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Clerk of the Circuit Court

This Instrument Prepared by
and return to:

Jennifer Kilinski, Esq.
HOPPING GREEN & SAMS, P.A.
119 S. Monroe Street, Suite 300 (32301)
Post Office Box 6526
Tallahassee, Florida 32314

**NOTICE OF ESTABLISHMENT OF THE
RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on April 25, 2018, pursuant to a petition filed by Mattamy Jacksonville LLC, a Delaware limited liability company, the County Commission of St. Johns County, Florida adopted Ordinance No. 2018-26, which became effective on June 22, 2018, establishing the Rivers Edge II Community Development District.

The legal description of the lands encompassed within the District is attached hereto as **Exhibit "A."** The District is a special-purpose form of local government established pursuant to and governed by Chapter 190, *Florida Statutes*. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, *Florida Statutes*, or by contacting the District's registered agent as designated to the Department of Economic Opportunity in accordance with Section 189.416, *Florida Statutes*.

THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND

ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on this 23rd day of July, 2018, and recorded in the Official Records of St. Johns County, Florida.

[Signature]
Officer of the Rivers Edge II Community Development District

[Signature]
Witness

[Signature]
Witness

Ernest J. Torres
Print Name

JAMES OLIVER
Print Name

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 23 day of July, 2018, by James Perry, as an officer of the Rivers Edge II Community Development District, who is personally known to me and did not take the oath.

(NOTARY SEAL)

[Signature]
Notary Public, State of Florida
Print Name: Daniel Laughlin
Commission No.: _____ Expires: _____

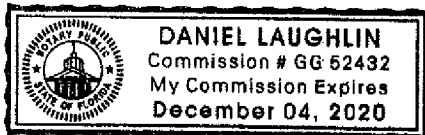


EXHIBIT A

RiverTown

CDD 2 North Parcel (Part One)

Legal Description

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

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

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

Course No. 2: run thence, North 63°27'26" West, along last said tangency, a distance of 179.79 feet, to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue North 63°27'26" West, along the aforesaid northerly Right of Way line of STATE ROAD No. 13, a distance of 2,917.82 feet; thence departing from aforesaid northerly Right of Way line of STATE ROAD No. 13, run the following ten (10) courses and distances:

Course No. 1: run thence, North 52°12'30" East, a distance of 337.34 feet, to a point;

Course No. 2: run thence, North 43°00'14" East, a distance of 340.19 feet, to a point;

Course No. 3: run thence, North 27°38'47" East, a distance of 540.78 feet, to a point;

Course No. 4: run thence, North 59°45'43" East, a distance of 312.12 feet, to a point;

Course No. 5: run thence, North 12°39'39" East, a distance of 376.82 feet, to a point;

Course No. 6: run thence, North 03°30'59" West, a distance of 427.45 feet, to a point;

Course No. 7: run thence, North 23°57'56" East, a distance of 932.43 feet, to a point;

Course No. 8: run thence, North 48°02'01" East, a distance of 302.22 feet, to a point;

Course No. 9: run thence, North 27°34'13" East, a distance of 248.54 feet, to a point;

Course No. 10: run thence, North 07°09'39" East, a distance of 674.95 feet, to a point, on the southerly line of "Parcel 11- Elementary School Site", as per the Sketch and Legal prepared by this Firm, dated

April 28, 2016; run thence, along the southerly and easterly boundary of said "Parcel 11 - Elementary School Site", the following thirty-four (34) courses and distances:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Course No. 1: run thence, northwesterly, along and around the arc of a curve, being concave southwesterly, and having a radius of 514.50 feet, through a central angle of 44°41'04" to the left, an arc distance of 401.25 feet, to the point of tangency of last said curve, said arc being subtended by a chord bearing and distance of North 53°35'59" West, 391.16 feet;

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

Course No. 1: run thence, North 14°03'30" East, a distance of 108.94 feet, to a point;

Course No. 2: run thence, South 74°33'07" East, a distance of 562.46 feet, to a point;

Course No. 3: run thence, North 23°01'26" East, a distance of 378.93 feet, to a point;

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

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

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

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

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

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

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

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

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

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

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

Course No. 15: run thence, South $28^{\circ}33'27''$ East, a distance of 495.97 feet, to a point;

Course No. 16: run thence, South $28^{\circ}39'55''$ West, a distance of 310.12 feet, to a point;

Course No. 17: run thence, South $73^{\circ}27'16''$ West, a distance of 147.61 feet, to a point;

Course No. 18: run thence, South $54^{\circ}17'33''$ East, a distance of 536.88 feet, to a point;

Course No. 19: run thence, South $03^{\circ}08'19''$ East, a distance of 279.38 feet, to a point;

Course No. 20: run thence, South $17^{\circ}38'48''$ West, a distance of 605.51 feet, to a point;

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

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

Course No. 23: run thence, South 89°24'09" East, a distance of 141.88 feet, to a point on the westerly Right of Way line of LONGLEAF PARKWAY, as dedicated to St. Johns County, by instrument recorded in Official Records Book 3271, page 1329 of the Public Records of said St. Johns County, Florida; run thence, along the aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following one (1) course and distance:

Course No. 1: run thence southerly, along and around the arc of a curve, being concave easterly, and having a radius of 3,565.00 feet, through a central angle of 21°02'53" to the left, an arc distance of 1,309.54 feet, said curve, said arc being subtended by a chord bearing and distance of South 09°25'38" East, 1,302.29 feet; departing from aforesaid westerly Right of Way line of LONGLEAF PARKWAY, run the following seven (7) courses and distances:

Course No. 1: run thence, South 36°38'06" West, a distance of 400.42 feet, to a point;

Course No. 2: run thence, South 54°58'08" West, a distance of 330.30 feet, to a point;

Course No. 3: run thence, South 44°29'47" West, a distance of 430.83 feet to a point;

Course No. 4: run thence, South 64°12'38" West, a distance of 301.97 feet, to a point;

Course No. 5: run thence, South 13°42'10" West, a distance of 318.50 feet, to a point;

Course No. 6: run thence, South 52°16'16" West, a distance of 262.11 feet, to a point;

Course No. 7: run thence, South 23°41'37" West, a distance of 384.98 feet, to an intersection with the easterly line of Conservation Easement No. 28, as recorded in that Conservation Easement, (Rivertown-Unit 1, Phase 2, Group 1) as recorded in that instrument, recorded in Official Records Book 3009, page 1777 et seq; of the Public Records of St. Johns County, Florida; run thence, along the easterly boundary of said Conservation Easement No. 28, the following eight (8) courses and distances:

Course No. 1: run thence, South 04°19'20" East, a distance of 134.75 feet, to a point;

Course No. 2: run thence, South 08°55'41" East, a distance of 28.10 feet, to a point;

Course No. 3: run thence, South 72°26'19" East, a distance of 8.08 feet, to a point;

Course No. 4: run thence, North 73°28'49" East, a distance of 47.82 feet, to a point;

Course No. 5: run thence, South 87°33'46" East, a distance of 82.73 feet, to a point;

Course No. 6: run thence, South 89°24'49" East, a distance of 16.37 feet, to a point;

Course No. 7: run thence, South 17°51'46" West, a distance of 21.40 feet, to a point;

Course No. 8: run thence, South 68°05'50" West, a distance of 75.04 feet, to a point; thence departing from aforesaid Conservation Easement No. 28, run the following eleven (11) courses and distances:

Course No. 1: run thence, South 20°48'19" West, a distance of 270.86 feet, to a point;

Course No. 2: run thence, South 35°04'12" West, a distance of 392.69 feet, to a point;

Course No. 3: run thence, South 56°56'52" West, a distance of 228.11 feet, to a point;

Course No. 4: run thence, South 37°04'57" West, a distance of 273.60 feet, to a point;

Course No. 5: run thence, South 46°22'00" West, a distance of 318.14 feet, to a point;

Course No. 6: run thence, South 65°54'47" West, a distance of 97.80 feet, to a point;

Course No. 7: run thence, North 85°34'16" West, a distance of 117.00 feet, to a point;

Course No. 8: run thence, South 72°21'10" West, a distance of 327.57 feet, to a point;

Course No. 9: run thence, South 28°18'49" West, a distance of 340.58 feet, to a point

Course No. 10: run thence, South 31°22'04" East, a distance of 147.54 feet, to a point;

Course No. 11: run thence, South 26°16'16" West, a distance of 348.72 feet, to a point on the aforesaid easterly line of Conservation Easement No. 28, as recorded in that Conservation Easement, (Rivertown-Unit 1, Phase 2, Group 1) as recorded in that Instrument, recorded in Official Records Book 3009, page 1777 et seq, of the Public Records of St. Johns County, Florida; run thence, along the easterly boundary of said Conservation Easement No. 28, the following four (4) courses and distances:

Course No. 1: run thence, South 14°59'14" East, a distance of 79.95 feet, to a point;

Course No. 2: run thence, South 06°15'33" West, a distance of 115.51 feet, to a point;

Course No. 3: run thence, South 24°20'29" West, a distance of 343.43 feet, to a point;

Course No. 4: run thence, South 00°50'37" West, a distance of 76.78 feet, to a point on the aforesaid northerly Right of Way line of STATE ROAD No. 13, (a 100 foot Public Road Right of Way, as per State of Florida, State Road Department Right of Way Map, Project 785), and the POINT OF BEGINNING.

The lands thus described contains 21,074,888 square feet, or 483.81 Acres, more or less, in area.

RiverTown
 CDD 2 North Parcel (Part Two)
 Legal Description

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

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

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

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

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

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

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

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

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

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

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

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

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

- Course No. 9: run thence, North 13°49'49" West, a distance of 781.90 feet, to a point;
- Course No. 10: run thence, North 26°34'55" West, a distance of 186.59 feet, to a point;
- Course No. 11: run thence, South 88°47'09" West, a distance of 122.09 feet, to a point;
- Course No. 12: run thence, South 02°39'03" East, a distance of 168.85 feet, to a point;
- Course No. 13: run thence, South 79°47'07" West, a distance of 272.38 feet, to a point;
- Course No. 14: run thence, North 03°20'11" West, a distance of 453.06 feet, to a point;
- Course No. 15: run thence, North 70°43'23" East, a distance of 279.33 feet, to a point;
- Course No. 16: run thence, North 16°19'31" East, a distance of 187.60 feet, to a point;
- Course No. 17: run thence, North 24°19'13" West, a distance of 149.38 feet, to a point;
- Course No. 18: run thence, South 68°51'10" West, a distance of 292.13 feet, to a point;
- Course No. 19: run thence, North 13°38'12" West, a distance of 149.11 feet, to a point;
- Course No. 20: run thence, North 18°53'56" East, a distance of 352.75 feet, to a point;
- Course No. 21: run thence, North 53°24'47" East, a distance of 191.55 feet, to a point;
- Course No. 22: run thence, South 60°33'16" East, a distance of 777.13 feet, to a point;
- Course No. 23: run thence, South 07°26'12" West, a distance of 305.56 feet, to a point;
- Course No. 24: run thence, South 23°58'41" West, a distance of 302.77 feet, to a point;
- Course No. 25: run thence, South 12°32'16" East, a distance of 202.43 feet, to a point;
- Course No. 26: run thence, South 05°17'38" East, a distance of 238.14 feet, to a point;
- Course No. 27: run thence, South 34°38'38" East, a distance of 224.18 feet, to a point;
- Course No. 28: run thence, South 19°14'38" West, a distance of 200.00 feet, to a point;
- Course No. 29: run thence, South 40°23'07" East, a distance of 230.60 feet, to a point;
- Course No. 30: run thence, North 21°48'57" East, a distance of 189.20 feet, to a point;
- Course No. 31: run thence, North 16°20'18" West, a distance of 453.02 feet, to a point;

- Course No. 32: run thence, North 13°50'18" East, a distance of 293.96 feet, to a point;
- Course No. 33: run thence, North 86°03'49" East, a distance of 302.70 feet, to a point;
- Course No. 34: run thence, South 84°52'58" East, a distance of 380.67 feet, to a point;
- Course No. 35: run thence, North 32°43'06" East, a distance of 602.21 feet, to a point;
- Course No. 36: run thence, North 11°37'37" East, a distance of 479.70 feet, to a point;
- Course No. 37: run thence, North 02°28'12" West, a distance of 509.85 feet, to a point;
- Course No. 38: run thence, North 57°27'54" West, a distance of 225.81 feet, to a point;
- Course No. 39: run thence, North 41°14'43" West, a distance of 198.93 feet, to a point;
- Course No. 40: run thence, North 29°31'46" West, a distance of 167.20 feet, to a point;
- Course No. 41: run thence, North 47°51'57" West, a distance of 426.59 feet, to a point;
- Course No. 42: run thence, North 37°53'43" East, a distance of 187.83 feet, to a point;
- Course No. 43: run thence, North 24°23'32" East, a distance of 192.89 feet, to a point;
- Course No. 44: run thence, North 66°49'00" West, a distance of 104.59 feet, to a point;
- Course No. 45: run thence, North 42°22'42" West, a distance of 252.67 feet, to a point;
- Course No. 46: run thence, South 83°55'19" West, a distance of 634.42 feet, to a point;
- Course No. 47: run thence, North 86°16'49" West, a distance of 772.74 feet, to a point;
- Course No. 48: run thence, South 05°28'53" West, a distance of 140.09 feet, to a point;
- Course No. 49: run thence, North 81°41'28" West, a distance of 199.18 feet, to a point;
- Course No. 50: run thence, North 56°24'07" West, a distance of 208.85 feet, to a point;
- Course No. 51: run thence, North 12°57'19" West, a distance of 269.86 feet, to a point;
- Course No. 52: run thence, North 54°27'25" West, a distance of 251.38 feet, to a point;
- Course No. 53: run thence, North 69°27'53" West, a distance of 427.89 feet, to a point;
- Course No. 54: run thence, South 57°34'36" West, a distance of 146.07 feet, to a point;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- Course No. 2: run thence, North 31°03'06" West, a distance of 135.98 feet, to a point;
- Course No. 3: run thence, North 01°42'41" West, a distance of 131.35 feet, to a point;
- Course No. 4: run thence, North 63°55'57" East, a distance of 81.06 feet, to a point;
- Course No. 5: run thence, North 78°18'57" East, a distance of 33.28 feet, to a point;
- Course No. 6: run thence, North 15°38'52" East, a distance of 23.73 feet, to a point;
- Course No. 7: run thence, North 45°20'17" East, a distance of 27.65 feet, to a point;
- Course No. 8: run thence, North 08°06'47" West, a distance of 22.12 feet, to a point;
- Course No. 9: run thence, North 58°30'40" East, a distance of 58.97 feet, to a point;
- Course No. 10: run thence, North 18°46'26" West, a distance of 87.49 feet, to a point;
- Course No. 11: run thence, North 14°31'19" West, a distance of 94.61 feet, to a point;
- Course No. 12: run thence, North 18°31'54" East, a distance of 59.89 feet, to a point;
- Course No. 13: run thence, North 24°34'07" West, a distance of 38.96 feet, to a point;
- Course No. 14: run thence, North 15°36'46" West, a distance of 58.75 feet, to a point;
- Course No. 15: run thence, North 13°54'08" East, a distance of 74.74 feet, to a point;
- Course No. 16: run thence, North 72°36'04" West, a distance of 56.79 feet, to a point;
- Course No. 17: run thence, North 23°35'20" West, a distance of 95.90 feet, to a point;
- Course No. 18: run thence, South 66°25'13" West, a distance of 370.99 feet, to a point;
- Course No. 19: run thence, South 17°44'18" West, a distance of 28.26 feet, to a point;
- Course No. 20: run thence, South 45°28'59" West, a distance of 19.46 feet, to a point;
- Course No. 21: run thence, South 29°23'32" West, a distance of 26.34 feet, to a point on the aforesaid easterly Right of Way line of LONGLEAF PARKWAY, and the POINT OF BEGINNING.

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

RiverTown
 CDD 2 South Parcel
 Legal Description

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

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

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

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

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

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

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

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

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