

ORDINANCE NO. 2026-15

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING THE BOUNDARIES OF RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT (“RIVERS EDGE II CDD”) PURSUANT TO SECTION 190.046, *FLORIDA STATUTES* TO AMEND THE BOUNDARIES OF THE RIVERS EDGE II CDD TO CONTRACT THE DISTRICT BY 298.07 ACRES; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Rivers Edge II Community Development District (“Rivers Edge II CDD” or “District”), a special-purpose local government established pursuant to Chapter 190, *Florida Statutes* and St. Johns County Ordinance 2018-26, as amended by Ordinance 2019-71 (collectively, the “Establishing Ordinance”); and

WHEREAS, pursuant to section 190.046, *Florida Statutes*, Rivers Edge II CDD petitioned the St. Johns County to amend the Rivers Edge II CDD boundaries to contract the District boundary by approximately 298.07 acres as set forth in the Petition filed on January 12, 2026 (“Petition”); and

WHEREAS, Rivers Edge II CDD obtained written consent from all landowners whose property is to be removed from the District boundary; and

WHEREAS, upon consideration of the record established at that hearing, the Board of County Commissioners have 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, all notice requirements of Chapter 190, *Florida Statutes*, and other applicable laws were complied with, complete notice was timely given, and a public hearing held on the date and time noticed and conducted thereafter in compliance with Chapter 190, *Florida Statutes*, and all applicable laws; and

WHEREAS, in making its fair and informed determination whether to grant or deny the Petition, the Board has considered the Petition in light of the record developed at the public hearing and in relation to the six factors set forth in section 190.005(1)(e), *Florida Statutes* as set forth above; now therefore

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

SECTION 1. RECITALS. The above recitals are adopted as findings of facts 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*.

SECTION 3. EXTERNAL BOUNDARIES OF THE DISTRICT. The Petition to contract the boundary of the Rivers Edge II Community Development District is hereby granted. The amended external boundary of the District is described in **Exhibit A** attached hereto and incorporated by reference herein. The amended boundary of the District encompasses approximately 685.81 acres.

SECTION 4. FUNCTIONS AND POWERS. The Functions and Powers of the Rivers Edge II CDD established in the Establishing Ordinance continue to apply.

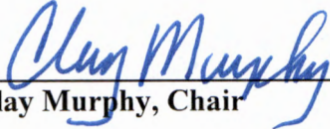
SECTION 5. SAVINGS CLAUSE. The requirements and obligations of the Rivers Edge II CDD established in the Establishing Ordinance shall continue to apply to the extent it does not conflict with this Ordinance. Nothing in this Ordinance shall be deemed as affirmative acceptance by St. Johns County of any financial, operational, maintenance, or other responsibilities of the District nor be deemed as affirmative acceptance of any proposed improvement.

SECTION 6. 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 7. EFFECTIVE DATE. This Ordinance shall take effect pursuant to Florida general law.

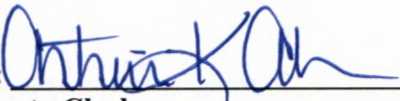
PASSED AND ENACTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 19th DAY OF May 2026.

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

BY: 
Clay Murphy, Chair

MAY 19 2026
Rendition Date

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

BY: 
Deputy Clerk

EFFECTIVE DATE: MAY 21 2026

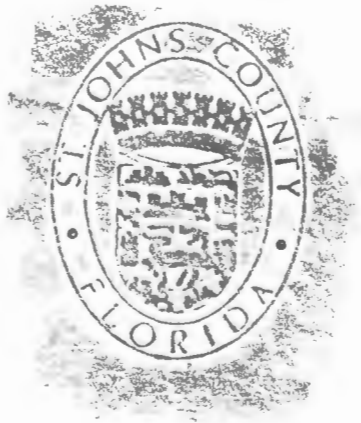


EXHIBIT A

RIVERTOWN
RIVERS EDGE CDD 2 NORTH PARCEL
LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY 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 FRANCIS 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 3,067.61; THENCE DEPARTING FORM 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°57'58" 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 78.71 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 72.84 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 86°40'38" 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 55.98 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 82.15 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°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°32'14" 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°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°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°11'06" EAST, 607.19 FEET;
 COURSE NO. 7: RUN THENCE NORTH 02°54'47" EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 451.50 FEET, TO A POINT;
 COURSE NO. 8: RUN THENCE NORTH 47°44'50" WEST, A DISTANCE OF 397.82 FEET, TO A POINT;
 COURSE NO. 9: RUN THENCE SOUTH 79°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°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°21'00" EAST, 579.34 FEET;
 COURSE NO. 11: RUN THENCE NORTH 70°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°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°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°15'46" EAST, 394.49 FEET;
 COURSE NO. 14: RUN THENCE SOUTH 57°46'35" EAST, A DISTANCE OF 587.65 FEET, TO A POINT;
 COURSE NO. 15: RUN THENCE SOUTH 28°33'27" EAST, A DISTANCE OF 495.97 FEET, TO A POINT;
 COURSE NO. 16: RUN THENCE SOUTH 28°39'55" WEST, A DISTANCE OF 310.12 FEET, TO A POINT;
 COURSE NO. 17: RUN THENCE SOUTH 73°27'16" WEST, A DISTANCE OF 147.61 FEET, TO A POINT;
 COURSE NO. 18: RUN THENCE SOUTH 54°17'33" EAST, A DISTANCE OF 536.88 FEET, TO A POINT;
 COURSE NO. 19: RUN THENCE SOUTH 03°08'19" EAST, A DISTANCE OF 279.38 FEET, TO A POINT;
 COURSE NO. 20: RUN THENCE SOUTH 17°38'48" WEST, A DISTANCE OF 605.51 FEET, TO A POINT;
 COURSE NO. 21: RUN THENCE SOUTH 24°09'05" EAST, A DISTANCE OF 216.50 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENT CURVE, LEADING EASTERLY;
 COURSE NO. 22: RUN THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 465.00 FEET, THROUGH A CENTRAL ANGLE OF 22°32'24" TO THE RIGHT, AN ARC DISTANCE OF 182.93 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°19'39" EAST, 181.75 FEET;
 COURSE NO. 23: RUN THENCE SOUTH 89°24'09" EAST, A DISTANCE OF 141.88 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY, AS DEDICATED TO ST. JOHNS COUNTY, BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1329 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 COURSE NO. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 3,565.00 FEET, THROUGH A CENTRAL ANGLE OF 24°41'08" TO THE LEFT, AN ARC DISTANCE OF 1,535.96 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°14'46" EAST, 1,524.11 FEET;
 COURSE NO. 2: RUN THENCE SOUTH 23°35'20" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 841.09 FEET, TO A POINT ON THE MONUMENTED EASTERLY LINE OF SAID FRANCIS P. FATO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG SAID EASTERLY LINE OF SAID FRANCIS P. FATO GRANT, SECTION 39, (AND ALSO BEING THE EASTERLY BOUNDARY OF THE RIVERTOWN PUD), RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:
 COURSE NO. 1: RUN THENCE SOUTH 41°39'57" WEST, A DISTANCE OF 2,819.33 FEET, TO A POINT;
 COURSE NO. 2: RUN THENCE SOUTH 42°47'30" WEST, A DISTANCE OF 2,201.66 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT 785), AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 25,292,128 SQUARE FEET, OR 580.63 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, LYING IN SECTION 39 TOWNSHIP 5 SOUTH, RANGE 27 EAST, SECTION 42, TOWNSHIP 6 SOUTH, RANGE 27 EAST, AND IN SECTION 44, TOWNSHIP 6 SOUTH, RANGE 26 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 FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 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 4,815 FEET, MORE OR LESS, TO A POINT ON THE AFORESAID EASTERLY MONUMENTED LINE OF SAID FRANCIS 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.

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT - NORTH PARCEL LEGAL DESCRIPTION

A PARCEL OF LAND, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY 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 3,097.61; THENCE DEPARTING FORM 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" WEST, 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°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°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°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°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°11'06" EAST, 607.19 FEET;

COURSE NO. 7: RUN THENCE, NORTH 02°54'47" EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 451.50 FEET, TO A POINT;

COURSE NO. 8: RUN THENCE, NORTH 47°44'50" WEST, A DISTANCE OF 397.82 FEET, TO A POINT;

COURSE NO. 9: RUN THENCE, SOUTH 79°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°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°21'00" EAST, 579.34 FEET;

COURSE NO. 11: RUN THENCE, NORTH 70°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°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°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°15'46" EAST, 394.49 FEET;

COURSE NO. 14: RUN THENCE, SOUTH 57°46'35" EAST, A DISTANCE OF 587.65 FEET, TO A POINT;

COURSE NO. 15: RUN THENCE, SOUTH 28°33'27" EAST, A DISTANCE OF 495.97 FEET, TO A POINT;

COURSE NO. 16: RUN THENCE, SOUTH 28°39'55" WEST, A DISTANCE OF 310.12 FEET, TO A POINT;

COURSE NO. 17: RUN THENCE, SOUTH 73°27'16" WEST, A DISTANCE OF 147.61 FEET, TO A POINT;

COURSE NO. 18: RUN THENCE, SOUTH 54°17'33" EAST, A DISTANCE OF 536.88 FEET, TO A POINT;

COURSE NO. 19: RUN THENCE, SOUTH 03°08'19" EAST, A DISTANCE OF 279.38 FEET, TO A POINT;

COURSE NO. 20: RUN THENCE, SOUTH 17°38'48" WEST, A DISTANCE OF 605.51 FEET, TO A POINT;

COURSE NO. 21: RUN THENCE, SOUTH 24°09'05" EAST, A DISTANCE OF 216.50 FEET, TO THE POINT OF CURVATURE, OF A NON-TANGENT CURVE, LEADING EASTERLY;

COURSE NO. 22: RUN THENCE EASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 465.00 FEET, THROUGH A CENTRAL ANGLE OF 22°32'24" TO THE RIGHT, AN ARC DISTANCE OF 182.93 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°19'39" EAST, 181.75 FEET;

COURSE NO. 23: RUN THENCE, SOUTH 89°24'09" EAST, A DISTANCE OF 141.88 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, AS DEDICATED TO ST. JOHNS COUNTY, BY INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3271, PAGE 1329 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF LONGLEAF PARKWAY, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 3,565.00 FEET, THROUGH A CENTRAL ANGLE OF 24°41'08" TO THE LEFT, AN ARC DISTANCE OF 1,535.96 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°14'46" EAST, 1,524.11 FEET;

COURSE NO. 2: RUN THENCE, SOUTH 23°35'20" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 841.09 FEET, TO A POINT ON THE MONUMENTED EASTERLY LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG SAID EASTERLY LINE OF SAID FRANCIS P. FATIO GRANT, SECTION 39, (AND ALSO BEING THE EASTERLY BOUNDARY OF THE RIVERTOWN PUD), RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE, SOUTH 41°44'03" WEST, A DISTANCE OF 2,817.62 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE, SOUTH 42°42'12" WEST, A DISTANCE OF 2,203.31 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NO. 13, (A 100 FOOT PUBLIC ROAD RIGHT OF WAY, AS PER STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT OF WAY MAP, PROJECT 785), AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 25,370,535 SQUARE FEET, OR 582.42 ACRES, MORE OR LESS, IN AREA

RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT- 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.

USA TODAY CO.



PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Jennifer Gillis
Kutak Rock Llp
Po Box 10230
Tallahassee FL 32302-2230

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a , was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

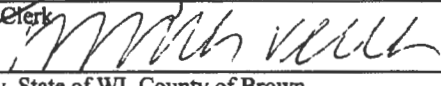
SAG St Augustine Record 05/01/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 05/01/2026



Legal Clerk



Notary, State of WI, County of Brown

8.25.26

My commission expires

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MARIAH VERHAGEN
Notary Public
State of Wisconsin

**NOTICE OF PUBLIC HEARING AND INTENT TO ENACT
AN ORDINANCE AMENDING THE RIVERS EDGE II
COMMUNITY DEVELOPMENT DISTRICT**

DATE: May 19, 2026
TIME: 9:00 a.m.
LOCATION: County Auditorium, County
Administration Building
600 San Sebastian View
St. Augustine, Florida 32084

Notice is hereby given that the Board of County Commissioners of St. Johns County, Florida, will consider the enactment of a County Ordinance amending Ordinance No. 2018-26, as amended by Ordinance 2019-71, which established the Rivers Edge II Community Development District ("District"). The proposed Ordinance title is as follows:

AN ORDINANCE OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, AMENDING ORDINANCE 2018-26 AS AMENDED BY ORDINANCE 2019-71, AND GRANTING THE PETITION FOR THE CONTRACTION OF THE RIVERS EDGE II COMMUNITY DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 190, FLORIDA STATUTES; DESCRIBING THE BOUNDARIES OF THE AMENDED DISTRICT; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

The purpose of this hearing is to consider a petition filed by the District on January 12, 2026, to amend the District's boundaries in accordance with Ch. 190, Florida Statutes. Specifically, the Board will consider the six factors listed in §190.005(1)(e), Florida Statutes. This hearing will afford the District, affected units of 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 amendment of the District is set forth in §§ 190.046 and 190.005, Florida Statutes.

The District is located in unincorporated St. Johns County, Florida, and is generally located north of the St. Johns River, west of County Road 810, east of the Rivers Edge Community Development District and south of Greenbriar Road, and currently comprises approximately 983.68 acres. The District seeks to amend its boundaries by removing approximately 298.07 acres for a total of approximately 685.61 acres within the amended District. The map included with this notice depicts the District's boundaries and outlines the area proposed for removal (the "Contraction Parcel").

Copies of this Notice, the proposed Ordinance, the boundary amendment petition, and its 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 plansdept@sjcfl.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 is 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 SJC 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 at St. Johns County Facilities Management, 2416 Dobbs Road, St. Augustine, Florida, 32086. Hearing impaired persons, please call the Florida Relay Service (800)9558770, no later than five (5) days prior to the meeting.

**BOARD OF COUNTY COMMISSIONERS
CLAY MURPHY, CHAIR
ST. JOHNS COUNTY, FLORIDA
File No.: CDD AMD-2026000001 Rivers Edge II CDD**

RIVERTOWN Rivers Edge II CDD





FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

May 21, 2026

Brandon Patty
Clerk of Courts
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

FILED **MAY 21 2026**
St. Johns County
Clerk of Court
By: *Crystal Smith*
Deputy Clerk

Dear Brandon Patty,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of St. Johns County Ordinance No. 2026-15, which was filed in this office on May 21, 2026.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp