, A DISTANCE OF 38.35 FEET; COURSE 15) THENCE SOUTH 51°12'04" EAST, A DISTANCE OF 20.87 FEET; COURSE 16) THENCE NORTH 52°50'17" EAST, A DISTANCE OF 9.27 FEET; COURSE 17) THENCE SOUTH 85°39'32" EAST, A DISTANCE OF 36.81 FEET; COURSE 18) THENCE NORTH 68°41'08" EAST, A DISTANCE OF 26.14 FEET; COURSE 19) THENCE SOUTH 41°44'50" EAST, A DISTANCE OF 62.28 FEET; COURSE 20) THENCE SOUTH 19°00'27" EAST, A DISTANCE OF 65.15 FEET; COURSE 21) THENCE SOUTH 48°27'15" EAST, A DISTANCE OF 14.07 FEET; COURSE 22) THENCE NORTH 32°13'07" EAST, DEPARTING SAID APPROXIMATE CENTERLINE OF MOULTRIE CREEK, A DISTANCE OF 94.78 FEET TO A POINT ON THE SOUTHWEST LINE OF LAST SAID LANDS; THENCE SOUTH 57°48'56" EAST, ALONG LAST SAID SOUTHWEST LINE AND ALONG THE SOUTHWEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4127, PAGE 133 OF SAID PUBLIC RECORDS, A DISTANCE OF 700.34 FEET TO A POINT ON THE NORTHWEST RIGHT OF WAY LINE OF STATE ROAD 207, A VARIABLE WIDTH RIGHT OF WAY PER THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78050-2516; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, THE FOLLOWING 3 COURSES AND DISTANCES: COURSE 1) THENCE SOUTH 36°22'42" WEST, A DISTANCE OF 292.40 FEET TO A TRANSITION IN THE RIGHT OF WAY WIDTH; COURSE 2) THENCE SOUTH 53°08'21" EAST, ALONG SAID TRANSITION LINE, A DISTANCE OF 9.99 FEET; COURSE 3) THENCE SOUTH 36°22.58" WEST, A DISTANCE OF 217.46 FEET; THENCE NORTH 53°38'18" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 19.67 FEET; THENCE SOUTH 81°15'35" WEST, A DISTANCE OF 66.97 FEET; THENCE SOUTH 41°37'26" WEST, A DISTANCE OF 10.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 348.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.78 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°14'33" WEST, 137.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 190.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°23'41" WEST, 54.68 FEET TO THE POINT OF TANGENCY; THENCE NORTH 54°07'18" WEST, A DISTANCE OF 269.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 226.98 FEET, SAID

CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°42'00" WEST, 223.02 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 88°43'17" WEST, A DISTANCE OF 50.04 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1450.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 77.33 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°45'02" WEST, 77.32 FEET TO THE END OF SAID CURVE AND THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 18.86 ACRES, MORE OR LESS.



# EXHIBIT 4C

## FUTURE EXPANSION PARCEL 3

(SURVEYOR'S DESCRIPTION)

A PORTION OF SECTION 33, SECTION 34 AND SECTION 55, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF BEGINNING**, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 33 WITH THE SOUTHEAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE NORTH 29°09'38" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 344.66 FEET TO THE INTERSECTION WITH SAID SOUTHEASTERLY RIGHT OF WAY LINE WITH THE SOUTH LINE OF SAID SECTION 55; THENCE NORTH 29°07'15" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1285.37 FEET; THENCE SOUTH 44°56'09" EAST, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 2709.72 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1666, PAGE 1303 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING THE NORTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4425, PAGE 1015 OF SAID PUBIC RECORDS; THENCE SOUTH 89°10'36" WEST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1341.36 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 00°33'42" EAST, ALONG THE WEST LINE THEREOF AND THE WEST LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4440, PAGE 1333, A DISTANCE OF 1320.12 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 89°01'26" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 671.26 FEET TO THE NORTHWEST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2676, PAGE 1300 OF SAID PUBLIC RECORDS; THENCE SOUTH 00°56'01" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 240.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 182.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, DEPARTING LAST SAID WEST LINE, A DISTANCE OF 149.10 FEET, SAID CURVE BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°06'14" EAST, 144.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 47°34'25" EAST, A DISTANCE OF 491.49 FEET; THENCE SOUTH 43°27'34" WEST, A DISTANCE OF 707.95 FEET; THENCE SOUTH 13°25'26" WEST, A DISTANCE OF 23.97 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 308.49 FEET, SAID CURVE BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF NORTH 86°03'17" WEST, 300.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 191.18 FEET, SAID CURVE BEING SUBTENDEED BY A CHORD BEARING AND DISTANCE OF NORTH 82°38'09" WEST, 184.65 FEET TO THE POINT OF TANGENCY; THENCE NORTH 56°33'19" WEST, A DISTANCE OF 35.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDEED BY A CHORD



BEARING AND DISTANCE OF NORTH 35°17'12" WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.91 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30°59'04" WEST, 81.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°40'55" WEST, 36.27 FEET TO THE POINT OF TANGENCY; THENCE NORTH 05°24'49" WEST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 390.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 52.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°16'16" WEST, 52.47 FEET TO THE END OF SAID CURVE; THENCE SOUTH 76°52'18" WEST, A DISTANCE OF 180.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 210.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.28 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°16'16" EAST, 28.26 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 05°24'49" EAST, A DISTANCE OF 28.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 37.12 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°51'17" WEST, 36.27 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 140.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°09'33" WEST, 43.63 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.55 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°59'25" WEST, 33.87 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 590.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.10 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°40'56" WEST, 104.96 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2910.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 479.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 53°17'55" WEST, 478.90 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58°01'07" WEST, A DISTANCE OF 579.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 410.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 138.66 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°42'25" WEST, A DISTANCE OF 138.00 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 77°23'43" WEST, A DISTANCE OF 313.68 FEET; THENCE NORTH 12°36'17" WEST, A DISTANCE OF 48.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 51.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°25'42" WEST, 47.65 FEET TO THE POINT OF

REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 174.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 130.99 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41'09" WEST, 127.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.41 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21'11" WEST, 42.76 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 64°24'48" WEST, A DISTANCE OF 64.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 38.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 35.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°59'38" WEST, 33.82 FEET TO THE END OF SAID CURVE; THENCE NORTH 78°25'33" WEST, A DISTANCE OF 11.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 1030.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 169.88 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°51'43" EAST, 169.69 FEET TO THE END OF SAID CURVE; THENCE SOUTH 73°51'47" WEST, A DISTANCE OF 60.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 970.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 194.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°53'25" WEST, 194.48 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 362.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 190.81 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°32'37" WEST, 188.61 FEET TO THE POINT OF TANGENCY; THENCE NORTH 01°08'58" EAST, A DISTANCE OF 47.64 FEET; THENCE SOUTH 80°59'57" WEST, A DISTANCE OF 62.95 FEET; THENCE SOUTH 84°01'41" WEST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 86°56'06" WEST, A DISTANCE OF 58.09 FEET; THENCE SOUTH 89°28'44" WEST, A DISTANCE OF 43.57 FEET; THENCE NORTH 86°20'13" WEST, A DISTANCE OF 123.60 FEET; THENCE NORTH 81°47'22" WEST, A DISTANCE OF 58.09 FEET; THENCE NORTH 78°34'36" WEST, A DISTANCE OF 53.10 FEET; THENCE NORTH 76°46'58" WEST, A DISTANCE OF 53.00 FEET; THENCE NORTH 73°43'58" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 71°08'51" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 68°33'44" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 65°58'37" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 63°23'30" WEST, A DISTANCE OF 51.66 FEET; THENCE NORTH 61°09'48" WEST, A DISTANCE OF 52.48 FEET; THENCE NORTH 60°52'51" WEST, A DISTANCE OF 61.57 FEET; THENCE SOUTH 30°42'38" WEST, A DISTANCE OF 77.87 FEET; THENCE NORTH 59°51'05" WEST, A DISTANCE OF 60.00 FEET; THENCE NORTH 60°52'51" WEST, A DISTANCE OF 232.34 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07'17" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 3663.97 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED LANDS CONTAIN 253.29 ACRES, MORE OR LESS.

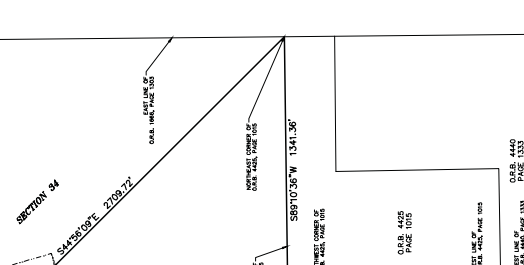
**MAP SHOWING SKETCH & DESCRIPTION OF**

(CONVEYOR'S DESCRIPTION)  
 A PORTION OF SECTION 34, SECTION 35 AND SECTION 36, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JAMES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

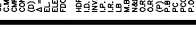
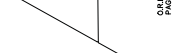
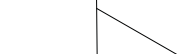
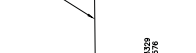
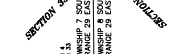
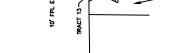
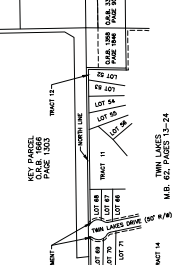
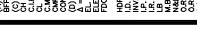
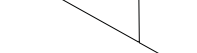
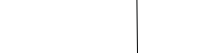
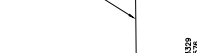
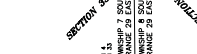
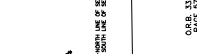
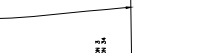
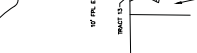
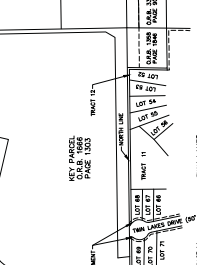
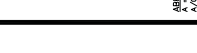
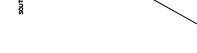
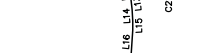
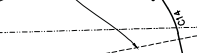
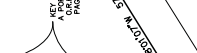
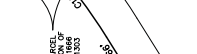
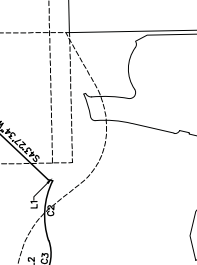
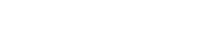
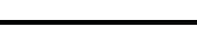
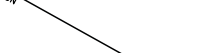
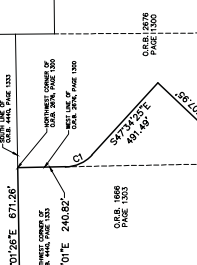
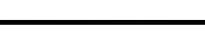
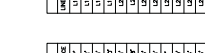
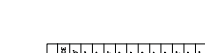
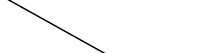
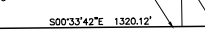
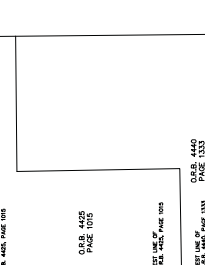
THE ABOVE DESCRIBED LANDS CONTAIN 253.29 ACRES, MORE OR LESS.

SECTION 34, SECTION 35 AND SECTION 36, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JAMES COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED LANDS CONTAIN 253.29 ACRES, MORE OR LESS.



**POINT OF BEGINNING**  
 BEING THE POINT OF BEGINNING OF THE WEST LINE OF SECTION 34, SECTION 35 AND SECTION 36, ALL LYING IN TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JAMES COUNTY, FLORIDA.



**EXHIBIT 4D**  
**FUTURE EXPANSION**  
**PARCEL 3**

**CURRENT OWNER**  
 ELMW LLC  
 SOUTHEAST INVESTMENTS #17, LLC  
 ST AUGUSTINE COUNTRY CLUB, LLC

**LAND USE DESIGNATION - RES-B**

April 7, 2020

LINE	BEARING	DISTANCE
L1	N89°07'28\"/>	
L2	S89°10'30\"/>	
L3	S00°33'42\"/>	
L4	S89°10'30\"/>	
L5	S00°33'42\"/>	
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L97	S00°33'42\"/>	
L98	S89°10'30\"/>	
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L100	S89°10'30\"/>	

LINE	BEARING	DISTANCE
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L67	S00°33'42\"/>	
L68	S89°	

# EXHIBIT 5

# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

## EXHIBIT 5

### EXISTING / FUTURE LAND USE

April 7, 2020

#### LEGEND



ENTRADA CDD



FUTURE  
EXPANSION  
PARCEL

RES-B

= RESIDENTIAL B

RES-C

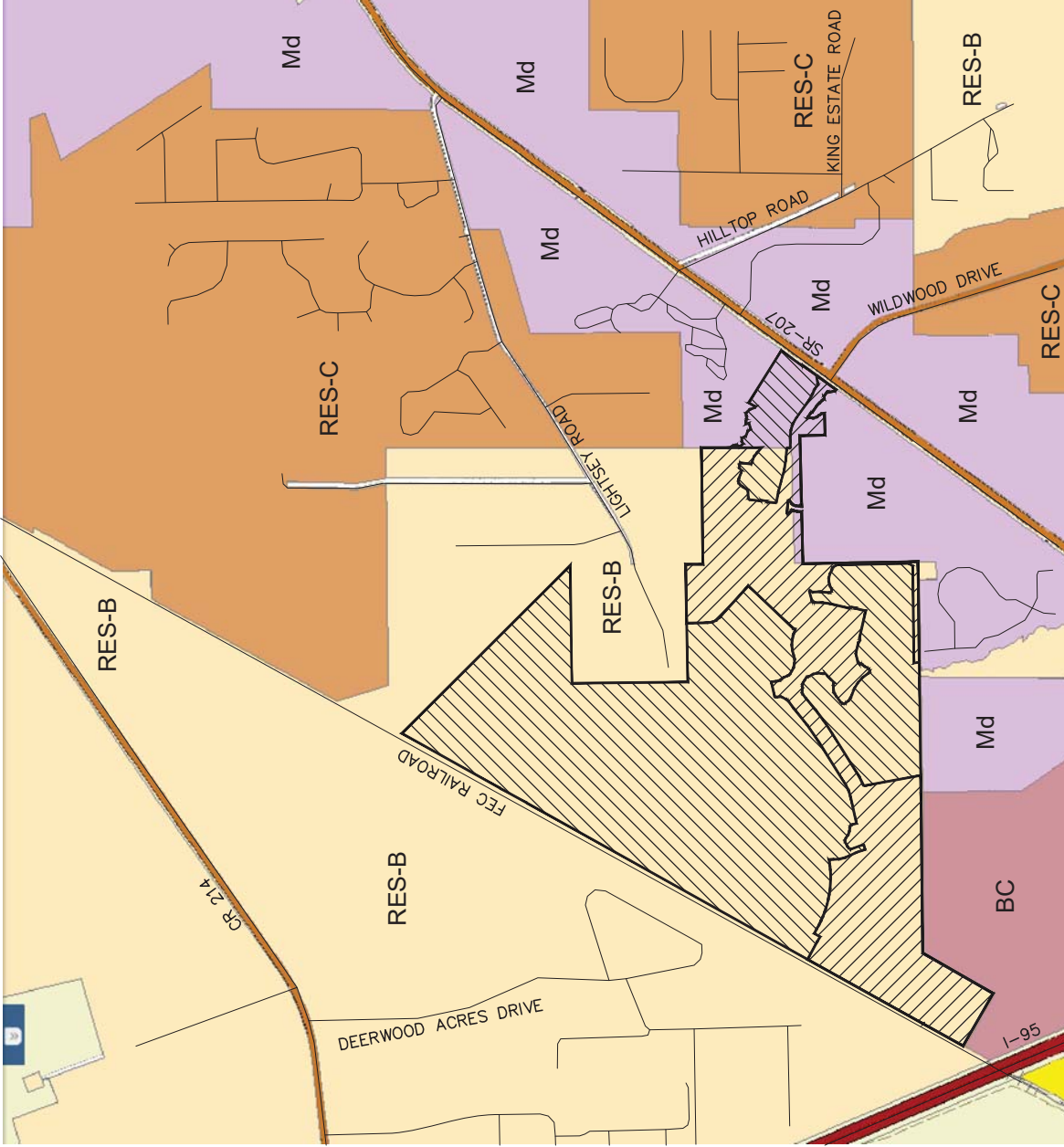
= RESIDENTIAL C

Md

= MIXED USE DISTRICT

BC

= BUSINESS COMMERCIAL





# EXHIBIT 6

ENTRADA  
COMMUNITY  
DEVELOPMENT DISTRICT

EXHIBIT 6A

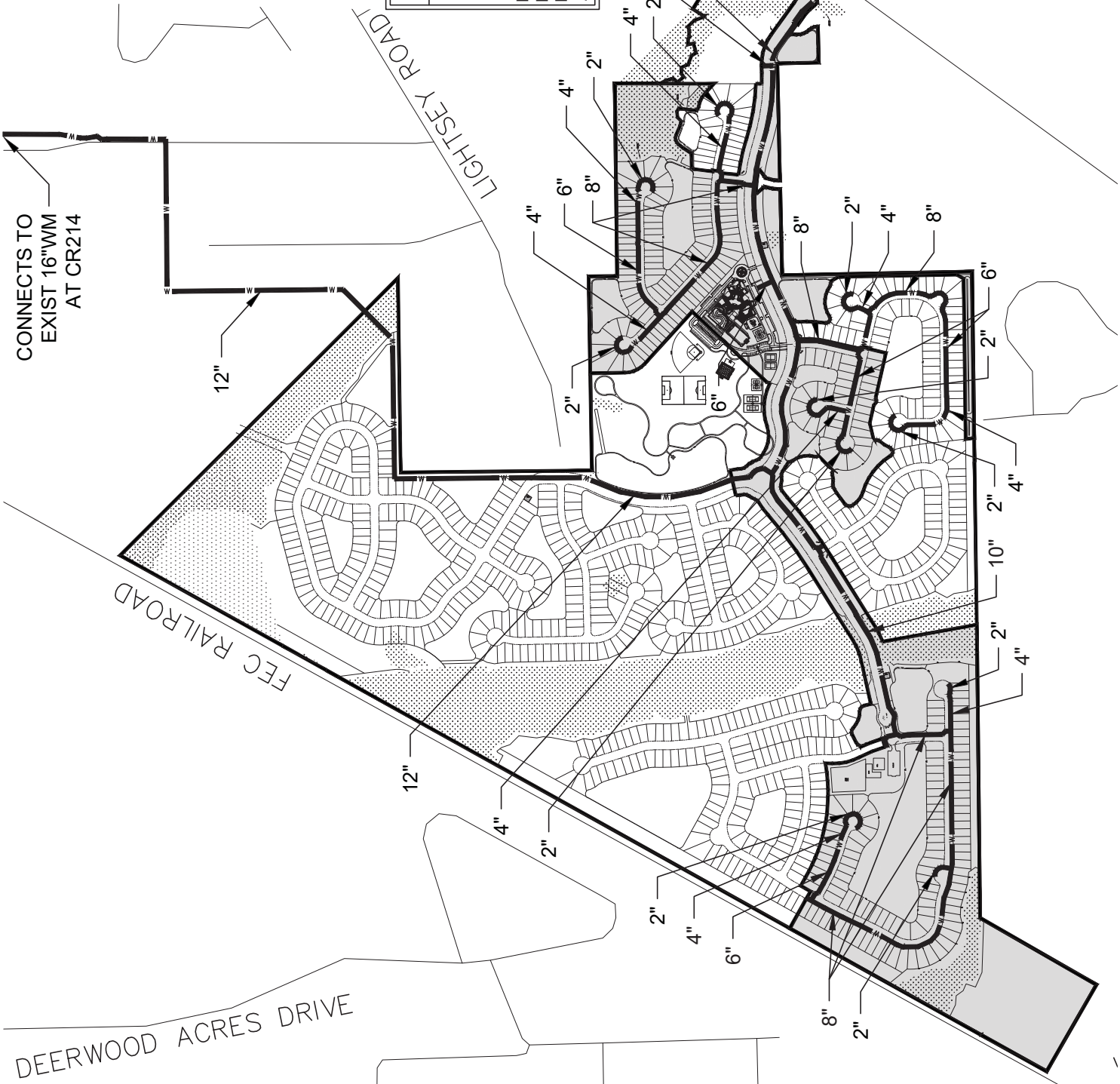
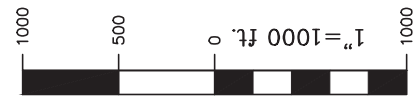
MASTER WATER PLAN

April 7, 2020

**LEGEND**

- EXISTING WATER MAINS
- PROPOSED WATER MAINS

NOTE: EXACT SIZE AND LOCATION OF WATER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6B

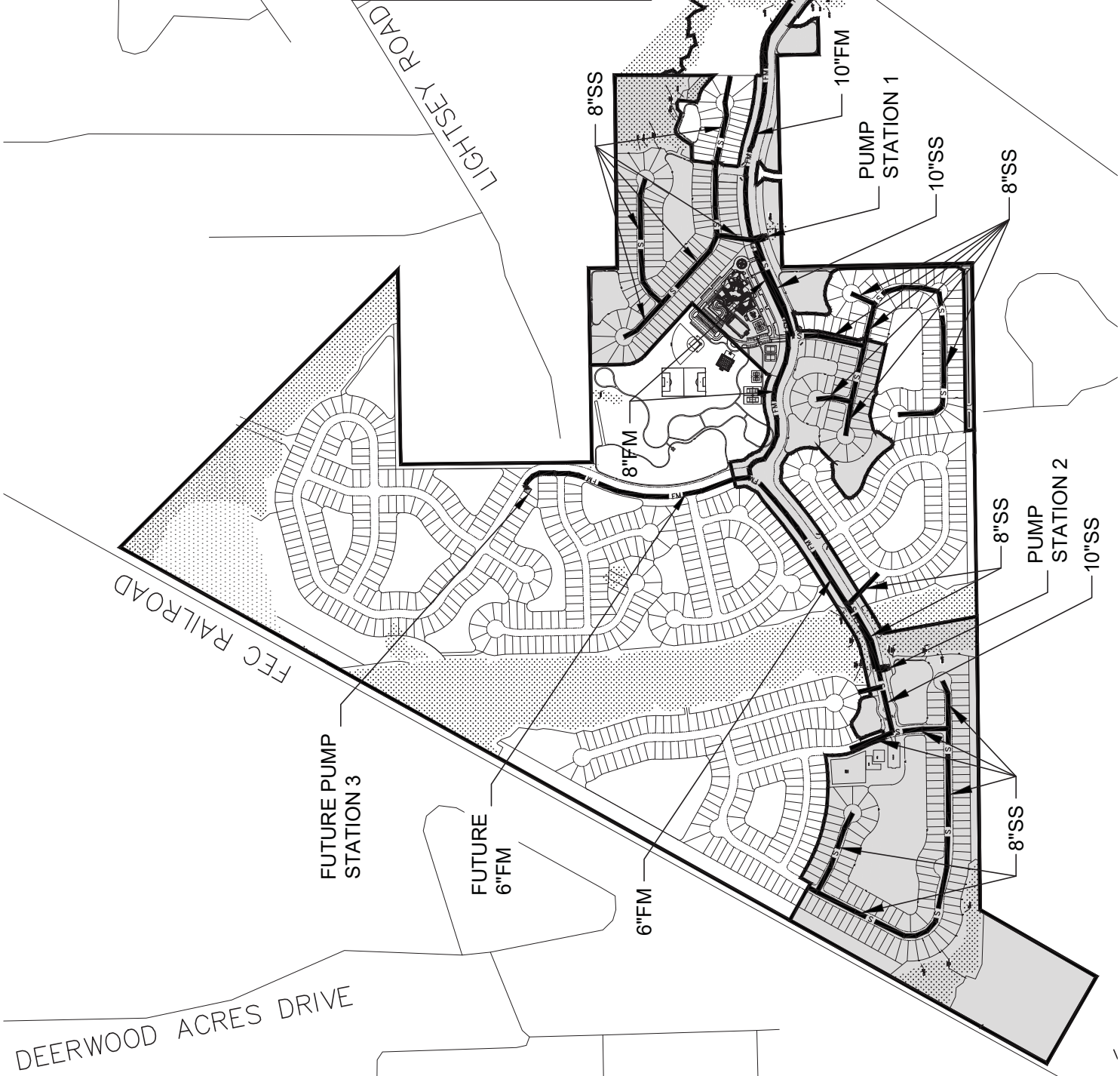
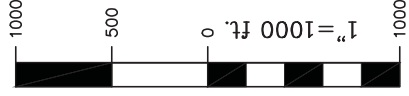
## MASTER SEWER PLAN

April 7, 2020

### LEGEND

FM	FORCE MAIN
SS	SANITARY SEWER
---	EXISTING FORCE MAINS
—	PROPOSED FORCE MAINS
- - -	PROPOSED SEWER MAINS

NOTE: EXACT SIZE AND LOCATION OF SEWER MAINS WILL BE DETERMINED AT TIME OF FINAL ENGINEERING DESIGN. RESIDENTIAL SITE PLANS ARE PRELIMINARY AND SUBJECT TO CHANGE.



# ENTRADA COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 6C

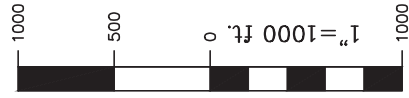
## MASTER DRAINAGE PLAN

April 7, 2020

### LEGEND

-  PROPOSED STORM DRAINAGE PIPES
-  STORMWATER POND

NOTE: EXACT SIZE AND LOCATION OF STORM  
MANS WILL BE DETERMINED AT TIME OF FINAL  
ENGINEERING DESIGN. RESIDENTIAL SITE PLANS  
ARE PRELIMINARY AND SUBJECT TO CHANGE.



# EXHIBIT 7



# EXHIBIT "7"

## PROPOSED INFRASTRUCTURE PLAN ENTRADA COMMUNITY DEVELOPMENT DISTRICT

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<b>FACILITY</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>OPERATION MAINTENANCE</b>
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Management	Developer	CDD	CDD
Landscape/Entranceway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD
Electric and Street Lighting	Developer	FPL	FPL

---

SJCUD = St. Johns County Utility Department  
FPL = Florida Power and Light

Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

# EXHIBIT 8

# EXHIBIT 8

## ESTIMATED COST SUMMARY ENTRADA COMMUNITY DEVELOPMENT DISTRICT

### COST ESTIMATE SHEET ENTRADA COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Current District Costs	Expansion Parcel Costs	Total Costs	Current District Annual Outlay <sup>3</sup>	
				2020	2021
1. Clearing and Earthwork	3,116,660	4,906,060	8,022,720	90	10
2. Stormwater Systems	2,545,000	2,409,030	4,954,030	90	10
3. Water and Sewer Utilities <sup>1</sup>	3,492,035	4,716,780	8,208,815	80	20
4. Roadway Improvements	3,615,000	3,582,460	7,197,460	40	60
5. Recreational Improvements <sup>2</sup>	4,152,600	241,600	4,394,200	10	90
6. Entry Signage and Landscaping	1,200,000	0	1,200,000	20	80
7. Landscaping, Berm, Fencing, Fountains	395,000	0	395,000	20	80
8. Electric and Street Lighting	777,725	748,200	1,525,925	30	70
9. Engineering, Surveying, Planning, CEI	1,397,270	595,130	1,992,400	90	10
<b>TOTAL COSTS</b>	<b>\$20,691,290</b>		<b>\$37,890,550</b>		

1. Includes all Water, Sewer, Force Main, and Sewage Pump Stations.
2. These estimates contemplate the exercise of the two (2) special powers requested by the Petitioner at this time: (i) Section 190.012(2)(a), *Florida Statutes*, parks and facilities for indoor and outdoor recreational, cultural and educational uses; and (ii) Section 190.012(2)(d), *Florida Statutes*, security, including but not limited to guardhouses, fences and gates, electronic intrusion-detection systems, and patrol cars; improvements also include Amenity Center, Pocket Parks and Mulch Trail.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.

Note: This exhibit identifies the current intentions of the District and is subject to change based upon various factors such as future development plans or market conditions.

All estimates are 2020 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts. This cost summary contemplates the exercise of special powers by the District.

# EXHIBIT 9



Rizzetta & Company

# STATEMENT OF ESTIMATED REGULATORY COSTS

FOR

## PETITION TO ESTABLISH ENTRADA COMMUNITY DEVELOPMENT DISTRICT

March 20, 2020

Prepared by:

Rizzetta & Company  
12750 Citrus Park Lane  
Suite 115  
Tampa, FL 33625  
[rizzetta.com](http://rizzetta.com)



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## I. INTRODUCTION

### 1. PURPOSE AND SCOPE

This Statement of Estimated Regulatory Costs has been prepared as a component of the petition filed with the Board of County Commissioners of St. Johns County, Florida, to establish the Entrada Community Development District ("District") in accordance with Chapter 190.005, Florida Statutes ("F.S."). Specifically, Section 190.005(1)(a)8, F.S., requires that, as part of the petition, a Statement of Estimated Regulatory Costs be prepared pursuant to Section 120.541, F.S.

A community development district ("CDD") is established under the Uniform Community Development District Act of 1980, Chapter 190 of the Florida Statutes, as amended (the "Act"). A CDD is a local unit of special-purpose government that is limited to the performance of those specialized functions authorized by the Act. Those specialized functions consist of planning, financing, constructing and maintaining certain public infrastructure improvements and community development services. As an independent special district, the CDD's governing body establishes its own budget and, within the scope of its authorized powers, operates independently of the local general-purpose governmental entity (i.e., a county or city) whose boundaries include the CDD.

However, a CDD cannot regulate land use or issue development orders; those powers reside with the local general-purpose government. The legislature has, in Section 190.004(3), F.S., made this clear by stating:

*The establishment of an independent community development district as provided in this act is not a development order within the meaning of chapter 380. All governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Community Planning Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.*



In addition, the parameters for the review and evaluation of community development district establishment petitions are clearly set forth in Section 190.002(2)(d), F.S., 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.*

Therefore, the scope of this Statement of Estimated Regulatory Costs is limited to an evaluation of those factors pertinent to the establishment of a CDD as defined by the legislature and outlined in Section 120.541(2), F.S.

The purpose of Chapter 190, F.S., is to provide another tool to government and private landowners in their efforts to comply with comprehensive plans which require adequate public facilities and services as pre-conditions for future development.

The CDD is a special-purpose unit of local government that is established for the purpose of providing an alternative mechanism for financing the construction of public infrastructure. A CDD must be structured to be financially independent as intended by the legislature. The costs of any additional public improvements to be constructed or any additional services to be provided as a result of this development will either be financed through the District or any other alternative financing methods available for the District in accordance with Florida law. The annual operations and administrative costs of the District will be borne entirely by the District and will not require any subsidy from the State of Florida or the County, nor will it place any additional economic burden on those persons not residing within the District.

## **2. ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

The proposed District will initially encompass approximately 143.98 acres on which DR Horton, Inc. - Jacksonville ("Petitioner") plans to develop a project ("Project"), which currently contemplates approximately 256 single family residential units. However, in the immediate future, the Petitioner may amend the boundaries to include an additional 321.30 acres which, if approved, is expected to contain an additional 765 residential units for a new total of 1,021 residential units.



The Petitioner is seeking authority, as outlined in Section 190.012, F.S., to establish the District in order to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain systems, facilities and basic infrastructure that includes, but is not limited to: roadways, utilities, stormwater management, underground electric utility lines, landscape and hardscape, recreational improvements, or any other project, within or outside the boundaries of the District, required by a development order issued by a local government or the subject of an agreement between the District and a governmental entity.

If approved, the District will be authorized to finance these types of infrastructure improvements through special assessment revenue bonds. Repayment of these bonds will be through non-ad valorem assessments levied against all benefited properties within the District. Ongoing operation and maintenance for District-owned facilities is expected to be funded through maintenance assessments levied against all benefited properties within the District.

**II. STATUTORY ITEMS:**

Section 120.541(2), F.S. (2017), in pertinent part, provides that the elements of a Statement of Estimated Regulatory Costs must contain the following:

*(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.*

*(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.*

The estimated regulatory impact of establishing the District is summarized below. Statutory requirements are **SHOWN IN BOLD CAPS**.



Rizzetta & Company

**1. AN ECONOMIC ANALYSIS SHOWING WHETHER THE ORDINANCE DIRECTLY OR INDIRECTLY:**

**A. 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;**

Practically, the District, as a “special-purpose” entity, does not have the legal authority or operational ability to adversely impact economic growth, job creation, or investment. The Project and its related permits and entitlements exist independently of the proposed District. The improvements and services proposed to be provided by the District will be required for successful implementation of the Project regardless of whether or not the District is established. However, it is expected that any economic impact would be positive in nature, particularly in the short term. Establishment of the District will enable the anticipated construction of public infrastructure improvements, which will yield a demand for construction labor and professional consultants. Additionally, the District may choose to finance improvements by the issue of special assessment revenue bonds, which may be an attractive investment for investors. Furthermore, establishment would be expected to have a positive impact on property values and local real estate sales. See generally Sections 3(b) and 5 below. Thus, there will be no adverse impact on economic growth, private sector job creation or employment, or private sector investment as a result of the establishment of the District.

**B. 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;**

Any impact on overall business competitiveness and/or innovation resulting from District establishment will presumably be positive in nature. All professional contributors to the creation of the District and anticipated resulting developmental efforts are expected to be either locally or state-based. Once complete, the Project would likely create opportunities for the local real estate industry. Thus, there will be no adverse impact on business competitiveness because of the formation of the proposed District. See generally Section 5 below.





**C. OR 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.**

A dramatic increase in overall regulatory or transactional costs is highly unlikely. As will be stated in further detail below, the County may incur incidental administrative costs in reviewing the documents germane to the establishment of the District, although these will be recouped by the establishment fee paid to the County.

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 CDD's 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. See generally Sections 3 and 4 below.

**2. A GOOD FAITH ESTIMATE OF THE NUMBER OF INDIVIDUALS AND ENTITIES LIKELY TO BE REQUIRED TO COMPLY WITH THE ORDINANCE, TOGETHER WITH A GENERAL DESCRIPTION OF THE TYPES OF INDIVIDUALS LIKELY TO BE AFFECTED BY THE ORDINANCE:**

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 in Section 3(a)(2) below. 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 the administrative costs outlined in Section 3(a)(1) below. 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 by the District and the District's future residents, 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. However, as a requirement under Section 190.005, F.S., 100 percent of the current landowners within the boundaries of the proposed District have consented to the establishment of the District, and evidence of such has been provided as Exhibit 3 to the Petition.

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.



**3. A GOOD FAITH ESTIMATE OF THE COST TO THE AGENCY, AND TO ANY OTHER STATE AND LOCAL ENTITIES, OF IMPLEMENTING AND ENFORCING THE PROPOSED ORDINANCE, AND ANY ANTICIPATED EFFECT ON STATE AND LOCAL REVENUES:**

a. Costs to Governmental Agencies of Implementing and Enforcing the Ordinance

1. St. Johns County ("Agency")

Because the District encompasses less than 2,500 acres, this petition is being submitted to St. Johns County (i.e., the "Agency" under Section 120.541(2), F.S.) for approval in accordance with Section 190.005(2), F.S. The Agency may incur certain administrative costs involved with the review of this petition, although this will be offset by the Petitioner's payment of a one-time filing fee.

Once the District has been established, the Agency will not incur any quantifiable on-going costs resulting from the on-going administration of the District. As previously stated, the CDD will operate independently from the County and all administrative and operating costs incurred by the District relating to the financing and construction of infrastructure are borne entirely by the District. The District will submit, for informational purposes, its annual budget, financial report, audit and public financing disclosures to the Agency. Since there are no legislative requirements for review or action, the Agency should not incur any costs. The Agency may, however, choose to review these documents.

2. State of Florida

Once the District has been established, the State of Florida will incur only nominal administrative costs to review the periodic reports required pursuant to Chapters 190 and 189, F.S. These reports include the annual financial report, annual audit and public financing disclosures. To offset these costs, the legislature has established a maximum fee of \$175 per CDD per year to pay the costs incurred by the Department of Economic Opportunity to administer the reporting requirements



of Chapter 189, F.S. This amount would be funded by District revenues. Because the District, as defined in Chapter 190, F.S., is designed to function as a self-sufficient special-purpose governmental entity, it is responsible for its own management. Therefore, except for the reporting requirements outlined above, as they may be amended from time to time, no additional burden is placed on the State once the District has been established.

### 3. The District

The District will incur costs for operations and maintenance of its facilities and for its administration. These costs will be completely paid for from annual assessments levied against all properties within the District benefiting from its facilities and its services.

#### b. Impact on State and Local Revenues

It is anticipated that approval of this petition will not have any negative effect on state or local revenues. The District is an independent unit of special-purpose government. It is designed to provide community facilities and services to serve the Project. It has its own sources of revenue. No State or local subsidies are required or expected. There is however, the potential for an increase in State sales tax revenue resulting from a stimulated economy although it is not possible to estimate this increase with any degree of certainty. In addition, local ad valorem tax revenues may be increased due to long-lasting increases in property values resulting from the District's construction of infrastructure and on-going maintenance services. Similarly, private development within the District, which will be facilitated by the District's activities, should have a positive impact on property values and therefore ad valorem taxes.

In addition, impact fee and development permit revenue is expected to be generated by private development within the District and, accordingly, should also increase local revenues.

Lastly, some express a concern that a CDD obligation could become a State, County or City obligation thereby negatively affecting State or local revenues. This cannot occur, as Chapter 190 specifically addresses this issue and expressly



states: "It is further the purpose and intent of the legislature that no debt or obligation of a district constitutes a burden on any local general-purpose government without its consent." Section 190.002(3), F.S. "A default on the bonds or obligations of a district shall not constitute a debt or obligation of a local general-purpose government or the state." Section 190.016(15), F.S.

In summary, establishing the Entrada Community Development District will not create any significant economic costs for the State of Florida or for the County.

**4. 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 ORDINANCE:**

The transactional costs associated with adoption of an ordinance to establish the District are primarily related to the financing of infrastructure improvements. The District will determine what infrastructure it considers prudent to finance through the sale of bonds. The District plans to provide various community facilities and services to serve the properties within the District. An estimate of these facilities and services, along with their estimated costs, are provided below.

**PROPOSED INFRASTRUCTURE PLAN  
ENTRADA  
COMMUNITY DEVELOPMENT DISTRICT**

<b>FACILITY</b>	<b>CONSTRUCTION</b>	<b>OWNERSHIP</b>	<b>MAINTENANCE</b>
Roadways	Developer	CDD	CDD
Water & Wastewater	Developer	SJCUD	SJCUD
Stormwater Mgmt.	Developer	CDD	CDD
Landscape/Entryway	Developer	CDD	CDD
Recreation	CDD	CDD	CDD

SJCUD = St. Johns County Utility Department

Acceptance of any offer of dedication shall be at the sole discretion of the Board of County Commissioners. Nothing herein shall be construed as affirmative acceptance by the Board of County Commissioners of improvements or acceptance of any operating and maintenance obligations of the District.

Summary of Estimated Construction Costs for District Public  
Infrastructure Improvements

<u>Improvement</u>	<u>Current District Costs</u>	<u>Expansion Parcel Costs</u>	<u>Total</u>
Clearing and Earthwork	\$3,116,660.00	\$4,906,060.00	\$8,022,720.00
Stormwater Systems	\$2,545,000.00	\$2,409,030.00	\$4,954,030.00
Water and Sewer Utilities	\$3,492,035.00	\$4,716,780.00	\$8,208,815.00
Roadway Improvements	\$3,615,000.00	\$3,582,460.00	\$7,197,460.00
Recreational Improvements	\$4,152,600.00	\$241,600.00	\$4,394,200.00
Entry Signage and Landscaping	\$1,200,000.00	\$0.00	\$1,200,000.00
Landscaping, Berm, Fencing, Fountains	\$395,000.00	\$0.00	\$395,000.00
Electric and Street Lighting	\$777,725.00	\$748,200.00	\$1,525,925.00
Engineering, Surveying, Planning, CEI	\$1,397,270.00	\$595,130.00	\$1,992,400.00
<b>Total Estimated Costs</b>	<b>\$20,691,290.00</b>	<b>\$17,199,260.00</b>	<b>\$37,890,550.00</b>

It is important to note that the various costs are typical for developments of the type contemplated here. In other words, there is nothing peculiar about the District's financing estimates for the infrastructure. These costs are not in addition to normal Project costs.

Once the decision is made to issue bonds, it is expected that assessments will be levied against benefited property owners within the proposed District. The revenue generated by payment of these assessments will be used to repay the bonds. The obligation to pay the assessments will "run with the land" and will be transferred to new property owners upon sale of any portions of the property. It should be noted that the District may not fund all of its planned public infrastructure improvements via the issuance of long-term bonds.

To fund the cost of maintaining infrastructure that the District maintains, operation and maintenance assessments may be imposed on the District property owners. As with the special assessments for infrastructure acquisition and construction, the property owner will be responsible for payment of these assessments on the basis of the amount of benefited property owned.

All persons choosing to acquire property in the District will be responsible for such assessments in addition to the taxes or assessments imposed by St. Johns County or other taxing authorities.





In exchange for the payment of these special assessments, there are potential benefits to be derived by the future property owners. Specifically, these persons can expect to receive a higher level of services because they, the property owners, will elect the members of the District's Board of Supervisors. Further, the District is limited in jurisdiction and responsibility to this single project. Therefore, the District should be extremely responsive to the needs of the property owners within the District.

**5. 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:**

Establishing the District should not have any negative impact on small businesses. Any business, large or small, has the option of locating itself in a CDD provided the local governmental authority has issued the appropriate land use approvals. Those that choose this option will be subject to the financial obligations imposed by the District and will accrue the benefits resulting from being in the District.

Furthermore, the District must operate according to Florida's "Sunshine" laws and must follow certain competitive bidding requirements for certain goods and services it will purchase. As a result, small businesses should be better able to compete for District business serving the lands to be included within the District.

A CDD does not discriminate in terms of the size of businesses that can be located within the boundaries or transact business with the CDD.

Establishment of the District should have a positive impact on the small businesses of the local economy. As outlined above, success of the Project should generate increased employment and stimulate economic activity in the area through increased construction expenditures related to infrastructure and private development, thus providing enhanced opportunity for small businesses.

The County is not defined as a small county for purposes of this requirement.

In addition, establishment of a District should not have a negative impact on small cities or counties, because the cost to construct the infrastructure is borne entirely by the property owners within the District.

**6. ANY ADDITIONAL INFORMATION THAT THE AGENCY DETERMINES MAY BE USEFUL:**



Rizzetta & Company

Certain data utilized in this report was provided by the Petitioner and represents the best information available at this time. Other data was provided by Rizzetta & Company and was based on observations, analysis and experience with private development and other CDD's in various stages of existence.

Finally, it is useful to reflect upon the question of whether the proposed formation of the District is the best alternative to provide community facilities and services to the Project. As an alternative to the District, the County could finance the public infrastructure improvements, either directly or through the use of a County-controlled special taxing or assessment district. However, the County undertaking the implementation of the improvements would naturally have an impact on the finances of the County. Unlike the District, this alternative would require the County to continue to administer the Project and its facilities and services. As a result, the costs for these services and facilities would not be sequestered to the land directly benefiting from them, as the case would be with the District. Additionally, the financing of the Project through the issuance of debt by a County-created district could impact the County's credit rating.

Another alternative to the District would be for the developer to provide the infrastructure and to use a property owners association ("POA") for operations and maintenance of community facilities and services. A District is superior to a POA for a variety of reasons. First, unlike a POA, a District can impose and collect its assessments in the same manner as ad valorem property taxes. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Second, the proposed District is an independent unit of special-purpose government and so it must operate pursuant to Florida's Government-in-the-Sunshine laws and other regulations applicable to public entities. Finally, the District has the ability to issue tax exempt municipal-grade bonds to finance the construction of infrastructure improvements providing for a mechanism to lower the impact of costs

The District also is preferable to these alternatives from a government accountability perspective. With the District as proposed, property owners within the District would have a focused unit of government under their direct control. The District can then be more responsive to property owner needs without disrupting other County responsibilities.

**7. A DESCRIPTION OF ANY REGULATORY ALTERNATIVES SUBMITTED AND A STATEMENT ADOPTING THE ALTERNATIVE OR A STATEMENT OF THE REASONS FOR REJECTING THE ALTERNATIVE IN FAVOR OF THE PROPOSED RULE:**



Rizzetta & Company

Not applicable.

**III. DISCLAIMER:**

Rizzetta & Company, Inc., does not represent community development districts as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide community development districts with financial advisory services or offer investment advice in any form.



Rizzetta & Company

# EXHIBIT 10

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

(This space reserved for Clerk)

Katie S. Buchanan, Esq.  
Hopping Green & Sams, P.A.  
119 South Monroe Street, Suite 300  
Tallahassee, Florida 32301

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**CONSENT AND JOINDER TO ESTABLISHMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that D.R. Horton, Inc. – Jacksonville (“Petitioner”), intends to submit an application to establish a community development district in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, Florida Statutes, the Petitioner is required to include the written consent to the establishment of the community development district of one hundred percent (100%) of the owners of the lands to be included within the community development district.

The undersigned hereby consents to the establishment of the community development district which will include the Property within the lands to be a part of the community development 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 community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the community development 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 Petition, a consent to establishment of the community development 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 person executing this instrument.

Executed this 7 day of April, 2020.

Witnessed:

**D.R. HORTON, INC. -  
JACKSONVILLE,**  
a Delaware corporation

Deborah McClure  
Print Name: Deborah McClure

Philip A. Fremento  
By: Philip A. Fremento  
Its: Vice President

James D. Berman  
Print Name: James D. Berman

STATE OF FLORIDA  
COUNTY OF St. Johns

I hereby certify that on this day, before me, by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Philip A. Fremento, as Vice President of D.R. Horton, Inc. - Jacksonville, 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 7 day of April, 2020.



DEBORAH E. MCCLURE  
MY COMMISSION # GG 009987  
EXPIRES: July 10, 2020  
Bonded Thru Budget Notary Services

Deborah E. McClure  
Notary Public

Personally known: X  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_



**Exhibit A**  
**Property**





# EXHIBIT 11



**AUTHORIZATION OF AGENT**

This letter shall serve as a designation of Katie S. Buchanan of Hopping Green & Sams, P.A., whose address is 119 S. Monroe Street, Suite 300, Tallahassee, Florida 32301, to act as agent for D.R. Horton, Inc. – Jacksonville with regard to any and all matters pertaining to the Petition to the Board of County Commissioners of St. Johns, Florida, 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.

Witnessed:

**D.R. HORTON, INC. - JACKSONVILLE**  
a Delaware corporation

*Deborah McClure*

Print Name: Deborah McClure

*Philip A. Fremento*

By: Philip A. Fremento  
Its: Vice President

*Adam Dearing*

Print Name: Adam Dearing

STATE OF FLORIDA  
COUNTY OF St Johns

I hereby certify that on this day, before me, by means of  physical presence or  online notarization, an officer duly authorized to take acknowledgments, personally appeared Philip A. Fremento as Vice President of D.R. Horton, Inc. – Jacksonville, who executed the foregoing instrument, acknowledged before me that he executed the same on behalf of the foregoing entity and was identified in the manner indicated below.

Witness my hand and official seal in the County of St. Johns and State of Florida this 7 day of April, 2020.

*Deborah E. McClure*  
Notary Public



DEBORAH E. MCCLURE  
MY COMMISSION # GG 009987  
EXPIRES: July 10, 2020  
Bonded Thru Budget Notary Services

Personally known: X  
Produced Identification: \_\_\_\_\_  
Type of Identification: \_\_\_\_\_

## **EXHIBIT 6**

### **Consent and Joinder**



**CONSENT AND JOINDER TO BOUNDARY AMENDMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Entrada Community Development District (“Petitioner”), intends to submit an application to amend its boundaries in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(h), Florida Statutes, the Petitioner is required to include the written consent to the boundary amendment of the community development district of all of the owners of the lands to be added to the community development district.

The undersigned hereby consents to the addition of the Property to be included within the lands of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the boundary amendment process of the community development district is completed 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 Petition, a consent to the boundary amendment of the community development 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 person executing this instrument.

*[Signatures on the following page]*



Executed this 13 day of October, 2022.

Signed, sealed and delivered in the presence of:

**D.R. HORTON, INC. - JACKSONVILLE**  
a Delaware company

Deborah McClure  
Print Name: Deborah McClure

Philip A. Fremont VP  
By: Philip A. Fremont  
Its: Vice President

Anthony Sharp  
Print Name: Anthony Sharp

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13 day of October, 2022, by Philip A. Fremont, as V. President of D.R. Horton, Inc. – Jacksonville, on behalf of the company.



DEBORAH E. MCCLURE  
Commission # GG 967814  
Expires July 10, 2024  
Bonded Thru Budget Notary Services

Deborah E. McClure  
(Official Notary Signature & Seal)  
Name: Deborah E. McClure  
Personally Known X  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

Exhibit A: Property

*[Handwritten mark]*

**Exhibit A**  
**Property**

**BELOW IDENTIFIED AS EXPANSION PARCEL 3B (PORTION)  
IN PETITION DOCUMENTS**

**(LIFT STATION PARCEL AND ACCESS ROAD IN  
DEVELOPMENT PHASE 3 UNITS 5 AND 6A)**

**UTILITY AND LIFT STATION TRACT "A"**

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 6, SAID SECTION 34, SAID POINT LYING ON THE NORTH LINE OF A SUBDIVISION AS SHOWN ON ENTRADA PHASE 1 UNIT 1 AS RECORDED IN MAP BOOK 105, PAGE 86 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°04'24" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 670.06 FEET TO THE NORTHWEST CORNER OF SAID ENTRADA PHASE 1 UNIT 1; THENCE SOUTH 89°01'26" WEST, DEPARTING SAID NORTH LINE AND ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 6, A DISTANCE OF 671.26 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 6; THENCE NORTH 00°34'10" WEST, DEPARTING LAST SAID SOUTH LINE A DISTANCE OF 418.29 FEET; THENCE SOUTH 89°25'50" WEST, DEPARTING SAID WEST LINE, 34.66 FEET TO THE POINT OF BEGINNING; THENCE FROM A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 184.74 FEET, A CENTRAL ANGLE OF 29°53'38" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°35'30" WEST, 95.30 FEET; THENCE NORTHWESTERLY ALONG SAID ARC, THROUGH AN ARC LENGTH OF 96.39 FEET TO A POINT ON SAID CURVE; THENCE NORTH 57°36'31" WEST, 79.65 FEET; THENCE SOUTH 32°23'29" WEST, 60.00 FEET; THENCE SOUTH 57°36'22" EAST, 20.00 FEET; THENCE SOUTH 32°23'29" WEST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 40.00 FEET; THENCE NORTH 32°23'29" EAST, 40.00 FEET; THENCE SOUTH 57°36'31" EAST, 19.65 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 114.59 FEET, A CENTRAL ANGLE OF 28°57'55" AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°45'50" EAST, 57.32 FEET; THENCE SOUTHEASTERLY ALONG SAID ARC, AN ARC LENGTH OF 57.93 FEET; THENCE NORTH 65°52'10" EAST, 70.12 FEET; THENCE NORTH 89°25'50" EAST, 0.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 0.26 ACRES, MORE OR LESS.

**BELOW IDENTIFIED AS EXPANSION PARCEL 3B (PORTION)  
IN PETITION DOCUMENTS**

**(DEVELOPMENT PHASE 2 UNITS 3B AND 3C)**

BK: 5333 PG: 1599

**EXHIBIT "A"**

**Property**

A PORTION OF SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID SECTION 34 WITH THE SOUTHEAST RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, BEING A 100 FOOT RIGHT OF WAY; THENCE SOUTH 29°07'17" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE, A DISTANCE OF 1040.06 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING THENCE SOUTH 60°50' 50" EAST, DEPARTING LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 403.07 FEET; THENCE SOUTH 00°17' 59" WEST, 843.53 FEET; THENCE SOUTH 08°27' 17" EAST, 1190.72 FEET; THENCE SOUTH 19°41' 48" EAST, 545.58 FEET TO A POINT ON THE NORTHERLY LINE OF THE PLAT OF ENTRADA PHASE 1 UNIT 3, RECORDED IN MAP BOOK 105, PAGE 90 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE NORTHERLY; THENCE SOUTHWESTERLY AND NORTHWESTERLY ALONG SAID NORTHERLY LINE OF ENTRADA THE FOLLOWING COURSES: COURSE 1: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 410.00 FEET, A CENTRAL ANGLE OF 19°22' 36", AN ARC LENGTH OF 138.66 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 67°42' 25" WEST, 138.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE 2: SOUTH 77°23' 43" WEST, 313.68 FEET; COURSE 3: NORTH 12°36' 17" WEST, 48.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY; COURSE 4: NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 77° 38' 51", AN ARC LENGTH OF 51.50 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°25' 42" WEST, 47.65 FEET A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY; COURSE 5: NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 174.00 FEET, A CENTRAL ANGLE OF 43°07' 58", AN ARC LENGTH OF 130.99 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°41' 09" WEST, 127.92 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE OF CONCAVE SOUTHERLY; COURSE 6: NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 68°28' 03", AN ARC LENGTH OF 45.41 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°21' 11" WEST, 42.76 FEET TO A POINT OF TANGENCY; COURSE 7: SOUTH 64°24' 48" WEST, 64.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; COURSE 8: SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 38.00 FEET, A CENTRAL ANGLE OF 52°50' 20", AN ARC LENGTH OF 35.04 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°59' 38" WEST, 33.82 FEET TO A POINT ON A NON-TANGENT LINE; COURSE 9: NORTH 78°25' 33" WEST, 11.66 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE WESTERLY; COURSE 10: SOUTHEASTERLY ALONG SAID ARC, HAVING A RADIUS OF 1030.00 FEET, A CENTRAL ANGLE OF 09°26' 59", AN ARC LENGTH OF 169.88 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°51' 43" EAST, 169.69 FEET TO A POINT OF NON-TANGENCY; COURSE 11: SOUTH 73°51' 47" WEST, 60.00 FEET TO A POINT OF CURVATURE OF CURVE CONCAVE WESTERLY; COURSE 12: NORTHWESTERLY ALONG SAID ARC, HAVING A RADIUS OF 970.00 FEET, A CENTRAL ANGLE OF 11°30'24", AN ARC LENGTH OF 194.81 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 21°53' 25" WEST, 194.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY; COURSE 13: NORTHWESTERLY ALONG SAID ARC, HAVING A RADIUS OF 362.00 FEET, A CENTRAL ANGLE OF 30°12' 01", AN ARC LENGTH OF 190.81 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 12°32' 37" WEST, 188.61 FEET TO A POINT OF TANGENCY; COURSE

14: NORTH 01°08' 58" EAST, 47.64 FEET; COURSE 15: SOUTH 80°59' 57" WEST, 62.95 FEET; COURSE 16: SOUTH 84°01' 41" WEST, 58.09 FEET; COURSE 17: SOUTH 86°56' 06" WEST, 58.09 FEET; COURSE 18: SOUTH 89°28' 44" WEST, 43.57 FEET; COURSE 19: NORTH 86°20' 13" WEST, 123.60 FEET; COURSE 20: NORTH 81°47' 22" WEST, 58.09 FEET; COURSE 21: NORTH 78°34' 36" WEST, 53.10 FEET; COURSE 22: NORTH 76°46' 58" WEST, 53.00 FEET; COURSE 23: NORTH 73°43' 58" WEST, 51.66 FEET; COURSE 24: NORTH 71°08' 51" WEST, 51.66 FEET; COURSE 25: NORTH 68°33' 44" WEST, 51.66 FEET; COURSE 26: NORTH 65°58' 37" WEST, 51.66 FEET; COURSE 27: NORTH 63°23' 30" WEST, 51.66 FEET; COURSE 28: NORTH 61°09' 48" WEST, 52.48 FEET; COURSE 29: NORTH 60°52' 51" WEST, 61.57 FEET; COURSE 30: SOUTH 30°42' 38" WEST, 77.87 FEET; COURSE 31: NORTH 59°51' 05" WEST, 60.00 FEET; COURSE 32: NORTH 60°52' 51" WEST, 232.34 FEET TO A POINT ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD; THENCE NORTH 29°07' 17" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, 2623.77 FEET TO THE POINT OF BEGINNING.

COPY



**BELOW IDENTIFIED AS EXPANSION PARCEL 1B IN PETITION DOCUMENTS**

**(DEVELOPMENT PHASE 4 UNIT 7)**

**BK: 5636 PG: 761**

**EXHIBIT "A"**

**Property**

ENTRADA PHASE 4 UNIT 7

A PORTION OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 652.43 FEET; THENCE, N 90°00'00" E FOR A DISTANCE OF 83.31 FEET TO A POINT BEING THE BEGINNING OF A NON-TANGENTIAL CURVE SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION. FROM THE POINT OF BEGINNING TURNING TO THE LEFT THROUGH A CURVE HAVING AN ANGLE OF 10°43'10", HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS N 63°22'42" E FOR A DISTANCE OF 110.22 FEET; THENCE, N 58°01' 07" E FOR A DISTANCE OF 579.66 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 09°26'24", HAVING A RADIUS OF 3090.00 FEET, AND WHOSE LONG CHORD BEARS N 53°17'55" E FOR A DISTANCE OF 508.53 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 08°00'54" HAVING A RADIUS OF 410.00 FEET, AND WHOSE LONG CHORD BEARS N 52°35'10" E FOR A DISTANCE OF 57.31 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 47°24'24", HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS N 80°17'50" E FOR A DISTANCE OF 40.20 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23°05'33", HAVING A RADIUS OF 140.00 FEET, AND WHOSE LONG CHORD BEARS S 87°32'45" E FOR A DISTANCE OF 56.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 42°32'13". HAVING A RADIUS OF 50.00 FEET, AND WHOSE LONG CHORD BEARS S 77°49'25" E FOR A DISTANCE OF 36.27 FEET; THENCE, S 56°33'19" E FOR A DISTANCE OF 35.82 FEET TO THE BEGINNING OF A CURVE. SAID CURVE TURNING TO THE LEFT THROUGH 07°33'03", HAVING A RADIUS OF 390.00 FEET, AND WHOSE LONG CHORD BEARS S 60°19'50" E FOR A DISTANCE OF 51.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 41°21'50". HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 16°24'04" E FOR A DISTANCE OF 21.24 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 52°08'52", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 11°03'33" E FOR A DISTANCE OF 159.99 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59°32'11", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 14°45'13" E FOR A DISTANCE OF 29.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE, THENCE, S 45°28'42" W FOR A DISTANCE OF 154.96 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 59°32'41", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 74°17'39" W FOR A DISTANCE OF 29.79 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 21°37'33", HAVING A RADIUS OF 182.00 FEET. AND WHOSE LONG CHORD BEARS S 86°45'22" W FOR A DISTANCE OF 68.29 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 34°



21'49", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 80°23'14" W FOR A DISTANCE OF 17.72 FEET, THENCE, S 63°12'19" W FOR A DISTANCE OF 14.66 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 11°06'31", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 57°39'04" W FOR A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01°35'36", HAVING A RADIUS OF 3380.00 FEET, AND WHOSE LONG CHORD BEARS S 52°53'36" W FOR A DISTANCE OF 93.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 87°03'30", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 10°09'39" W FOR A DISTANCE OF 41.32 FEET; THENCE, S 33°22'06" E FOR A DISTANCE OF 7.34 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 40°09'53", HAVING A RADIUS OF 155.00 FEET, AND WHOSE LONG CHORD BEARS S 53°27'03" E FOR A DISTANCE OF 106.44 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 41°49'44", HAVING A RADIUS OF 445.00 FEET, AND WHOSE LONG CHORD BEARS S 52°37'07" E FOR A DISTANCE OF 317.71 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 71°56'17". HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 67°40'24" E FOR A DISTANCE OF 35.24 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 13°38'32" E FOR A DISTANCE OF 90.27 FEET; THENCE, S 09°44'55" E FOR A DISTANCE OF 161.00 FEET; THENCE, S 04°16'38" E FOR A DISTANCE OF 76.36 FEET; THENCE S 06°40'35" E A DISTANCE OF 249.05 FEET; THENCE, S 89°17'13" W FOR A DISTANCE OF 164.42 FEET; THENCE, S 89°12'07" W FOR A DISTANCE OF 1124.68 FEET; THENCE, N 10°10'04" W FOR A DISTANCE OF 660.74 FEET TO THE POINT OF BEGINNING.

**CONSENT AND JOINDER TO BOUNDARY AMENDMENT  
OF A COMMUNITY DEVELOPMENT DISTRICT**

The undersigned is the owner of certain lands more fully described in **Exhibit A** attached hereto and made a part hereof (“Property”).

The undersigned understands and acknowledges that Entrada Community Development District (“Petitioner”), intends to submit an application to amend its boundaries in accordance with the provisions of Chapter 190, Florida Statutes.

As the owner of lands which are intended to constitute the community development district, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.046(1)(h), Florida Statutes, the Petitioner is required to include the written consent to the boundary amendment of the community development district of all of the owners of the lands to be added to the community development district.

The undersigned hereby consents to the addition of the Property to be included within the lands of the community development district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the boundary amendment of the community development district.

The undersigned acknowledges that the consent will remain in full force and effect until the boundary amendment process of the community development district is completed 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 Petition, a consent to the boundary amendment of the community development 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 person executing this instrument.

*[Signatures on the following page]*

Executed this 11<sup>th</sup> day of November, 2022.

Signed, sealed and delivered in the presence of:

**FORESTAR (USA) REAL ESTATE GROUP INC.**, a Delaware company

[Signature]  
Print Name: Brod England

[Signature]  
By: Sarah Wicker  
Its: Vice President

[Signature]  
Print Name: Chris Wilborn

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 11th day of November, 2022, by Sarah Wicker, as Vice President of Forestar (USA) Real Estate Group Inc., on behalf of the company.

[Signature]  
(Official Notary Signature & Seal)  
Name: Heather Allen  
Personally Known X  
OR Produced Identification \_\_\_\_\_  
Type of Identification \_\_\_\_\_

**Exhibit A: Property**





**Exhibit A**  
**Property**

**BELOW IDENTIFIED AS EXPANSION PARCEL 3B (PORTION)  
IN PETITION DOCUMENTS**

**(DEVELOPMENT PHASE 3 UNIT 5)**

Entrada Phase 3 Unit 5

A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ALL LYING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

FOR A POINT OF REFERENCE, COMMENCE AT THE CORNER COMMON TO SECTION 3 AND SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST AND SECTION 33 AND SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, N 00°47'41" W ALONG THE WEST LINE OF SAID SECTION 34, FOR A DISTANCE OF 2437.51 FEET; THENCE, N 90° 00' 00" W FOR A DISTANCE OF 246.18 FEET; THENCE, N 00° 47' 41" W FOR A DISTANCE OF 108.61 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIPTION.

FROM THE POINT OF BEGINNING; THENCE, N 00° 17' 59" E FOR A DISTANCE OF 1125.75 FEET; THENCE, N 90° 00' 00" E FOR A DISTANCE OF 172.56 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 09' 33", HAVING A RADIUS OF 405.00 FEET, AND WHOSE LONG CHORD BEARS N 42° 17' 31" E FOR A DISTANCE OF 162.59 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 132° 58' 45.5", HAVING A RADIUS OF 34.00 FEET, AND WHOSE LONG CHORD BEARS S 82° 47' 53" E FOR A DISTANCE OF 62.36 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 45° 33' 25", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 39° 05' 13" E FOR A DISTANCE OF 271.02 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 28° 22' 44", HAVING A RADIUS OF 282.00 FEET, AND WHOSE LONG CHORD BEARS S 47° 40' 34" E FOR A DISTANCE OF 138.25 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 23° 23' 05", HAVING A RADIUS OF 350.00 FEET, AND WHOSE LONG CHORD BEARS S 45° 10' 45" E FOR A DISTANCE OF 141.86 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 92° 49' 42", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 10° 27' 26" E FOR A DISTANCE OF 43.46 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 26° 48' 24", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG CHORD BEARS S 44° 24' 50" W FOR A DISTANCE OF 92.72 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 14° 04' 52", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 50° 46' 36" W FOR A DISTANCE OF 44.62 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 61° 44' 23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 36' 21" W FOR A DISTANCE OF 41.05 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 15° 28' 33" W FOR A DISTANCE OF 130.22 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 61° 44' 23", HAVING A RADIUS OF 40.00 FEET, AND WHOSE LONG CHORD BEARS S 43° 39' 15" E FOR A DISTANCE OF 41.05 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 160° 15' 01", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 87° 05' 26" E FOR A DISTANCE OF 358.61 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 27° 40' 08", HAVING A RADIUS OF 200.00 FEET, AND WHOSE LONG



CHORD BEARS N 20° 48' 00" E FOR A DISTANCE OF 95.65 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 87° 45' 25", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 78° 30' 46" E FOR A DISTANCE OF 41.59 FEET; THENCE, S 57° 36' 31" E FOR A DISTANCE OF 232.17 FEET TO THE BEGINNING OF A CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH AN ANGLE OF 66° 14' 49", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 24° 29' 07" E FOR A DISTANCE OF 32.79 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 81° 21' 42" E FOR A DISTANCE OF 56.49 FEET; THENCE, N 89° 26' 10" E FOR A DISTANCE OF 109.54 FEET; THENCE, N 65° 52' 10" E FOR A DISTANCE OF 114.55 FEET; THENCE, N 89° 25' 50" E FOR A DISTANCE OF 35.00 FEET; THENCE S 00° 34' 10" E A DISTANCE OF 418.29 FEET; THENCE, S 25° 01' 49" E FOR A DISTANCE OF 11.12 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 01° 41' 32", HAVING A RADIUS OF 590.00 FEET, AND WHOSE LONG CHORD BEARS S 22° 45' 01" W FOR A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 48° 52' 08", HAVING A RADIUS OF 55.00 FEET, AND WHOSE LONG CHORD BEARS S 75° 17' 35" W FOR A DISTANCE OF 45.50 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 29° 11' 27", HAVING A RADIUS OF 945.00 FEET, AND WHOSE LONG CHORD BEARS S 12° 20' 50" W FOR A DISTANCE OF 476.27 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, S 87° 45' 06" W FOR A DISTANCE OF 145.00 FEET; THENCE, S 53° 38' 40" W FOR A DISTANCE OF 93.72 FEET; THENCE, S 77° 48' 04" W FOR A DISTANCE OF 159.00 FEET; THENCE, N 75° 09' 09" W FOR A DISTANCE OF 35.98 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 72° 43' 13", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 21° 30' 46" W FOR A DISTANCE OF 35.57 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 42° 52' 37", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS N 36° 26' 03" W FOR A DISTANCE OF 133.04 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH 118° 44' 33", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS N 74° 22' 01" W FOR A DISTANCE OF 51.63 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE RIGHT THROUGH 55° 29' 42", HAVING A RADIUS OF 182.00 FEET, AND WHOSE LONG CHORD BEARS S 74° 00' 33" W FOR A DISTANCE OF 169.47 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE, SAID CURVE TURNING TO THE LEFT THROUGH AN ANGLE OF 59° 13' 54", HAVING A RADIUS OF 30.00 FEET, AND WHOSE LONG CHORD BEARS S 72° 08' 27" W FOR A DISTANCE OF 29.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE, N 47° 28' 30" W FOR A DISTANCE OF 157.60 FEET; THENCE, N 55° 54' 59" W FOR A DISTANCE OF 53.52 FEET; THENCE, N 63° 52' 21" W FOR A DISTANCE OF 53.00 FEET; THENCE, N 59° 38' 12" W FOR A DISTANCE OF 70.14 FEET; THENCE, N 47° 45' 01" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 35° 23' 20" W FOR A DISTANCE OF 74.29 FEET; THENCE, N 75° 30' 13" W FOR A DISTANCE OF 279.00 FEET TO THE POINT OF BEGINNING.

Less and excepting any part described in Special Warranty Deed recorded in Official Records Book 5376, page 1312, of the public records of St. Johns County, Florida.

## **EXHIBIT 7**

### **Authorization of Agents**



**AUTHORIZATION OF AGENTS**

This letter shall serve as a designation of Katie S. Buchanan and Michelle K. Rigoni of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agents for Entrada Community Development District with regard to any and all matters pertaining to the Petition to Amend the Boundaries of Entrada Community Development District submitted or to be submitted to the Board of County Commissioners of St. Johns, Florida, pursuant to Chapter 190, Florida Statutes. The petition is true and correct. This authorization shall remain in effect until revoked in writing.

Witnessed:

**ENTRADA COMMUNITY  
DEVELOPMENT DISTRICT**

Deborah McClure

RS Porter

Print Name: Deborah McClure

By: Robert S. Porter  
Its: Chairman

Elizabeth Mercante

Print Name: Elizabeth Mercante

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 13 day of October, 2022, by Robert S. Porter, as Chairman of the Board of Supervisors of the Entrada Community Development District.



DEBORAH E. MCCLURE  
Commission # GG 967814  
Expires July 10, 2024  
Bonded Thru Budget Notary Services

Deborah E McClure

(Official Notary Signature & Seal)

Name: Deborah E McClure

Personally Known x

OR Produced Identification \_\_\_\_\_

Type of Identification \_\_\_\_\_

# **EXHIBIT 8**

**Entrada CDD & Dorado Owners  
Association Addendums - Signed**

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. **BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.**

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 30th day of January, 2023

DocuSigned by:  
*Julie Tomasino*  
DC474CC4D116454...

1/30/2023

Buyer: Julie Tomasino

Date

Lot #0118

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. **BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.**

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 5th day of February, 2023

DocuSigned by:  
*Hannah Stevenson*  
F1DF4AADFD35435... 2/5/2023

**Buyer: Hannah Stevenson** Date

DocuSigned by:  
*Joshua Stevenson*  
48EB397E17A14F5... 2/5/2023

**Co-Buyer: Joshua Stevenson** Date

Lot #0121

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. **BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.**

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 21st day of October, 2022

DocuSigned by:  
*Richard D Channell*  
1126490D8E14454... 10/21/2022

**Buyer:** Richard D Channell Date

DocuSigned by:  
*Barbara A Channell*  
0C4737BE01304EC... 10/21/2022

**Co-Buyer:** Barbara A Channell Date

Lot #0122



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

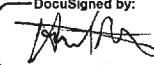
The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 12th day of January, 2023

DocuSigned by:  
  
CE4D78A4ADFF4E4...

1/13/2023

**Buyer:** Howard Newman

Date

Lot #0123

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 24th day of March, 2023

DocuSigned by:  
  
2B35D2A26A86475... 3/24/2023

Buyer: Carey McNeil Date

DocuSigned by:  
  
2BCD46F83CC481... 3/24/2023

Co-Buyer: Sandra McNeil Date

Lot #0119

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 19th day of December, 2022

DocuSigned by:  
  
1A13245303B6416... 12/19/2022

**Buyer: Robert Murph** Date

DocuSigned by:  
  
F50FFC37D8F2409... 12/19/2022

**Co-Buyer: Linda Murph** Date

Lot #0132

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 15th day of March, 2023

DocuSigned by:  
*Jonathan M Stupak*  
7C2E04CEAFEF436... 3/16/2023

**Buyer:** Jonathan M Stupak Date

DocuSigned by:  
*Karen G Stupak*  
D2D6D4D046834DD... 3/16/2023

**Co-Buyer:** Karen G Stupak Date

Lot #0120

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 11th day of February, 2023

DocuSigned by:  
Steven Matos  
C5A79DF3508449A... 2/11/2023

**Buyer: Steven Matos** Date

DocuSigned by:  
Paula Ari-Castro  
7814182A316E4D6... 2/11/2023

**Co-Buyer: Paula Ari-Castro** Date

Lot #0127



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 8th day of February, 2023

DocuSigned by:  
*William Shannon Fitzgerald*  
33659A620E1C473... 2/8/2023  
**Buyer:** William Shannon Fitzgerald      **Date**

Lot #0130

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 14th day of April, 2023

DocuSigned by:  
  
A802B534B1AD421... \_\_\_\_\_ 4/14/2023

**Buyer: Keith Tyler Forbes** Date

DocuSigned by:  
  
FDE4BC972C254BB... \_\_\_\_\_ 4/14/2023

**Co-Buyer: Summer Forbes** Date

Lot #0126

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 22nd day of April, 2023

DocuSigned by:  
*Bethann B Powers*  
49152F70C38D467...

4/22/2023

**Buyer:** Bethann B Powers

**Date**

Lot #0129

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 24th day of January, 2023

DocuSigned by:  
*Dale Fine*  
0974DD31D612498... 1/24/2023

**Buyer: Dale Fine** Date

DocuSigned by:  
*Connie Fine*  
6A71B17E4D9C459... 1/24/2023

**Co-Buyer: Connie Fine** Date

Lot #0152

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 30th day of January, 2023

DocuSigned by:  
*Michael James McManus, Jr*  
77443AABB33B4EF... 1/31/2023

**Buyer:** Michael James McManus, Jr      Date

DocuSigned by:  
*Kimberly Colleen King*  
CCB27575A1A4485... 1/31/2023

**Co-Buyer:** Kimberly Colleen King      Date

Lot #0131

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 6th day of May, 2023

DocuSigned by:  
*Patricia Evers*  
1F1DF114A4FC4B7...

5/6/2023

**Buyer: Patricia Evers**

**Date**

Lot #0153



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 13th day of January, 2023

DocuSigned by:  
  
EDB6D1F19C6948F... 1/13/2023

**Buyer:** Steven O Cox Date

DocuSigned by:  
  
32B8F2598501400... 1/13/2023

**Co-Buyer:** Hillary B Pollard Date

Lot #0149

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. -- Jacksonville

Acknowledged and accepted this 24th day of January, 2023

DocuSigned by:  
*Wilford Caulkins Moore*  
B8FC889CC96A44F... 1/24/2023

**Buyer:** Wilford Caulkins Moore      Date

DocuSigned by:  
*Karen Carswell Moore*  
F6E3777F483E493... 1/24/2023

**Co-Buyer:** Karen Carswell Moore      Date

Lot #0150

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 6th day of May, 2023

DocuSigned by:  
*Eric Powell*  
0C68CAA0FA84B1... 5/6/2023

**Buyer: Eric Powell** Date

DocuSigned by:  
*Melissa Powell*  
2C613E101171476... 5/6/2023

**Co-Buyer: Melissa Powell** Date

Lot #0148

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 23rd day of December, 2022

DocuSigned by:  
*Stafford Gooch*  
2E3C5FF2988A4A5... 12/23/2022

**Buyer: Stafford Gooch** Date

DocuSigned by:  
*Barbara Gooch*  
F970193B86FB4A3... 12/23/2022

**Co-Buyer: Barbara Gooch** Date

Lot #0133



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 9th day of December, 2022

DocuSigned by: <i>David Schillinger</i> 8019C15B011C485...	<u>12/9/2022</u>
<b>Buyer:</b> David Schillinger	Date
DocuSigned by: <i>Teresa T Schillinger</i> D12B567DE9A4410...	<u>12/9/2022</u>
<b>Co-Buyer:</b> Teresa T Schillinger	Date

Lot #0147

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 11th day of February, 2023

DocuSigned by:  
*Kevin Pecca*  
415203948E31454... 2/12/2023

**Buyer:** Kevin Pecca Date

DocuSigned by:  
*Priscila Fonseca*  
0BF2AA6EE4794BB... 2/12/2023

**Co-Buyer:** Priscila Fonseca Date

Lot #0156



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

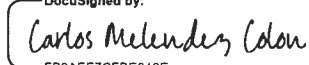
The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$130.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. **BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.**

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 22nd day of April, 2023

DocuSigned by:  
  
FB9AEE7CFBE640E...  
\_\_\_\_\_  
**Buyer:** Carlos Melendez Colon      **Date** 4/22/2023

Lot #0154

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“*Horton*”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “*Subdivision*”), and has formed the Entrada Community Development District (“*CDD*”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“*O&M*”) expenses.

AS OF THE DATE OF THIS DISCLOSURE, THERE IS NO AMENITY CENTER IN THE SUBDIVISION. HORTON MAKES NO WARRANTIES, REPRESENTATIONS, PROMISES OR STATEMENTS OF ANY KIND, WRITTEN OR ORAL, EXPRESS OR IMPLIED, REGARDING THE ACTUAL DESIGN, CONSTRUCTION OR TIMING OF ANY AMENITIES.

The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 26th day of January, 2023

DocuSigned by:  
*Lorraine R Thompson*  
9F8A2A510D974A6...

1/26/2023

**Buyer:** Lorraine R Thompson

Date

Lot #0160

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“*Horton*”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “*Subdivision*”), and has formed the Entrada Community Development District (“*CDD*”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“*O&M*”) expenses.

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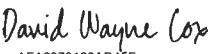
The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions as well as owning and maintaining the gated entry, roads, ponds and common areas within the Subdivision. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$130.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 20th day of May, 2023

DocuSigned by:  
  
AFA2873168AD45F...  
\_\_\_\_\_  
**Buyer:** David Wayne Cox                      **Date** 5/20/2023

Lot #0161

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 1st day of April, 2023

DocuSigned by:  
*Alex Stallings*  
AF35BE8EF684456...  
4/2/2023

**Buyer: Alex Stallings** Date

DocuSigned by:  
*Analee Stallings*  
0734443E82B0494...  
4/2/2023

**Co-Buyer: Analee Stallings** Date

DocuSigned by:  
*Tamala Stallings*  
E49D6D91899046E...  
4/2/2023

**Co-Buyer: Tamala Stallings** Date

Lot #0157

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 16th day of March, 2023

DocuSigned by:  
*Virginia Blair Cottingham*  
0E71A12D3E624DB... 3/16/2023

**Buyer:** Virginia Blair Cottingham Date

DocuSigned by:  
*Joan Cottingham Love*  
A88B3BBABC79445... 3/16/2023

**Co-Buyer:** Joan Cottingham Love Date

Lot #0158



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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The annual assessment to retire the bonds is \$1,649.84/year. This amount is fixed. For the period from October 2022 through September 2023, the O&M expense is \$966.18 per lot. **The O&M expense will vary each year based on the budget established by the CDD, and will increase in the future as the amenities and common facilities may be built and maintained.** The 2023 fiscal year O&M expense is being paid by Horton. Until all amenities and common facilities are finished and have been in operation for some time, the true operating cost cannot be determined. The CDD fees for the period October 2023-September 2024 should be shown on the next property tax bill, due out in November 2023, and will be pro-rated if needed depending on your closing date.

The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions as well as owning and maintaining the gated entry, roads, ponds and common areas within the Subdivision. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$130.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

To summarize, other than the Bond repayment portion of the CDD fees, all fees will vary based on annual budgets adopted by the CDD and the HOA. The amounts detailed above are estimates only; actual fees may be more. If expenses for operation of the CDD or the HOA increase, the fees will increase. BY TAKING TITLE TO A HOME, YOU AGREE TO BE RESPONSIBLE FOR PAYMENT OF THE ACTUAL FEES EVEN IF THEY INCREASE OR EXCEED THE ESTIMATES ABOVE.

Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 21st day of May, 2023

DocuSigned by:  
*Nestor Reyes*  
D000D6E0D964436...  
\_\_\_\_\_  
5/21/2023

**Buyer: Nestor Reyes** Date

DocuSigned by:  
*Ruth Reyes*  
C40532DA8E2441A...  
\_\_\_\_\_  
5/21/2023

**Co-Buyer: Ruth Reyes** Date

Lot #0159



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 26th day of May, 2023

DocuSigned by:  
*Brian Scott Planchard*  
B95B6531E7464EC...

5/26/2023

**Buyer:** Brian Planchard

**Date**

Lot #0128

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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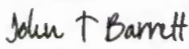
The Homeowners Association (HOA) is responsible mainly for architectural approval and for enforcing covenants and restrictions. The HOA will collect an initial contribution of \$100 at closing, and the annual assessment is currently \$125.00/Qtr. Each year the HOA adopts a budget and revises the fees as necessary.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 23rd day of March, 2023

DocuSigned by:  
  
B1524454FA8841C...

3/23/2023

Buyer: John T Barrett

Date

Lot #0151

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 21st day of March, 2023

DocuSigned by:  
*Richard Dill Germain, III*  
7A11C3A9EDCD47B... 3/22/2023

**Buyer:** Richard Dill Germain, III Date

DocuSigned by:  
*Ashley Rebecca Purcell*  
8BC0242774074BA... 3/22/2023

**Co-Buyer:** Ashley Rebecca Purcell Date

Lot #0144



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville (“Horton”) is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the “Subdivision”), and has formed the Entrada Community Development District (“CDD”). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance (“O&M”) expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 28th day of May, 2023

DocuSigned by:  
*Michael K Buie*  
4C164595E5F849D...

5/29/2023

**Buyer:** Michael K Buie

**Date**

Lot #0135

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 29th day of May, 2023

DocuSigned by:  
*Brody Williams*  
350AD0379B4F44D... 5/29/2023

**Buyer: Brody Williams** Date

DocuSigned by:  
*Mackenzie Williams*  
491D34R34CRA4B5 5/29/2023

**Co-Buyer: Mackenzie Williams** Date

Lot #0166

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 28th day of May, 2023

DocuSigned by:  
*Nicholas Smith*  
AF4E56874CB3447...

5/28/2023

**Buyer: Nicholas Smith**

**Date**

Lot #0163



**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 4th day of May, 2023

DocuSigned by:  
*Andrea Cioara*  
453D4BD4577C454...

5/4/2023

**Buyer: Andrea Cioara**

**Date**

Lot #0155

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 16th day of April, 2023

DocuSigned by:

Tasha Rochelle Weathers

75AE44C5FB37470...

4/16/2023

**Buyer:** Tasha Rochelle Weathers      **Date**

Lot #0145

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 20th day of May, 2023

DocuSigned by:  
  
FC059659D47749E...

**Buyer:** Michelene Bond

5/21/2023  
**Date**

Lot #0146

**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 22nd day of March, 2023

DocuSigned by:  
*Craig Andrew Bredeck*  
9B12E10EF07249D... 3/22/2023

**Buyer: Craig Andrew Bredeck** Date

DocuSigned by:  
*Amanda Kay Bredeck*  
A9FB5C9CD0D3433... 3/22/2023

**Co-Buyer: Amanda Kay Bredeck** Date

Lot #0138



**Entrada CDD and Dorado Owners Association Information**

D.R. Horton, Inc. - Jacksonville ("*Horton*") is the developer of the Dorado at Entrada subdivision in St. Johns County, Florida (the "*Subdivision*"), and has formed the Entrada Community Development District ("*CDD*"). Amenities, common areas and certain landscaping, roadways and other improvements have been or may be constructed and, if so constructed, will be maintained by the CDD. Construction of these items is partially financed by bonds sold by the CDD. The annual CDD assessment consists of two components: (1) the amount necessary to retire these bonds, and (2) the amount necessary for payment of general Operation and Maintenance ("*O&M*") expenses.

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 16th day of April, 2023

DocuSigned by:  
*Jared Serrano*  
F2E3BF4D05AA41B... \_\_\_\_\_ 4/16/2023

**Buyer: Jared Serrano** Date

DocuSigned by:  
*Shelby A White*  
73F391DF1E694CC... \_\_\_\_\_ 4/16/2023

**Co-Buyer: Shelby A White** Date

Lot #0136



**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 20th day of February, 2023

DocuSigned by:  
*Michael Heflinger*  
9BE1016BE6DA443...

2/20/2023

Buyer: Michael Heflinger

Date

Lot #0137

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 7th day of June, 2023

DocuSigned by:  
*Alexander Sosa*  
9370BB4C3D2A48A... 6/8/2023

**Buyer: Alexander Sosa** Date

DocuSigned by:  
*Rosita Sosa*  
F4A700CE8F0A4D5... 6/8/2023

**Co-Buyer: Rosita Sosa** Date

Lot #0142

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 13th day of March, 2023

DocuSigned by:  
  
F9AA0C4B35FC4E9...  
Buyer: Charles Edward Beaton                      3/13/2023  
Date

Lot #0140

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 8th day of February, 2023

DocuSigned by:  
  
1E1C2B922A02408...  
\_\_\_\_\_  
Buyer: Chi Quynh Tran

2/8/2023  
Date

Lot #0134







**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 4th day of April, 2023

DocuSigned by:  
*Caleb T Davenport*  
B02BF94112854AA... 4/4/2023

**Buyer: Caleb T Davenport** Date

DocuSigned by:  
*Susan A Davenport*  
D3F0FFD001C24E7... 4/4/2023

**Co-Buyer: Susan A Davenport** Date

Lot #0177

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 8th day of April, 2023

DocuSigned by:  
*Joseph Nuccio*  
8FD7538E0B8347B...

4/8/2023

**Buyer: Joseph Nuccio**

**Date**

Lot #0174

**Entrada CDD and Dorado Owners Association Information**

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Very truly yours,

D.R. Horton, Inc. – Jacksonville

Acknowledged and accepted this 27th day of May, 2023

DocuSigned by:  
*Tamra L Clark*  
3268B83AFCE94C0

5/28/2023

Buyer: Tamra L Clark

Date

Lot #0171

**END DOCUMENTS  
TO BE RECORDED**

**ATTACHMENT 2**  
**CORRESPONDANCE SECTION**



**From:** [Brandon Tirado](#)  
**To:** ["Wayne Meyers"](#); [Christine Valliere](#)  
**Cc:** [Teresa Bishop](#); ["Buchanan, Katie S."](#); [Lex Taylor III](#)  
**Subject:** RE: Entrada Notice Regarding CDD AMD 23-01  
**Date:** Friday, May 26, 2023 10:48:24 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image010.png](#)  
[image011.png](#)  
[image012.png](#)  
[image014.png](#)  
[image015.png](#)  
[Entrada MDP.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image013.png](#)  
[image016.png](#)

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Mr. Meyers,

I apologize if my explanation was not clear. All of these home sites that are being developed have already been contemplated via the original Planned Unit Development (Ordinance 2019-18). Over time these areas are more fleshed out via Incremental Master Development Plans which better define the homes being developed in these area.

The Community Development District is a special governmental entity that some neighborhoods choose to enter into, which boundaries may be different/ not fully reflective of what the PUD may encompass at the time of its inception. The CDD is separate from the PUD.

In terms of your questions, this CDD AMD application is a hearing item and subject to Board of County Commissioner approval or denial.

As for your additional questions, I am unfamiliar with the answer to that and would have to default to our County Attorney's Office to answer that.

If you have further questions regarding the matter please, let us know so we can attempt to answer you questions in a timely manner.



**Brandon Tirado**

*Planner*

Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0589 | [www.sjcfl.us](http://www.sjcfl.us)

-  
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-  
-  
-  
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-

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**From:** Wayne Meyers <[waynemeyers@hotmail.com](mailto:waynemeyers@hotmail.com)>  
**Sent:** Friday, May 26, 2023 9:37 AM  
**To:** Brandon Tirado <[btirado@sjcfl.us](mailto:btirado@sjcfl.us)>  
**Subject:** Re: Entrada Notice Regarding CDD AMD 23-01

Perfect!

So, DR Horton has already started developing all three of these areas.

Is this process just a formality, meaning a done deal, or can the request be denied?

If it were to be denied, then what would happen to the homes in those areas regarding their bond funding and community membership? You only need to answer this if there is a possibility it could be denied.

Last but not least, is it customary for the developer to wait until they've broken ground and put houses up/sold some of them before requesting these zones are added to the CDD?

Thanks again for your help understanding this.

Wayne

---

**From:** Brandon Tirado <[btirado@sjcfl.us](mailto:btirado@sjcfl.us)>  
**Sent:** Friday, May 26, 2023 9:29 AM  
**To:** 'Wayne Meyers' <[waynemeyers@hotmail.com](mailto:waynemeyers@hotmail.com)>  
**Subject:** RE: Entrada Notice Regarding CDD AMD 23-01

Please find the following image that will be sent soon in an advertisement for the Hearing Item.

**Brandon Tirado**  
*Planner*  
Growth Management  
St. Johns County Board of County Commissioners  
4040 Lewis Speedway, St. Augustine FL 32084



904-209-0589 | [www.sjcf.us](http://www.sjcf.us)



---

**From:** Wayne Meyers <[waynemeyers@hotmail.com](mailto:waynemeyers@hotmail.com)>  
**Sent:** Friday, May 26, 2023 9:25 AM  
**To:** Brandon Tirado <[btirado@sjcf.us](mailto:btirado@sjcf.us)>  
**Subject:** Re: Entrada Notice Regarding CDD AMD 23-01

Hi, Brandon, great to meet you and thanks for the response.

Is there a map available to show exactly where the additional property is located?

It would help if the map included the roads.

Thanks so much for your help with this.

Wayne

---

**From:** Brandon Tirado <[btirado@sjcf.us](mailto:btirado@sjcf.us)>  
**Sent:** Friday, May 26, 2023 8:27 AM  
**To:** 'waynemeyers@hotmail.com' <[waynemeyers@hotmail.com](mailto:waynemeyers@hotmail.com)>  
**Subject:** Entrada Notice Regarding CDD AMD 23-01

Good Morning Mr. Meyers,

My name is Brandon and I am the Planner assigned to this project. Essentially this application is a petition to amend the Entrada CDD to add approximately 131.99 acres to the District. During my site visit yesterday, it appears these areas are under development but may not be fully incorporated into the CDD Boundaries. This application is being presented to incorporate all of those developments within the Entrada CDD.

If you have further questions, please feel free to reach out.



**Brandon Tirado**

*Planner*

Growth Management

St. Johns County Board of County Commissioners

4040 Lewis Speedway, St. Augustine FL 32084

904-209-0589 | [www.sjcfl.us](http://www.sjcfl.us)



**CAUTION:** This email originated from outside of the County. Do not click links or open attachments unless you recognize the sender and know the content is safe. If you believe this message is fraudulent or malicious, please contact MIS for further assistance.

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STATE OF FLORIDA,

S.S.

COUNTY OF ST. JOHNS,

Before the undersigned authority personally appeared Nichol Stringer, who on oath says that she is the Publisher's Representative of the JACKSONVILLE DAILY RECORD, a weekly newspaper published at Ponte Vedra, in St. Johns County, Florida; that the attached copy of advertisement, being a Notice of Public Hearing

in the matter of Entrada Community Development District

in the Court, was published in said newspaper by print in the issues of 7/20/23.

Affiant further says that the JACKSONVILLE DAILY RECORD complies with all legal requirements for publication in Chapter 50, Florida Statutes.

\*This notice was published on both jaxdailyrecord.com and floridapublicnotices.com.

**See  
Attached  
(Page 1 of 2)**



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Nichol Stringer

Sworn to and subscribed before me this 20th day of July, 2023 by Nichol Stringer who is personally known to me.

RHONDA L. FISHER  
Notary Public, State of Florida  
My Comm. Expires 08/18/2024  
Commission No. HH43088



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Seal

Notary Public, State of Florida



**NOTICE OF PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT**

DATE: August 1, 2023  
TIME: 9:00 a.m.  
LOCATION: County Auditorium, County Administration Building  
500 San Sebastian View  
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to expand the boundaries of a community development district known as the Entrada Community Development District ("District"). The proposed Ordinance title is as follows:

**AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-42 AND ORDINANCE 2021-28, AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2022); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.046(1)(b), FLORIDA STATUTES (2022); PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

The petitioner has proposed to expand the boundaries of the District to include approximately 131.99 acres of land, more particularly described as Expansion Parcels and depicted in the map attached to this notice. The District is located in the unincorporated St. Johns County, Florida, and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207 and is anticipated to comprise of approximately 333.95 acres, after expansion. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the establishment of the District is set forth in §190.046, Florida Statutes.

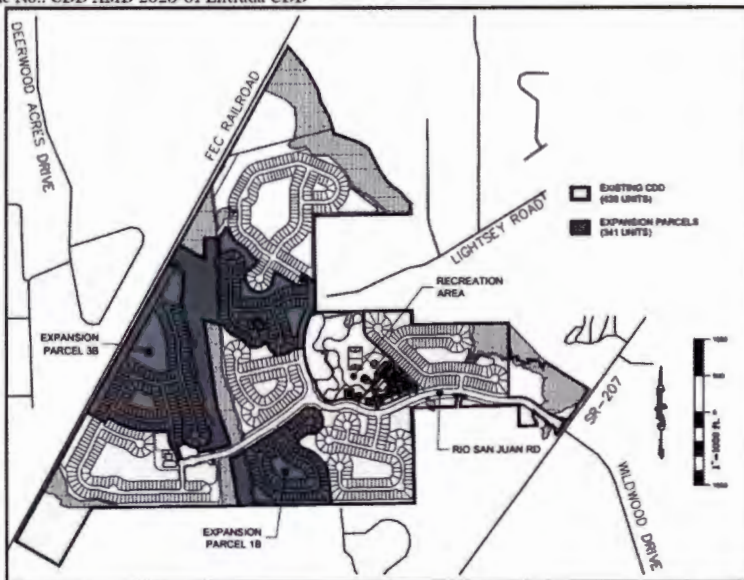
Copies of this notice, the proposed Ordinance, the petition for boundary amendment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at [plandept@sjcf.us](mailto:plandept@sjcf.us), and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.

If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.

**NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St Johns County Facilities Management 2416 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 5 days prior to the meeting.

BOARD OF COUNTY COMMISSIONERS  
CHRISTIAN WHITEHURST, CHAIR  
ST. JOHNS COUNTY, FLORIDA  
File No.: CDD AMD 2023-01 Entrada CDD





PUBLIC NOTICES

ST. JOHNS COUNTY

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of WESTON WORKS located at 1000 ERVIN ST., in the City of ST. AUGUSTINE, ST. JOHNS COUNTY, Florida 32084 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 17th day of July, 2023.
CASEY W WHALEN
Jul. 20 00 (23-00375J)

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Palled Fresh located at 255 Riverfront Shops Dr Ste 1028 9196, in the City of Jacksonville, Saint Johns County, Florida 32259 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 13th day of July, 2023.
Rya & Ray LLC
Jul. 20 00 (23-00367J)

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Beachside Mobile Vet Care located at 111 Waterline Drive, in the City of St. Johns, St. Johns County, Florida 32259 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 12th day of July, 2023.
Beachside Mobile Vet Care, LLC
By: Jannie Cargill
Jul. 20 00 (23-00368J)

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Intimate Intelligence located at 4445 Alvin Street, in the City of Hastings, St. Johns County, Florida 32146 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 18th day of July, 2023.
Jorena McKinney
Jul. 20 00 (23-00371J)

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Gringos Tacos located at 128C King St., in the City of St. Augustine, St. Johns County, Florida 32084 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 17th day of July, 2023.
SA Gringos LLC
By: David Spinney
Jul. 20 00 (23-00370J)

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
According to Florida Statute Number 865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of The Banker PV located at 149 South Boscawen Blvd., in the City of PONTE VEDRA BEACH, St. Johns County, Florida 32082 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated at Jacksonville, Florida, this 18th day of July, 2023.
George R Reed
Jul. 20 00 (23-00376J)

Continued from page 37
CC13-0519, Discover Bank, Gary DiStefano, \$100.00
CC13-1230, Midland Funding LLC, Janna Barber, \$100.00
CC13-1240, Market Neck Healthy and Rehabilitation Center, Olen S. Nutter, \$100.00
CC13-1416, Capital Once Bank, N.A., Shejuan T. Dominguez, \$100.00
CC13-1725, Ford Motor Credit Company LLC, Shelby O. Green, \$100.00
CC13-1731, Discover Bank, Vicki L. Guy, \$100.00
CC13-1758, Automotive Credit Corporation, Donald Anderson, \$100.00
CC14-0030, Atlantic Credit and Finance Special Finance Unit LLC, Martha J. Ballard, \$100.00
CC14-0268, Discover Bank, Gary DiStefano, \$100.00
CC14-0274, Discover Bank, Louis B. Wimmer, \$100.00
CC14-0334, Portfolio Recovery Associates LLC, Belinda Noda, \$100.00
CC14-0545, Discover Bank, Maryann Abrahamsen, \$100.00
CC14-0892, Discover Bank, Robert Huddle, \$100.00
CC14-0633, American Express Centurion Bank Corporation, Diane M. Dwyer, \$100.00
CC14-0783, Citibank, NA, Gary J. Di Stefano, \$100.00
CC14-0960, Cash, LLC, Ofelia R. Briggs, \$100.00
CC14-1260, Discover Bank, Joanne B. Henderson, \$100.00
CC15-0014, Unifund CCR, LLC, Kathi J. Holland, \$100.00
CC15-0259, Synchro Bank, Sean Lowman, \$100.00
CC15-0457, Bank of America N.A., Adam J. Henderson, \$100.00
CC15-0484, Credit Acceptance Corporation, Vers Brown, \$100.00
CC15-0540, Interstate Billing Service Inc, Buckhalter Enterprises Inc, \$100.00
CC15-1199, Credit Acceptance Corporation, Barbara J. Kelly, \$100.00
CC15-1371, American Express Centurion Bank, Cory Johnson, \$100.00
CC16-0019, Trung V. Froman, One Tuff Blender LLC, \$100.00
CC16-0524, Multi Flow Diapers, Bees Knees, Inc, \$100.00
CC16-0460, Curtiss Sherwood, Jr., Sue Ann Ogden, \$100.00
DR08-1200, John Try Hilbert, Claudine Hilbert, \$100.00
GA09-0015, Guardianship of Marie A. Grey, \$100.00
GA11-0085, Guardianship of Samuel Cwynik, \$100.00
GA12-0031, Guardianship of Jerome Carter, \$100.00
GA12-0078, Guardianship of Virginia Spicer Griggs, \$100.00
GA13-0001, Guardianship of Raymond James Brown, \$100.00
SP05-0260, Color Graphics Inc, Andy Scott, \$100.00
SP06-0961, MRC Receivables Corporation, Floyd Richardson, Jr., \$100.00
SP06-1591, Midland Funding LLC, Virginia Pruitt, \$100.00
SP06-1634, Midland Funding LLC, James Ballas, \$100.00
SP08-0275, Georgia Block & Brick, Inc, Michael A. Pickering, \$100.00
SP08-0565, Velocity Investments, LLC, Consuelo A. Douglas, \$100.00
SP08-3402, Midland Funding LLC, Clanton McPhee, \$100.00
SP09-0066, Monument/Junction Associates Limited Partnership, Cindy J. Hinds, \$100.00
SP10-0795, Capital One Bank, N.A., Leslie M. Coates, \$100.00

SP10-1103, Chase Bank USA, N.A., David L. Kausch, \$100.00
SP11-1731, Midland Funding LLC, Jose J. Garcia, \$100.00
SP12-0600, Portfolio Recovery Associates LLC, Malcolm E. Souter, \$100.00
SP12-1107, Cash, LLC, Mark F. Kelly, \$100.00
SP12-1549, Equable Ascend Financial, LLC, Dawn D. Mastens, \$100.00
SP12-1629, Asset Acceptance LLC, Christopher M. Thompson, \$100.00
SP12-1669, Discover Bank, Anthony L. Johnson, \$100.00
SP12-0415, Cash, LLC, Len Le, \$100.00
SP13-0659, Portfolio Recovery Associates LLC, Deirdre Griffin, \$100.00
SP13-1486, Cash, LLC, Rachel Moll, \$100.00
SP14-0065, Discover Bank, Barbara Simons, \$100.00
SP14-0589, Discover Bank, Darlene Whitehead, \$100.00
SP14-0768, Citibank, NA, Ann C. Thompson, \$100.00
SP14-1077, Discover Bank, Janis O. Aronin, \$100.00
SP15-0194, Troy Capital LLC, Ronald A. Strosahl, \$100.00
SP15-0678, Springleaf Financial Services of South Carolina Inc, Lorie A. Porelli, \$100.00
SP16-1550, West Antigua LLC, Kristina Mercer, \$1,360.00
CC18-2043, SPC Roofers, John M. Wallace, \$1,174.50
CA13-1034, Natigostar Mortgage, LLC, Judy A. Clark, \$22,947.92
SP21-3056, MJP Sr. Augustine LLC, Cecil Lindley, \$20.00
CA20-1078, Habitat for Humanity of St. Augustine, Helen Lindsay, \$13,320.46
CA13-1540, Florida Network LLC, Mary Stainston, \$2,345.32
CP18-0623, Estate of Kevin Derek Simmons, \$734.53
SP16-0327, Cheryl Hamilton, Lisa McNeal, \$46.50
CA20-0146, Charlene A. Purrell, James V. Rhea, \$10.00
CP18-1823, Capital One Bank, N.A., Eric T. Smith, \$12,149.26
Jury: MILAGROS SANTIAGO, \$15.00
Jury: RACHEL S STROTHER GRIFFEY, \$15.00
Jury: JANETTA L WILLIS, \$15.00
Jury: LANDEN W DURRANCE, \$15.00
Jury: LAWRENCE M SPE-CLIALE, \$15.00
Jury: RACHEL E MORANO, \$15.00
Jury: RAYMOND A SCHMIDT, \$15.00
Jury: AMY E LEGGEN, \$15.00
Jury: ANDREA E MOORE, \$15.00
Jury: BELA TURL, \$15.00
Jury: BRANDON G WOODLE, \$15.00
Jury: BRIAN L WILLIAMS, \$15.00
Jury: CHRISTINE R TARPEY, \$30.00
Jury: CYNTHIA B MAXWELL, \$15.00
Jury: JOSHUA L DILDAY, \$15.00
Jury: KYLE J DILKS, \$15.00
Jury: AMANDA M BOLZAU, \$15.00
Jury: EMORY L SNEAD, \$15.00
Jury: JULIANNE N HUNTER, \$15.00
Jury: KEITH G BOYCE, \$15.00
Jury: MARSHA L BURR, \$30.00
Jury: MELANIE L STOLF, \$15.00
Jury: RICHARD J HANEL, \$15.00
Jury: RONALD P DE LA CUADRA, \$15.00

Jury: WILLIAM O HERNAN-DEZ, \$15.00
Jury: AMY N THORNTON, \$15.00
Jury: DEVIN E HUFFMAN, \$15.00
Jury: MOLLY M MOLLIS, \$15.00
Jury: BRIAN L WILLIAMS, \$15.00
Jury: THEADIE M MILLER, \$30.00
Jury: CODY F DAY, \$75.00
Jury: JEANMARIE GRIFFEY, \$15.00
Jury: MADELYN L TAYLOR, \$30.00
Jury: PATRICIA M JENSEN, \$30.00
Jury: SARA B HOLLIS, \$30.00
Jury: STEPHEN P SMITH, \$15.00
Jury: BRITTANY E PORTER, \$15.00
Jury: CHARINA M YUTUC, \$15.00
Jury: DEMARCUS O HARRIS, \$15.00
Jury: GRACE R GAHANAG, \$15.00
Jury: JOSHUA P MCDONALD, \$15.00
Jury: LINDA C PHILLIPS, \$15.00
Jury: TATIANA DJUKIC, \$15.00
Jury: ANTONIO MERCADO, \$15.00
Jury: BETSY H YEOMANS, \$15.00
Jury: CAMERON J WENGER, \$15.00
Jury: DENESE S HUGHES, \$15.00
Jury: MOLLY H MOSELEY, \$15.00
Jury: ANDREW J HILIER, \$15.00
Jury: ANGENIKA N MACK, \$15.00
Jury: BRETT A BOWDEN, \$15.00
Jury: KYLE M HAMMER, \$15.00
Jury: MICHAEL V COPPEY, \$15.00
Jury: KIMBERLY A RIORDAN, \$15.00
Jury: MEGHAN M HAVEN, \$15.00
Jury: OLGA J COPSON, \$15.00
Jury: SAMUEL D TREMAYR, \$15.00
Jury: TODD E LITM, \$15.00
Cash Bond, BRANNAN MAY, \$146.00
Cash Bond, AZIZ, BALLO, \$1,000.00
Cash Bond, THERESA DUNN, \$627.00
Cash Bond, DIANA DAWN LUCERO, \$100.00
Cash Bond, MIRANDA JACK- MAN, \$1,000.00
Cash Bond, JENDRICK OLV- VEROS, \$500.00
Cash Bond, MICHAEL RICHENBERG, \$162.00
Cash Bond, LUCAS WYMAN, \$855.00
Cash Bond, RHONDA KATRINA BING, \$375.00
Cash Bond, DANIEL MICHAEL PATRICK BR, \$250.00
Cash Bond, BRYAN J ODONO- HUE, \$127.00
Cash Bond, KENDRICK MAR- CLAIN, \$93.00
Cash Bond, WILLIAM PREG- NO, \$1,000.00
Cash Bond, DANIEL MICHAEL PATRICK BR, \$305.00
Cash Bond, SERGIO SOLER GONZALEZ, \$355.00
Restitution, SETH GARNETT BONHAM, \$66.19
Restitution, SETH GARNETT BONHAM, \$213.31
Restitution, SETH GARNETT BONHAM, \$67.30
Jul. 20 00 (23-00370J)

FIRST INSERTION
IN THE CIRCUIT COURT FOR ST. JOHNS COUNTY, FLORIDA
PROBATE DIVISION
File No.: CP23-0518
IN RE: ESTATE OF NATASHA LOUISE BOYDEN aka NATASHA L. BOYDEN, Deceased.
NOTICE TO CREDITORS
The administration of the estate of NATASHA LOUISE BOYDEN aka NATASHA L. BOYDEN, deceased, whose date of death was May 22, 2023, is pending in the Circuit Court for St. Johns County, Florida, Probate Division, the address of which is 4010 Lewis Speedway, St. Augustine, FL 32084. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.
All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served

must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
All other creditors of the Decedent and other persons having claims or demands against the Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of the first publication of this Notice is July 20, 2023.
Personal Representative: REBECCA BOYDEN
329 Park Avenue North, 2nd Floor
P.O. Box 580
Winter Park, FL 32790
W. GRAHAM WHITE
Attorney for
Personal Representative
Florida Bar No. 0777544
Primary email: gwhite@wvwm.com
Secondary email: rdulke@wvwm.com
Winderweede, Haines, Ward & Woodman, P.A.
329 Park Avenue North, 2nd Floor,
P.O. Box 860,
Winter Park, FL 32790
Telephone: (407) 423-4246
Jul. 20/27 00 (23-00371J)

FIRST INSERTION
Notice of PUBLIC HEARING TO CONSIDER AN ORDINANCE EXPANDING THE BOUNDARIES OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT
DATE: August 1, 2023
TIME: 9:00 a.m.
LOCATION: County Auditorium, County Administration Building
500 San Sebastian View
St. Augustine, Florida 32084
Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida ("Board"), will consider the enactment of one County Ordinance granting a petition to expand the boundaries of a community development district known as the Entrada Community Development District ("District"). The proposed Ordinance title is as follows:
AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2020-42 AND ORDINANCE 2021-28, AND GRANTING THE PETITION FOR THE EXPANSION OF THE ENTRADA COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES (2022); DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT PROVIDING FOR FUTURE EXPANSION PURSUANT TO SECTION 190.04(1)(b), FLORIDA STATUTES (2021); PROVIDING FOR A SEVERABILITY CLAUSE, AND PROVIDING AN EFFECTIVE DATE.
The petitioner has proposed to expand the boundaries of the District to include approximately 131.96 acres of land, more particularly described as Expansion Parcels and depicted in the map attached to this notice. The District is located in the unincorporated St. Johns County, Florida, and is generally located south of Lightsey Road, east of Interstate 95 and west of State Road 207 and is anticipated to comprise of approximately 353.85 acres, after expansion. This hearing will afford the affected units of general-purpose local government and the general public a fair and adequate opportunity to appear and present oral and written comments regarding the amendment of the District. The specific legal authority for the establishment of the District is set forth in §190.046, Florida Statutes.
Copies of this notice, the proposed Ordinance, the petition for boundary amendment, and associated documentation are on file in the Planning and Zoning Section of the Growth Management Department located at the St. Johns County Permit Center, 4040 Lewis Speedway, St. Augustine, Florida 32084, or by e-mail at planzoning@sjcfla.gov, and may be inspected by interested parties prior to said public hearing. All interested persons and affected units of general-purpose local government shall be given an opportunity to appear at the hearing by methods provided below and present oral or written comments on the petition.
If a person decides to appeal any decision made with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.
This matter may be subject to court-imposed quasi-judicial rules of procedure. Interested parties should limit contact with the Board of County Commissioners on this topic, except in compliance with Resolution 95-126, to properly noticed public hearings or to written communication, in care of St. Johns County Planning and Zoning Section, 4040 Lewis Speedway, St. Augustine, Florida, 32084.
NOTICE TO PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING-IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the County's ADA Coordinator at (904) 209-0650 or visit St. Johns County Facilities Management 2410 Dobbs Rd 32086. Hearing impaired persons, call Florida Relay Service (1 800 955 8770), no later than 3 days prior to the meeting.
BOARD OF COUNTY COMMISSIONERS
CHRISTIAN WHITEHURST, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD AMD 2023-01 Entrada CDD

Expansion Parcel 18
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Jul. 20 00 (23-00376J)

