

# Longleaf Pine Community Development District

3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817; Phone 407-723-5900; Fax 407-723-5901

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The following is the Agenda for the meeting of the Board of Supervisors for the Longleaf Pine Community Development District, scheduled to be held **Thursday, November 18, 2021 at 12:00 p.m. at the St. Augustine Outlets located at 500 Outlet Mall Blvd., Suite 500, St. Augustine, FL 32084.** Questions or comments on the Board Meeting or proposed agenda may be addressed to Vivian Carvalho at [carvalhov@pfm.com](mailto:carvalhov@pfm.com) or (407) 723-5900. A quorum (consisting of at least three of the five Board Members) will be confirmed prior to the start of the Board Meeting.

If you would like to attend the Board Meeting by phone, you may do so by dialing:

**Phone:** 1-844-621-3956  
**Participant Code:** 792 560 599 #

## **PROPOSED BOARD OF SUPERVISORS' MEETING AGENDA**

- Roll Call to Confirm Quorum
- Public Comment Period

### **Administrative Matters**

1. Administer Oath of Office to Newly Elected Board of Supervisors
2. Consideration of the Minutes of the October 7, 2021 Organizational Board of Supervisors Meeting

### **General Business Matters**

3. Consideration of Resolution 2022-30, Canvassing and Certifying the Landowner Election Results
4. Consideration of Resolution 2022-31, Electing Officers
5. Consideration of Resolution 2022-04, Designating the Primary Administrative Office and Principal Headquarters
6. Ratification of Transition Letter of District Counsel Firm Representation
7. Public Hearing on the District's Use of the Uniform Method of Levying, Collection and Enforcing Non-Ad Valorem Assessments
  - a. Public Comments and Testimony
  - b. Board Comments
  - c. Consideration of Resolution 2022-28, Adopting the Uniform Method
8. Public Hearing on Equalizing, Approving, Confirming, and Levying Special Assessments
  - o Public Comments and Testimony
  - o Board Comments
  - o Consideration of Resolution 2022-29, Equalizing, Approving, Confirming, and Levying Special Assessments



**Other Business**

**Staff Reports**

District Counsel  
Interim Engineer  
District Manager

**Supervisor Requests and Audience Comments**

**Adjournment**



**pfm**

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Administer Oath of Office to Newly Elected Board of  
Supervisors

**LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS**

**OATH OF OFFICE**

I, \_\_\_\_\_, A CITIZEN OF THE STATE OF FLORIDA AND OF THE UNITED STATES OF AMERICA, AND BEING EMPLOYED BY OR AN OFFICER OF LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT AND A RECIPIENT OF PUBLIC FUNDS AS SUCH EMPLOYEE OR OFFICER, DO HEREBY SOLEMNLY SWEAR OR AFFIRM THAT I WILL SUPPORT THE CONSTITUTION OF THE UNITED STATES AND OF THE STATE OF FLORIDA.

\_\_\_\_\_  
Board Supervisor

ACKNOWLEDGMENT OF OATH BEING TAKEN

STATE OF FLORIDA  
COUNTY OF ST. JOHNS COUNTY

The foregoing oath was administered before me this \_\_\_\_ day of \_\_\_\_\_, 2021, by \_\_\_\_\_, who personally appeared before me, and is personally known to me or has produced \_\_\_\_\_ as identification, and is the person described in and who took the aforementioned oath as a Member of the Board of Supervisors of Longleaf Pine Community Development District and acknowledged to and before me that he/she took said oath for the purposes therein expressed.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public, State of Florida

Print Name: \_\_\_\_\_

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of the Minutes of the October 7, 2021  
Organizational Board of Supervisors Meeting

**MINUTES OF MEETING**

**LONGLEAF PINE COMMUNITY DEVELOPMENT  
DISTRICT BOARD OF SUPERVISORS MEETING**

**Thursday, October 7, 2021**

**12:00 p.m.**

**At the St. Augustine Outlets  
located at 500 Outlet Mall Blvd  
Suite 500, St Augustine, FL  
32084**

Board Members present at roll call in person or via phone:

Kelly White	Chairperson
James Stowers	Vice Chairperson
Andy Hagan	Assistant Secretary

Also, Present in person or via phone:

Vivian Carvalho	District Manager - PFM Group Consulting LLC	
Venessa Ripoll	Assistant District Manager-	
	PFM Group Consulting LLC	(via phone)
Kevin Plenzler	PFM Financial Advisors LLC	(via phone)
Katie Buchanan	District Counsel- Hopping Green & Sams	
Vince Dunn	Interim District Engineer-	
	Dunn Associates, Inc.	(via phone)
Sete Zare	MBS Capital Markets	
Lo Etienne	Bryant Miller Olive	(via phone)

**FIRST ORDER OF BUSINESS**

**Organizational Matters**

**Call to Order and Roll Call**

The meeting was called to order at 12:09 p.m. Ms. Carvalho proceeded with roll call and confirmed quorum to proceed with the meeting. Those in attendance are outlined above.

**Public Comment Period**

There were no other public comments.

**Administration of the Oath of  
Office to Office to New  
Members of the Board of  
Supervisors**

Ms. Carvalho administered the oath of office to the new members of the Board of Supervisors Ms. Kelly White, Mr. Andy Hagan, and Mr. James Stowers prior to the start of the meeting today. Ms. Carvalho asked each Board member if they would like to receive or waive compensation. They each chose to waive compensation.

Teri Hansen and Joanne Schmieder will be administered the oath of office at the next meeting.

**Overview of the Florida  
“Government in the Sunshine”  
Regulations and other Board  
Member Responsibilities**  
a) **Statement of Financial  
Interest, Form 1**  
b) **Board Member  
Compensation**

Ms. Carvalho explained the Sunshine Law, Public Records La, and the Statement of Financial Interest, Form 1.

**Review of District Contact List**

Ms. Carvalho reviewed the District Contact List.

**SECOND ORDER OF BUSINESS**

**Administrative Matters**

**Consideration of Resolution  
2022-01, Appointing District  
Officers**

Ms. Carvalho asked the Board if they have a recommendation for the slate of officers. A discussion took place. Ms. Carvalho requested to be added as Secretary and Ms. Ripoll as an additional, Assistant Secretary.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-01, Appointing District Officers, as follows; Mr. Kelly White as Chairperson, Mr. James Stowers as Vice Chairperson, Ms. Vivian Carvalho as Secretary, and Ms. Venessa Ripoll, Mr. Andy Hagan, Ms. Joanne Schmieder and Ms. Teri Hansen as Assistant Secretaries.

**Consideration of Resolution  
2022-02, Designating  
Treasurer and Assistant  
Treasurer**

Ms. Carvalho presented Resolution 2022-02, Designating Treasurer and Assistant Treasurer. She recommended Ms. Jennifer Glasgow be appointed as Treasurer and Ms. Amanda Lane be appointed as Assistant Treasurer.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-02, Designating Ms. Jennifer Glasgow as Treasurer and Ms. Amanda Lane as Assistant Treasurer.

**Consideration of Resolution  
2022-03, Appointing District  
Manager, Assessment  
Consultant, and Investment  
Representative**  
a) District Management  
Agreement  
b) Financial Advisory  
Agreement

Ms. Carvalho presented Resolution 2022-03, Appointing District Manager, Assessment Consultant, and Investment Representative. This Resolution appoints PFM for Financial Advisor and District Management Services. Ms. White asked if the Financial Advisory is for the Financial Consultant purposes and not engaging on other services. Ms. Carvalho confirmed.

Ms. Carvalho requested a motion to approve Resolution 2022-03, Appointing District Manager, Assessment Consultant and Investment Representative.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2022-03, Appointing District Manager, Assessment Consultant, and Investment Representative.

**Consideration of Resolution  
2022-04, Designating the  
Primary Administrative Office  
and Principal Headquarters**

Ms. Carvalho presented Resolution 2022-04, Designating the Primary Administrative Office and Principal Headquarters. The District must have a Local Records Office in St. Johns County. A discussion took place. This resolution agenda item will be tabled to the next meeting.

**Consideration of Resolution  
2022-05, Appointing District  
Counsel**  
a) District Counsel Agreement



Ms. Carvalho presented Resolution 2022-05, Appointing District Counsel. The Fee Agreement from Hopping Green & Sams is attached to the Resolution as Exhibit A. There were no questions of comments from the Board, so Ms. Carvalho requested a motion from the Board to approve the Resolution as presented.

ON MOTION by Mr. Stowers, seconded by Ms. White, with all in favor, the Board approved Resolution 2022-05, Appointing District Counsel.

Ms. White wanted to confirm that everything is consistent with fee schedules that the District does with all of their communities. Ms. Carvalho confirmed.

**Consideration of Resolution  
2022-06, Designating  
Registered Agent & Office**

Ms. Carvalho presented Resolution 2022-06, Designating Registered Agent and Office. The office will be PFM and Ms. Carvalho will be the Registered Agent.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved Resolution 2022-06, Designating Registered Agent & Office.

**Consideration of Resolution  
2022-07, Appointing Interim  
District Engineer  
a) Interim District Engineer  
Agreement**

Ms. Carvalho presented Resolution 2022-07, Appointing Interim District Engineer. Dunn & Associates will serve as Interim Engineer. Ms. Buchanan requested approval of Resolution 2022-07 in substantial form as the District needs the rate schedule for Ms. White to review and approve.

Ms. White asked why this is an approval for an Interim District Engineer. Ms. Buchanan explained the District is required to go through the Request for Qualifications Process per Florida Statute. The District appoints an Interim District Engineer to make sure they can prepare the Bond Reports.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-07, Approving Interim District Engineer, in substantial form pending review and approval of the rate schedule by the Chairperson.

**Authorization of RFQ for  
District Engineering Services  
under the CCNA**

Ms. Carvalho requested authorization from the Board to go through the RFQ for District Engineering Services under the CCNA.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board authorized District Staff to proceed with the RFQ for District Engineering Services under the CCNA.

**THIRD ORDER OF BUSINESS**

**Designation of Meetings and Hearing Dates**

**Consideration of Resolution 2022-08, Setting an Annual Meeting Schedule for Fiscal Year 2021/2022**

Ms. Carvalho presented Resolution 2022-08, Setting an Annual Meeting Schedule for Fiscal Year 2021/2022. Ms. Buchanan proposed the Board adopt all of the resolutions to hold the Public Hearing in 30 days with the exception of the budgets public hearing to be held in January 20, 2022. Furthermore hold the Landowner Election at the regular November 18, 2021 Board Meeting. Monthly meetings will be on the 3<sup>rd</sup> Thursday of the month at 12:00 p.m. at this location.

ON MOTION by Mr. Hagan, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-08, Setting an Annual Meeting Schedule for Fiscal Year 2021/2022.

**Consideration of Resolution 2022-09, Designating Date, Time, and Location for Landowners' Meeting**

Ms. Carvalho presented Resolution 2022-09 Designating Date, Time, and Location for Landowners' Meeting. A discussion took place.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-09, Designating Date, Time, and Location for Landowners' Meeting for November 18, 2021 at 12:00 p.m. at 500 Outlet Mall Blvd Suite 500, St Augustine, FL 32084.

**Consideration of Resolution 2022-10, Approving Fiscal Year 2021/2022 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption**

Ms. Carvalho presented Resolution 2022-10, Approving Fiscal Year 2021/2022 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption. A discussion took place.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-10, Approving Fiscal Year 2021/2022 Proposed Annual Budget and Setting a Public Hearing Date for Final Adoption on January 20, 2022 at 500 Outlet Mall Blvd Suite 500, St Augustine, FL 32084 .

**Consideration of FY 2021/2022  
Budget Funding Agreement**

The Board reviewed the Fiscal Year 2021/2022 Budget Funding Agreement with ICI entity owner.

ON MOTION by Ms. Hagan, seconded by Ms. White, with all in favor, the Board approved the FY 2021/2022 Budget Funding Agreement, in substantial form subject to review by Owner entity.

**Consideration of Establishment  
of Auditor Selection Committee**

Ms. Carvalho presented the consideration of establishment of Auditor Selection Committee. She explained the District needs to get this in the schedule since they will soon issue Bonds. She suggested the audit process be initiated by January 20, 2022. Ms. Carvalho requested a motion from the Board to approve initiating the Audit Selection Process on January 20, 2022 and appoint the Board as the Auditor Selection Committee.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved initiating the Audit Selection Process on the January 20, 2022 and appoint the Board as the Auditor Selection Committee.

**Consideration of Resolution  
2022-11, Setting a Public  
Hearing on Adoption of Rules of  
Procedure**  
a) Rules of Procedure  
b) Note of Rule Development  
c) Notice of Rulemaking

Ms. Carvalho presented Resolution 2022-11, Setting a Public Hearing on Adoption of Rules of Procedure.

**Consideration of Resolution  
2022-12, Expressing the Intent  
of the District to Utilize the  
Uniform Method of Levy,  
Collection and Enforcement of  
Non-Ad-Valorem Assessments  
and Setting a Public Hearing  
Date Thereon**

Ms. Carvalho presented Resolution 2022-12, Expressing the Intent of the District to Utilize the Uniform Method of Levy, Collection and Enforcement of Non-Ad-Valorem Assessments and Setting a Public Hearing Date Thereon. A discussion took place.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-11, Setting a Public Hearing on Adoption of Rules of Procedure and Resolution 2022-12, Expressing the Intent of the District to Utilize the Uniform Method of Levy, Collection and Enforcement of Non Ad-Valorem Assessments and Setting a Public Hearing Date Thereon for November 18, 2021 at 12:00 p.m. at 500 Outlet Mall Blvd., Suite 500, St. Augustine, FL 32084.

#### **FOURTH ORDER OF BUSINESS**

#### **Other Organizational Matters**

##### **Consideration of Resolution 2022-13, Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff**

##### **a) Authorization to Obtain General Liability and Public Officers Insurance**

The Board reviewed Resolution 2022-13, Setting Forth the Policy of the District with Regard to the Support and Legal Defense of the Board of Supervisors and District Staff.

##### **Consideration of Resolution 2022-14, Providing for the Public's Opportunity to be Heard Addressing Public Meetings and Public Comment Period**

The Board reviewed Resolution 2022-14, Providing for the Public's Opportunity to be Heard Addressing Public Meetings and Public Comment Period.

**Consideration of Resolution  
2022-15, Adoption of  
Records Retention Policy;  
and Providing for  
Severability and Effective  
Date**

The Board reviewed Resolution 2022-15, Adopting of Records Retention Policy; and Providing for Severability and Effective Date.

**Consideration of Resolution  
2022-16, Adoption of Travel  
Reimbursement Policy**

The Board reviewed Resolution 2022-16, Adoption of Travel Reimbursement Policy.

**Consideration of Resolution  
2022-17, Adoption of Prompt  
Payment Act Policies and  
Procedures**

The Board reviewed Resolution 2022-17, Adoption of Prompt Payment Act Policies and Procedures.

**Consideration of Resolution  
2022-18, Authorizing the Filing  
of Notice of Establishment**

The Board reviewed Resolution 2022-18, Authorizing the Filing of Notice of Establishment.

**Consideration of District  
Website Agreement**

The Board reviewed the District Website Agreement.

**Consideration of Resolution  
2022-19, Authorizing the  
Disbursement of Funds**

The Board reviewed Resolution 2022-19, Authorizing the Disbursement of Funds.

**Consideration of Resolution  
2022-20, Designating a  
Qualified Public Depository**

The Board reviewed Resolution 2022-20, Designating a Qualified Public Depository.

**Consideration of Resolution 2022-21, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s)**

The Board reviewed Resolution 2022-21, Authorization to Establish Checking Account and Designation of Authorized Signatories for Operating Account(s). Ms. Carvalho noted the Operating account will be under Renasant Bank.

**Consideration of Resolution 2022-22, Adopting Alternative Investment Guidelines**

The Board reviewed Resolution 2022-22, Adopting Alternating Investment Guidelines.

**Consideration of Resolution 2022-23, Granting the Chairman Authority to Execute Certain Documents**

The Board reviewed Resolution 2022-23, Granting the Chairman Authority to Execute Certain Documents.

**Consideration of Resolution 2022-24, Adopting Internal Controls Policy**

The Board reviewed Resolution 2022-24, Adopting Internal Controls Policy.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved Resolution 2022-13 through Resolution 2022-24, as presented.
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**FIFTH ORDER OF BUSINESS**

**Financing Matters**

**Consideration of Bond Financing Team Funding Agreement**

Ms. Buchanan provided the Bond Financing Team Funding Agreement and requested approval in substantial form subject to review by the Developer and Landowner. Ms. White asked if while the District is moving forward in issuing Bonds the Developer is responsible for any expenses but ultimately, they will be paid for out of the Bond Issuance. Ms. Buchanan responded, assuming they are appropriate expenditures, they will be paid out of the Bond Issuance.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Bond Financing Team Funding Agreement and requested approval in substantial form subject to review by the Developer and Landowner.

**Consideration of Underwriter Agreement**

Ms. Zare presented the Underwriter Agreement which provides for 2% of the par of the Bonds issued and is contingent on closing. Ms. White asked if it is consistent with what the Board did last time and Ms. Zare answered yes. Ms. White asked if MBS Capital Markets paid for Underwriter's Counsel. Ms. Zare answered yes and if it in the Agreement she will make sure it is reflected in the Underwriter Agreement.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved the Underwriter Agreement in substantial form subject to confirmation of underwriter's counsel fees paid by the underwriter.

**Consideration of Bond Counsel Agreement**

Ms. Etienne joined the meeting at 12:32 p.m. via phone. Ms. Etienne presented the Bond Counsel Agreement. Ms. White asked if the Bond Counsel Agreement consistent with the Boggy Branch CDD Bond Issuance.

ON MOTION by Mr. Stowers, seconded by Mr. Hagan, with all in favor, the Board approved the Bond Counsel Agreement subject to confirmation it is consistent with Boggy Branch CDD agreement.

**Consideration of Trustee Agreement**

Ms. Carvalho presented the Trustee Agreement. UB Bank will be the Trustee.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved the Trustee Agreement.

**Consideration of Engineer's Report**

Mr. Dunn reviewed the Engineer's Report. Ms. White asked Mr. Dunn if he added a 10% Contingency to each line item. Mr. Dunn responded for the Development cost of the future phases which are the costs in 2023, he grossed those up 10% contingency.

The other costs are costs under contract. Ms. White stated the District is validating Bonds based on the \$17,000,000.00 total budget for \$22,000,000.00. There are a couple things that are not included in the Budget. Ms. White anticipates the District will end up issuing around \$12,000,000.00. The offsite road improvements were not included in this budget and they are eligible costs. She asked if the District should revise this Budget to include the offsite road costs. The Board agreed the District should revise the Budget to include those costs.

Ms. White noted the District made a wetland mitigation payment and asked if that was in this payment. Mr. Dunn stated that is not included in the budget. A suggestion was made to approve the District Engineer's Report in substantial form subject to the discretion of the Chair of additional costs to be added prior to validating the bonds.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved District Engineer's Report in substantial form subject to the discretion of the Chair of additional costs to be added prior to validating the bonds.

**Consideration of Master  
Assessment Methodology  
Report**

Mr. Plenzler asked based on the potential changes to the Engineer's Report, would the Board be approving the Master Assessment Methodology Report in substantial form. If the Engineering costs go up the Bond Validation amount associated with the Master Assessment Methodology Report will likely go up as well. Ms. Buchanan responded that is correct.

Ms. Plenzler reviewed the Master Assessment Methodology Report. It outlines the maximum assessment securing the repayment of the Bonds to be issued by the District subject to any change in the Engineer's Report going forward. He reviewed the following tables; Tables 1 and 2 are consistent with the Engineer's Report with respect to the Development volumes and the Capital Improvement Program, Table 4 shows the maximum bond par amount based on the \$17.3 Million in CIP currently in the Engineer's Report, Tables 5 and 6 outline the principal per unit amounts as well as the annual assessment per unit amount consistent with the current Bond sizing. He analyzed the Debt Service Assessments on an acreage and per unit basis and find the assessments to be reasonably and equitably allocated. He also found there is a benefit received from the property owners within the District in excess of the related cost.

ON MOTION by Mr. Hagan, seconded by Ms. White, with all in favor, the Board approved the Master Assessment Methodology Report in substantial form subject to the final additional costs by discretion by the Chair to be added prior to validating the bonds.

**Consideration of Resolution  
2022-25, Bond Resolution**

A discussion took place to increase the maximum amount of Bonds. The Maximum amount of the Bonds will be increased to \$27,500,000.00 related to the potential additional costs of improvements that may be added to the Engineer's Report.



Mr. Plenzler stated he can make any adjustments to the Master Assessment Methodology Report to make sure the District hits that number.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-25, Bond Resolution as revised to increase the total Bond Amount to \$27,500,000.00.

**Consideration of Resolution  
2022-26, Declaring Special  
Assessments**

Ms. Buchanan reviewed Resolution 2022-26, Declaring Special Assessments.

**Consideration of Resolution  
2022-27, Setting Public  
Hearing on Special  
Assessments**

Ms. Buchanan reviewed Resolution 2022-27, Setting Public Hearing on Special Assessments.

The total project cost and the total amount the assessments are intended to offset will be increased to correspond to the adjusted Engineer's Report. According to Resolution 2022-26 and Resolution 2022-27 a 30-day notice will be provided to the landowner and 20 days published notice with the goal the District finalizes the Assessment Process in November so they can include it within the Bond Validation Proceedings.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Board approved Resolution 2022-26, Declaring Special Assessments and Resolution 2022-27, Setting Public Hearing on Special Assessments for November 18, 2022 at 12:00 p.m. at this location in substantial form subject to adjustments to the final numbers of the Engineer's Report.

**Consideration of Funding  
Request No. 1**

Ms. Carvalho presented Funding Request No. 1 which the amount is to initiate the opening of the Bank Account.

ON MOTION by Ms. White, seconded by Mr. Hagan, with all in favor, the Board approved Funding Request No. 1.

**SIXTH ORDER OF BUSINESS**

**Other Business**

**Staff Reports**

**District Counsel** – No Report

**District Manager** – No report.

**General Manager** – Ms. Carvalho noted the District Manager will proceed with all advertisements. The next meeting is scheduled for November 18, 2021 at 12:00 p.m. at this location in which multiple Public Hearings will take place at that meeting.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

Ms. Carvalho requested a motion to adjourn the continued meeting of the Board of Supervisors' at 12:45 p.m.

ON MOTION by Ms. White, seconded by Mr. Stowers, with all in favor, the Thursday, October 7, 2021 Organizational Board of Supervisors' Meeting of Longleaf Pine CDD was adjourned at 12:45 p.m.

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chairperson / Vice Chairperson

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-30, Canvassing and  
Certifying the Landowner Election Results

**RESOLUTION 2022-30**

**A RESOLUTION CANVASSING AND CERTIFYING THE RESULTS OF THE LANDOWNERS' ELECTION OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT HELD PURSUANT TO SECTION 190.006(2), FLORIDA STATUTES**

WHEREAS, following proper publication of notice thereof, such landowners meeting was held November 18, 2021 at which the below recited persons were duly elected by virtue of the votes cast in their respective favor; and

WHEREAS, this Resolution canvasses the votes and declares and certifies the results of said election;

**NOW, THEREFORE, BE IT RESOLVED BY THE LANDOWNERS AND BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT;**

1. The following persons are found, certified, and declared to have been duly elected as Supervisors of and for the District, having been elected by the votes cast in their favor as shown, to with:

_____	Votes	_____
_____	Votes	_____
_____	Votes	_____

2. In accordance with said statute, and by virtue of the number of votes cast for the respective Supervisors, they are declared to have been elected for the following terms of office:

_____	Four (4) Year Term
_____	Four (4) Year Term

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Two (2)  
Year Term

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Two (2)  
Year Term

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Two (2)  
Year Term

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3. Said terms of office shall commence immediately upon the adoption of this Resolution PASSED AND ADOPTED THIS 18<sup>th</sup> DAY OF November, 2021.

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Chairperson  
LONGLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT

ATTEST:

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Secretary

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-31, Electing  
Officers

**RESOLUTION 2022-31**

**A RESOLUTION OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A CHAIR, VICE CHAIR, SECRETARY, ASSISTANT SECRETARIES, TREASURER, AND ASSISTANT TREASURER OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

**WHEREAS**, the Board of Supervisors of the Longleaf Pine Community Development District desires to elect the below recited persons to the offices specified.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The following persons are elected to the offices shown:

Chairperson	_____
Vice Chairperson	_____
Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Assistant Secretary	_____
Treasurer	_____
Assistant Treasurer	_____

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

**LONGLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Consideration of Resolution 2022-04, Designating the  
Primary Administrative Office and Principal  
Headquarters



**RESOLUTION 2022-04**

**A RESOLUTION BY THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING THE PRIMARY ADMINISTRATIVE OFFICE AND PRINCIPAL HEADQUARTERS OF THE DISTRICT; DESIGNATING THE LOCATION OF THE LOCAL DISTRICT RECORDS OFFICE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Longleaf Pine Community Development District (the “District”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated entirely within St. Johns County, Florida; and

**WHEREAS**, the District desires to designate its primary administrative office as the location where the District’s public records are routinely created, sent, received, maintained, and requested, for the purposes of prominently posting the contact information of the District’s Records Custodian in order to provide citizens with the ability to access the District’s records and ensure that the public is informed of the activities of the District in accordance with Chapter 119, *Florida Statutes*; and

**WHEREAS**, the District also desires to specify the location of the District’s principal headquarters for the purpose of establishing proper venue under the common law home venue privilege applicable to the District; and

**WHEREAS**, the District is statutorily required to designate a local district records office location for the purposes of affording citizens the ability to access the District’s records, promoting the disclosure of matters undertaken by the District, and ensuring that the public is informed of the activities of the District in accordance with Chapter 119 and Section 190.006(7), *Florida Statutes*.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District’s primary administrative office for purposes of Chapter 119, *Florida Statutes*, shall be located at: \_\_\_\_\_

**SECTION 2.** The District’s principal headquarters for purposes of establishing proper venue shall be located in St. Johns County, Florida.

**SECTION 3.** The District’s local records office shall be located at 3501 Quadrangle Boulevard, Suite 270, Orlando, FL 32817.

**SECTION 4.** This Resolution shall take effect on \_\_\_\_\_, 2021.

**PASSED AND ADOPTED THIS \_\_\_ DAY OF \_\_\_\_, 2021.**

**ATTEST:**

**LONGLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairperson, Board of Supervisors

**LONGLEAF PINE  
COMMUNITY DEVELOPMENT DISTRICT**

Ratification of Transition Letter of District Counsel  
Firm Representation

# Hopping Green & Sams

Attorneys and Counselors

October 19, 2021

VIA EMAIL

Vivian Carvalho, District Manager

[carvalhov@pfm.com](mailto:carvalhov@pfm.com)

Kelly White, Chairperson

[kwhite@icihomes.com](mailto:kwhite@icihomes.com)

**RE: Longleaf Pine Community Development District ("Client")**

**JOINT LETTER BY HOPPING GREEN & SAMS, P.A. AND KUTAK ROCK LLP, ANNOUNCING THE DEPARTURE OF JONATHAN JOHNSON, KATIE BUCHANAN, MIKE ECKERT, TUCKER MACKIE, WES HABER, LINDSAY WHELAN, JOE BROWN, SARAH SANDY, ALYSSA WILLSON AND MICHELLE RIGONI TO KUTAK ROCK LLP**

Dear Vivian/Kelly,

As of November 15, 2021, Jonathan Johnson, Katie Buchanan, Mike Eckert, Tucker Mackie, Wes Haber, Lindsay Whelan, Joe Brown, Sarah Sandy, Alyssa Willson and Michelle Rigoni (the "Special District Practice Group") will be withdrawing as attorneys from Hopping Green & Sams, P.A. ("HGS") and will be joining Kutak Rock LLP ("Kutak"). The members of the Special District Practice Group have provided services in connection with HGS's representation of the Client on the above referenced matter(s) (the "Client Matters").

In the coming months, HGS will no longer be providing legal services. Kutak is prepared to continue as the Client's legal counsel with respect to the Client Matters; however, it is the Client's choice as to who should serve as its legal counsel, and whether the Client Matters and all electronic files and active and closed hardcopy files (collectively, the "Files") should be transferred to Kutak.

Please select one of the following alternatives; however, please be advised that as of November 15, 2021, HGS will no longer be competent to provide legal services to the Client; accordingly, representation by HGS will cease on November 15, 2021, whether or not the Client makes an election below:

1. **ALTERNATIVE #1.** The Client asks that the Client Matters be transferred with the Special District Practice Group to their new firm, Kutak. Please transfer all Files relating to the Client Matters. HGS's legal representation of the Client will cease on the date of HGS's receipt of their written notice. After that date, the Special District Practice Group and their new firm, Kutak, will be responsible for legal representation of the Client in the Client Matters. To the extent that HGS is holding any trust funds or other property of the Client, HGS is further instructed to transfer such funds and/or property to Kutak.

Kelly White 10/27/21  
(Please sign if you want Alternative #1; [DATE]  
otherwise, do not sign on this line.)

2. **ALTERNATIVE #2.** If you do not want Alternative #1, please advise us what HGS should do regarding the Client Matters and all Files relating to the Client Matters by December 1, 2021. HGS's legal representation of the Client will cease on November 15, 2021. If HGS does not receive a response by December 1, 2021, that will confirm HGS's understanding that all Files are not needed or desired and HGS will shred them.

---

(Please sign here if you have [DATE]  
given instructions under Alternative  
#2; otherwise do not sign on this line.)

After you have completed and signed this form, please send a copy via electronic mail to [JasonM@hgslaw.com](mailto:JasonM@hgslaw.com) [MarkS@hgslaw.com](mailto:MarkS@hgslaw.com) [katieb@hgslaw.com](mailto:katieb@hgslaw.com) and [KimH@hgslaw.com](mailto:KimH@hgslaw.com).

Thank you for your consideration and assistance.

**HOPPING GREEN & SAMS, P.A.**



By: Jonathan Johnson

Its: President

Date: October 19, 2021

# **LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

Public Hearing on the District's Use of the Uniform  
Method of Levying, Collection and Enforcing Non-Ad  
Valorem Assessments

Public Comments and Testimony

Board Comments

Consideration of Resolution 2022-28, Adopting  
the Uniform Method

## RESOLUTION 2022-28

### RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT EXPRESSING ITS INTENT TO UTILIZE THE UNIFORM METHOD OF LEVYING, COLLECTING, AND ENFORCING NON-AD VALOREM ASSESSMENTS WHICH MAY BE LEVIED BY THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT IN ACCORDANCE WITH SECTION 197.3632, FLORIDA STATUTES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the Longleaf Pine Community Development District (“District”) was established pursuant to the provisions of Chapter 190, *Florida Statutes*, which authorizes the District to levy certain assessments which include benefit and maintenance assessments and further authorizes the District to levy special assessments pursuant to Chapter 170, *Florida Statutes*, for the acquisition, construction, or reconstruction of assessable improvements authorized by Chapter 190, *Florida Statutes*; and

**WHEREAS**, the above referenced assessments are non-ad valorem in nature and, therefore, may be collected under the provisions of Section 197.3632, *Florida Statutes*, in which the State of Florida has provided a uniform method for the levying, collecting, and enforcing such non-ad valorem assessments; and

**WHEREAS**, pursuant to Section 197.3632, *Florida Statutes*, the District has caused notice of a public hearing to be advertised weekly in a newspaper of general circulation within St. Johns County for four (4) consecutive weeks prior to such hearing.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT:**

**SECTION 1.** The District, upon conducting its public hearing as required by Section 197.3632, *Florida Statutes*, hereby expresses its intent to use the uniform method of collecting assessments imposed by the District as provided in Chapters 170 and 190, *Florida Statutes*, each of which are non-ad valorem assessments which may be collected annually pursuant to the provisions of Chapter 190, *Florida Statutes*, for the purpose of paying principal and interest on any and all of its indebtedness and for the purpose of paying the cost of operating and maintaining its assessable improvements. The legal description of the boundaries of the real property subject to a levy of assessments is attached and made a part of this Resolution as **Exhibit A**. The non-ad valorem assessments and the District’s use of the uniform method of collecting its non-ad valorem assessment(s) may continue in any given year when the Board of Supervisors determines that use of the uniform method for that year is in the best interests of the District.

**SECTION 2.** The District's Secretary is authorized to provide the Property Appraiser and Tax Collector of St. Johns County and the Department of Revenue of the State of Florida with a copy of this Resolution and enter into any agreements with the Property Appraiser and/or Tax Collector necessary to carry out the provisions of this Resolution.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

**LONGLEAF PINE COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

\_\_\_\_\_  
Print Name

**Exhibit A:**     Legal Description



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

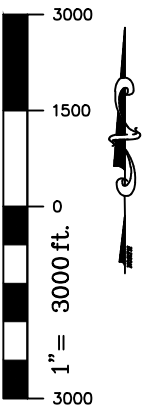
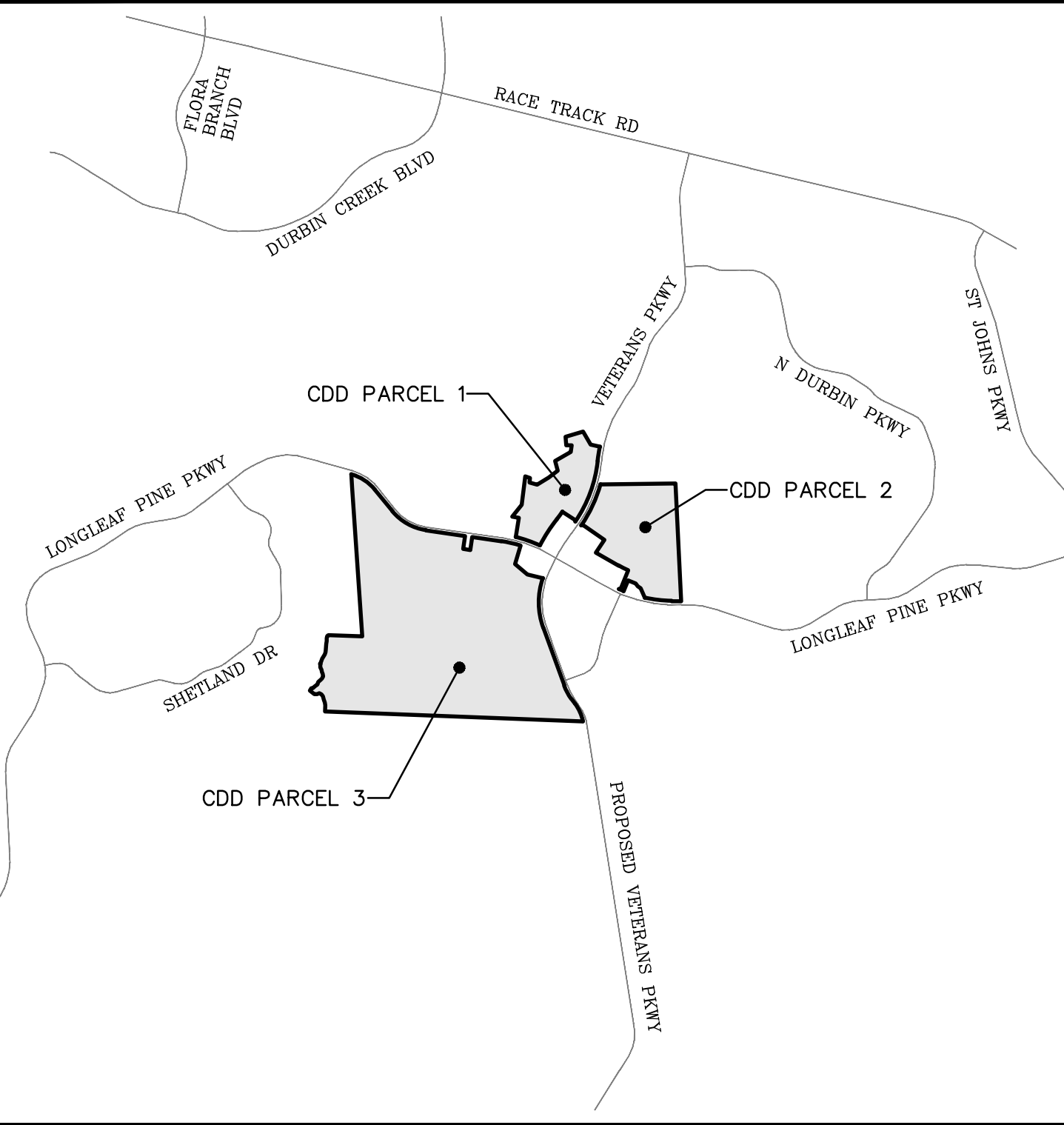
## GENERAL LOCATION

May 25, 2021

### LEGEND



LONGLEAF PINE  
CDD



LONGLEAF PINE CDD  
PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, 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 MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 79°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 38°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 602.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 810; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°49'45" EAST, A DISTANCE OF 106.53 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 75°18'10" EAST, A DISTANCE OF 169.39 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 284.64 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 52°36'34" EAST, A DISTANCE OF 239.36 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°54'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 06°57'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT; COURSE No. 9: RUN THENCE, SOUTH 87°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°35'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 73°26'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 29°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT; COURSE No. 13: RUN THENCE, SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'49" TO THE LEFT, AN ARC DISTANCE OF 306.86 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'21" WEST, 306.72 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.76 FEET, TO A POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,363.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°08'23" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°12'08" WEST, 35.71 FEET; RUN THENCE, NORTH 56°46'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 303.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 51°03'42" WEST, A DISTANCE OF 15.06 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,445.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 200.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 657.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°51'03" WEST, 656.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 541.56 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 540.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.63 ACRE, MORE OR LESS, IN AREA

LONGLEAF PINE CDD  
PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE SOUTH 02°46'59" EAST, A DISTANCE OF 1,734.45 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), DUBBIN CROSSING SOUTH PHASE 1; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; CONTINUE TO RUN SOUTH 02°46'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF TRACT 1 (OPEN AREA), A DISTANCE OF 753.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 EAST; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE RIGHT, AN ARC DISTANCE OF 572.43 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 571.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A" STORMWATER MANAGEMENT FACILITY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 23°36'55" WEST, A DISTANCE OF 225.61 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 55°59'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 67°41'52" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'16" TO THE RIGHT, AN ARC DISTANCE OF 104.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°37'15" WEST, 104.90 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°09'15" TO THE LEFT, AN ARC DISTANCE OF 40.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'46" EAST, 36.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 398.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,379.28 FEET, THROUGH A CENTRAL ANGLE OF 00°01'50" TO THE RIGHT, AN ARC DISTANCE OF 16.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°39'59" EAST, 16.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,349.69 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'29" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 558.05 FEET, TO A POINT; RUN THENCE, NORTH 34°24'48" EAST, A DISTANCE OF 325.86 FEET, TO A POINT; RUN THENCE, NORTH 55°35'12" WEST, A DISTANCE OF 499.54 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 56°46'20" WEST, A DISTANCE OF 48.98 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°56'14" TO THE LEFT, AN ARC DISTANCE OF 38.81 FEET, TO A POINT OF CUSP OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 961.68 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 957.39 FEET,

THE LANDS THUS DESCRIBED CONTAINS 3,687,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA.

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

# **LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

Public Hearing on Equalizing, Approving, Confirming,  
and Levying Special Assessments  
Public Comments and Testimony  
Board Comments  
Consideration of Resolution 2022-29, Equalizing,  
Approving, Confirming, and Levying Special  
Assessments

**RESOLUTION 2022-29**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHICH COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.**

**WHEREAS**, the Board of Supervisors (the “Board”) of the Longleaf Pine Community Development District (the “District”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the “Improvements”) described in the District’s *Engineer’s Report for Capital Improvements for Infrastructure*, dated October 5, 2021, attached hereto as **Exhibit A** and incorporated herein by reference; and

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

**WHEREAS**, the District is empowered by Chapter 190, the Uniform Community Development District Act, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, the Uniform Method for the Levy, Collection, and Enforcement of Non-Ad Valorem Assessments, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the *Master Assessment Methodology*, dated October 2021, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Vivian Carvalho, PFM Consulting Group, LLC, 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 (the “District Records Office”); and

**WHEREAS**, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT:**

1. Assessments shall be levied to defray a portion of the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$18,078,170 (the “Estimated Cost”).
4. The Assessments will defray approximately \$23,600,000 which includes a portion of the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.
6. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
9. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the

Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

11. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Orange County and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2021.

ATTEST:

**LONGLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
Chairman, Board of Supervisors

**Exhibit A:** *Engineer's Report for Capital Improvements for Infrastructure*, dated October 5, 2021

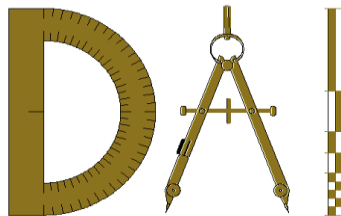
**Exhibit B:** *Master Assessment Methodology* dated October 2021

**Exhibit A**  
*Engineer's Report*, dated October 5, 2021

**ENGINEER'S REPORT  
CAPITAL IMPROVEMENTS FOR  
INFRASTRUCTURE**

**FOR  
LONLEAF PINE COMMUNITY  
DEVELOPMENT DISTRICT  
ST. JOHNS COUNTY, FLORIDA**

**OCTOBER 12, 2021**



**PREPARED BY:**

**DUNN & ASSOCIATES, INC.  
8647 BAYPINE ROAD, SUITE 200  
JACKSONVILLE, FL 32256**



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### **EXHIBITS:**

- Exhibit “1” General Location Map
- Exhibit “2” Parcel No. 1 and No. 2 Legal Descriptions
- Exhibit “2A” Parcel No. 3 Legal Description
- Exhibit “2B” Parcel 1 Legal Map
- Exhibit “2C” Parcel 2 Legal Map
- Exhibit “2D” Parcel 3 Legal Map
- Exhibit “3” Project Layout
- Exhibit “4” Existing / Future Land Use Map
- Exhibit “5A” Master Water Plan
- Exhibit “5B” Master Reuse Plan
- Exhibit “5C” Master Sewer Plan
- Exhibit “5D” Master Drainage Plan
- Exhibit “6” Proposed Infrastructure Plan
- Exhibit “7” Estimated Cost Summary

## **LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT**

### **CAPITAL IMPROVEMENTS FOR INFRASTRUCTURE**

#### **I. Background**

Longleaf Pine Community Development District (the “District” or “CDD”) encompasses 528.53 acres of land in three parcels. The property is at the intersection of Longleaf Pine Pkwy. and Veterans Pkwy. in St. Johns County.

ICI Crossroads Holdings, LLC, (the “Developer”) is serving as the master developer of Longleaf Pine (the “Development”), a master planned residential community planned to include 426 residential units and recreational facilities. The Development’s boundaries are entirely within the boundaries of the District. The District was created to finance, acquire, construct, and in some instances, operate and maintain certain public infrastructure improvements (the “Capital Improvement Plan”, described herein) that will support the Development. A portion of the Capital Improvement Plan is anticipated to be financed with special assessment bonds issued by the District.

The Development is generally located in the NE, NW and SW quadrants of Longleaf Pine Pkwy. and Veterans Pkwy. intersection in St. Johns County.

The lands within the Development have been approved by the St Johns County Board of County Commissioners as a Planned Unit Development (PUD). The PUD Ordinance Number 2018-29 allows for up to 426 single-family detached residential units, some non-residential development (which is not a part of the CDD) and certain recreational facilities. Of the approximately 529 gross acres comprising the District 208 acres are considered developable areas. These 208 developable acres include approximately 33 acres of proposed lakes and approximately 23 acres of proposed road rights-of-way. Minor revisions to the currently contemplated development program can be implemented if consistent with the County-approved PUD however the current development plan for the Development is consistent with the approved PUD.

Various lakes will be excavated to handle stormwater runoff. Wetland mitigation bank credits have been purchased to offset wetland impacts from the proposed improvements within Phase 1.

Landscaping improvements are planned at numerous common areas.

Water, reuse and sewer improvements will be constructed to serve the Development including watermains, fire hydrants, reuse mains, two sewage pump stations, force mains, gravity sewer, and other appurtenances.

Transportation improvements will include paving and drainage construction within the District as required by St. Johns County. In addition, offsite roadway improvements including the southerly extension of Veterans Pkwy. will be completed by the Developer but the cost is not included in the Capital Improvement Plan.

The applicable permits for the Development include a St. Johns River Water Management District Environmental Resource Permit, Florida Department of Environmental Protection (FDEP) State 404 Program Individual Permit for wetland impacts, St. Johns County Development Review approval, FDEP Water Distribution Permit and FDEP Wastewater Collection Permits. The SJRWMD permit, the FDEP water and sewer permits, the FDEP State 404 Program Individual permit and St. Johns County approvals have all been issued for the initial phase of construction (153 lots in the SW parcel 3) and construction is currently underway. Permitting is underway for the 35 lots in Phase 2 and the Amenity Center.

Permit Status:

- St. Johns River Water Management District Permit No. 113098-16 (for all site horizontal improvements, plus dredge and fill operations in District jurisdictional wetlands) for Phase 1 was issued 12/14/2020 and expires 12/14/2025.
- FDEP Water Distribution System Permit No. 0159044-818-DSGP for Phase 1 was issued 11/18/2019 and expires 11/17/2024.
- FDEP Sewage Collection/Transmission System Permit No. 0143628-369-DWC for Phase 1 was issued 11/18/2019 and expires 11/17/2024.
- St. Johns County engineering plans approval under SUBCON 2019-000025 for Phase 1 was issued 01/25/2021 and expires 01/25/2026.
- FDEP State 404 Program Individual Permit No. 55-396565-001-SFI for Phase 1 was issued 7/9/21 and expires 7/9/26.

The capital improvements reflected in this report represent the present intentions of the District. The implementation of any improvements discussed in this plan requires the final approval by many regulatory and permitting agencies including Board of County Commissioners of St. Johns County. The actual improvements may vary from the capital improvements in this report based upon changes in regulatory criteria, permitting requirements, the development needs of the lands within the District and other such changes in the Development. This report, therefore, may be amended from time to time.

Cost estimates contained in this report have been prepared based on the best available information at this time and are a reasonable estimation based on current unit prices in the area. The actual costs of construction, final engineering design, planning, approvals and permitting may vary from cost estimates presented.

Phase one of the Capital Improvement Plan includes 153 lots with completion of the residential infrastructure anticipated in Summer 2022 for Phase 1.

Ultimate project buildout is presently expected to occur over a several year period depending on market conditions. See Exhibit 3 for the project phasing.

## **II. District Infrastructure (Capital Improvement Plan)**

### **A. Stormwater Management Improvements**

The lands within the District are made up of pine forests, wetlands and smaller areas of upland hardwood forests. The natural runoff from Parcel 1 flows west, Parcel 2 flows east into a wetland and Parcel 3 flows into the existing JEA easement to the south, and to the west into a wetland system.

The proposed stormwater management improvements will provide water quality treatment and flood control for all property within the CDD. Such improvements include curbing, inlets, pipes, roadway underdrain, stormwater lakes and lake outfall control structures. Some of the future lakes will be interconnected. The local drainage systems and the lakes are designed to meet the requirements of St. Johns County and the St. Johns River Water Management District.

The cost of the master storm drainage system includes the collection and conveyance systems. The cost of the mass earthwork associated with lake excavation and lake outfall control structures is also included. Such mass earthwork does not include any subsequent grading that may be required for lot pad development or home construction, which will not be financed by the District. These stormwater management facilities will be owned and operated by the District.

Wetland impacts associated with the proposed development require mitigation. The approved mitigation for Phase 1 consists of wetland preservation and wetland mitigation bank credits.

### **B. Roadway Improvements**

The District presently intends to design, finance, install and/or acquire certain transportation facilities within its boundaries. These proposed improvements are presently contemplated in the current site plan.

A description of the roadway improvements follows.

The proposed road system will include construction of the numerous interior minor roadways within the development. The road improvements consist of the paving, curbing, limerock base, stabilized subgrade and sidewalks.

All interior roads will be constructed and/or acquired by the CDD for operation and maintenance. The \$1,997,300 roadway cost estimate listed in exhibit 7 includes all of the interior minor roadways within the development.

As previously mentioned, Veterans Parkway south of Longleaf Parkway with turn lanes into the site will be completed by the developer but the cost is not included in this Capital Improvement Plan.

## **C. Water, Reuse and Sewer Improvements**

The District presently intends to finance, design, construct, install and/or acquire water, reuse and sewer facilities within its boundaries. The District financed water, reuse and sewer improvements include the complete water, reuse and sewer systems including two sewage pump stations and associated sewage forcemain.

### **1. Water Distribution**

The District intends to provide a complete water transmission and distribution system, including fire protection and water service to serve all property within the District.

### **2. Reuse Distribution**

The District intends to provide a complete reuse irrigation transmission and distribution system and reuse service to serve all property within the District.

### **3. Sewage Collection**

The District intends to provide a sewage collection system including gravity sewer, manholes and sewer services to serve all property within the District.

### **4. Pump Stations**

The District intends to install two (2) sewage pumping stations with associated forcemains within the boundaries of the District.

All water, reuse and sewer design and construction will meet the requirements of St. Johns County and JEA. These facilities will be owned, operated, and maintained by JEA after construction and dedication by the District. JEA has issued a Water and Sewer Availability Letter which confirms service availability for the Development. In addition, JEA has approved the construction plans and issued permits for the water, reuse and sewer construction for Phase 1.

## **D. Landscaping / Entranceway**

The District intends to finance, design, construct and/or acquire certain landscaping and entry features within its boundaries. These improvements are to include roadway streetscape tree planting, irrigation, signage, fencing and entranceway features ancillary to the roadway improvements, and in common areas. These facilities will be owned, operated, and maintained by the District.

## **E. Recreation Facilities**

The District presently intends to finance, design, construct and/or acquire certain recreation facilities within its boundaries. The recreation facilities may include, but are not limited to, a pool with bathhouse, parking lot, tot lot, sport courts and/or fields. These facilities will be owned, operated and maintained by the District.

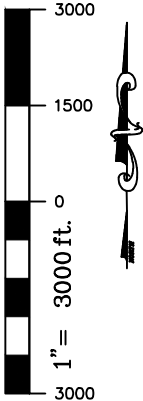
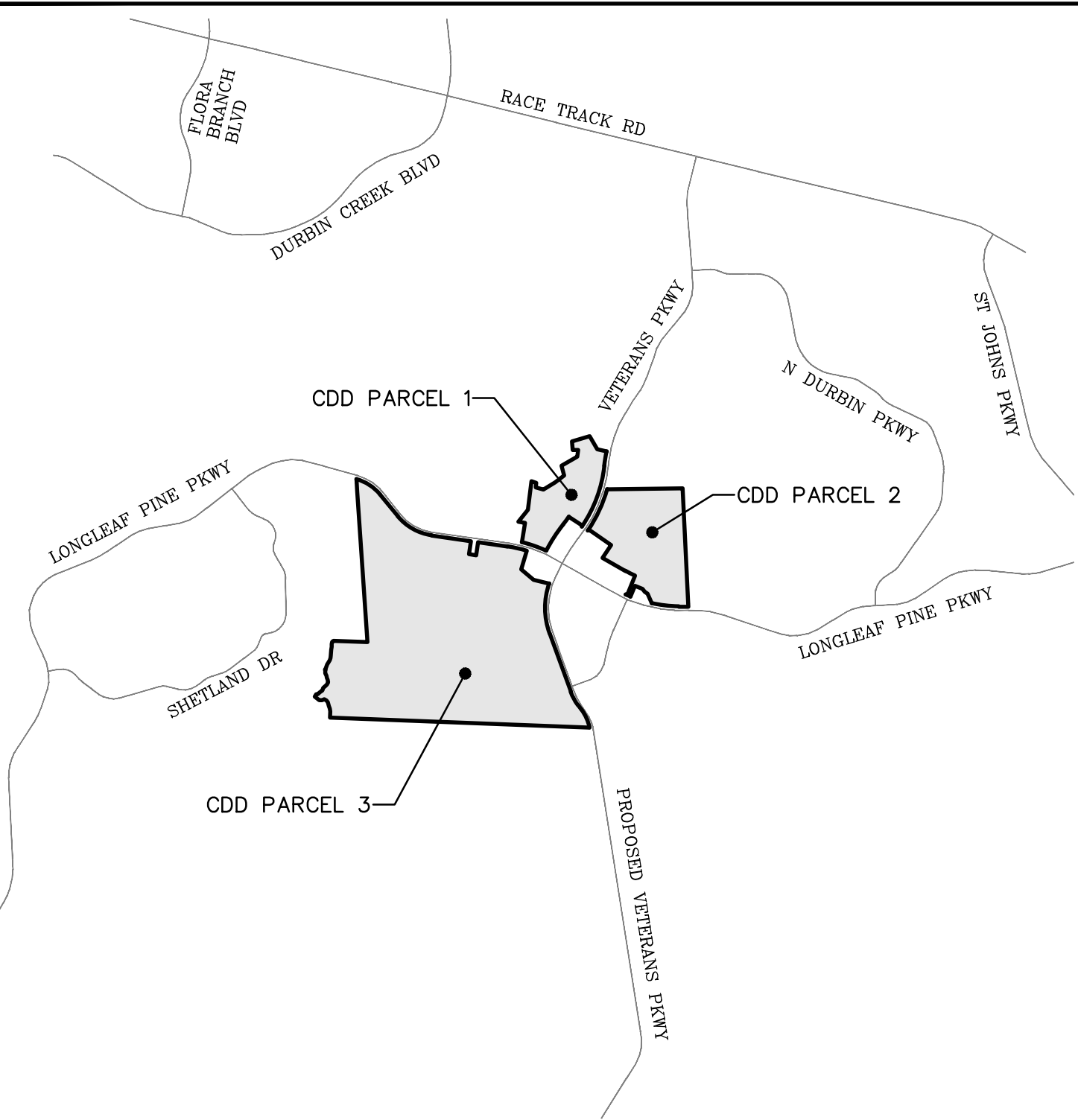
# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 1

## GENERAL LOCATION

May 25, 2021

### LEGEND



LONGLEAF PINE CDD  
PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, 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 MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 79°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 38°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 602.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 810; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°49'45" EAST, A DISTANCE OF 106.53 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 75°18'10" EAST, A DISTANCE OF 169.39 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 284.64 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 52°36'34" EAST, A DISTANCE OF 239.36 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°54'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 06°57'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT; COURSE No. 9: RUN THENCE, SOUTH 87°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°35'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 73°26'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 29°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT; COURSE No. 13: RUN THENCE, SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'49" TO THE LEFT, AN ARC DISTANCE OF 306.86 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'21" WEST, 306.72 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.76 FEET, TO A POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,363.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°08'23" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°12'08" WEST, 35.71 FEET; RUN THENCE, NORTH 56°46'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 303.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 51°03'42" WEST, A DISTANCE OF 15.06 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,445.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 200.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 657.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°51'03" WEST, 656.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 541.56 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 540.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.63 ACRE, MORE OR LESS, IN AREA

LONGLEAF PINE CDD  
PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE SOUTH 02°46'59" EAST, A DISTANCE OF 1,734.45 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), "DURBIN CROSSING SOUTH PHASE 1"; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; CONTINUE TO RUN SOUTH 02°46'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF TRACT 1 (OPEN AREA), A DISTANCE OF 753.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE RIGHT, AN ARC DISTANCE OF 572.43 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 571.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A" STORMWATER MANAGEMENT FACILITY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 23°36'55" WEST, A DISTANCE OF 225.61 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 55°59'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 67°41'52" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'16" TO THE RIGHT, AN ARC DISTANCE OF 104.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°37'15" WEST, 104.90 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°09'15" TO THE LEFT, AN ARC DISTANCE OF 40.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'46" EAST, 36.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 398.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,379.28 FEET, THROUGH A CENTRAL ANGLE OF 00°01'50" TO THE RIGHT, AN ARC DISTANCE OF 16.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°39'59" EAST, 16.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,349.69 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'29" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 558.05 FEET, TO A POINT; RUN THENCE, NORTH 34°24'48" EAST, A DISTANCE OF 325.86 FEET, TO A POINT; RUN THENCE, NORTH 55°35'12" WEST, A DISTANCE OF 499.54 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 56°46'20" WEST, A DISTANCE OF 48.98 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°56'14" TO THE LEFT, AN ARC DISTANCE OF 38.81 FEET, TO A POINT OF CUSP OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 961.68 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 957.39 FEET,

THE LANDS THUS DESCRIBED CONTAINS 3,687,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA.

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

LONGLEAF PINE CDD  
PARCEL 3 (SOUTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 3, 10, AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EXHIBIT 2A

## PARCEL LEGAL DESCRIPTIONS

May 25, 2021

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EAST LINE OF TRACT "A", ABERDEEN (PARCEL "CC2B"), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 43 THROUGH 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, (LONGLEAF PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 35°14'31" TO THE RIGHT, AN ARC DISTANCE OF 599.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°50'25" EAST, 590.30 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 39°13'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,125.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'46" TO THE LEFT, AN ARC DISTANCE OF 832.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°25'32" EAST, 813.89 FEET;

COURSE No. 4: SOUTH 81°37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.35 FEET, TO THE NORTHWEST CORNER OF TRACT "C", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°22'05" WEST, A DISTANCE OF 276.26 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 08°22'05" EAST, A DISTANCE OF 276.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 620.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 08°37'45" TO THE RIGHT, AN ARC DISTANCE OF 420.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'02" EAST, 419.79 FEET; RUN THENCE, SOUTH 16°59'50" WEST, A DISTANCE OF 401.46 FEET, TO A POINT; RUN THENCE, SOUTH 49°36'04" EAST, A DISTANCE OF 341.01 FEET, TO A POINT; RUN THENCE, SOUTH 76°28'35" EAST, A DISTANCE OF 340.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH, (VETERANS PARKWAY), AS PER THAT EASEMENT AND CONSENT TO USE OF RIGHT OF WAY AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY 223 SOUTH (VETERANS PARKWAY) AS PER SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) 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 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 39°13'40" TO THE LEFT, AN ARC DISTANCE OF 1,071.48 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°26'48" EAST, 1,050.68 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 20°03'38" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°58'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 309.30 FEET;

COURSE No. 4: RUN THENCE, SOUTH 36°00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 23°54'44" TO THE RIGHT, AN ARC DISTANCE OF 411.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'59" EAST, 408.11 FEET; RUN THENCE NORTH 87°48'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,446.23 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM GREENBRIAR PROPERTIES, LLC TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°12'31" EAST, A DISTANCE OF 128.66 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 08°06'39" WEST, A DISTANCE OF 61.28 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 17°44'02" WEST, A DISTANCE OF 58.82 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 16°13'26" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 36°35'43" WEST, A DISTANCE OF 53.76 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 59°59'17" WEST, A DISTANCE OF 51.86 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, SOUTH 66°20'34" WEST, A DISTANCE OF 55.00 FEET, TO A POINT; COURSE No. 8: RUN THENCE, SOUTH 89°30'12" WEST, A DISTANCE OF 54.54 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 51°57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 32°20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, SOUTH 81°43'48" EAST, A DISTANCE OF 29.80 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 47°24'09" EAST, A DISTANCE OF 68.19 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 52°43'33" EAST, A DISTANCE OF 61.65 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 17°24'00" EAST, A DISTANCE OF 49.98 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 44°41'32" EAST, A DISTANCE OF 21.98 FEET, TO THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED FROM UNITED WATER FLORIDA, INC. TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 46°45'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44°11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 29°41'44" EAST, A DISTANCE OF 52.57 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°22'10" WEST, A DISTANCE OF 53.59 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 26°50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 00°03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 19°45'34" EAST, A DISTANCE OF 60.57 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 20°55'41" EAST, A DISTANCE OF 59.57 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 32°21'34" EAST, A DISTANCE OF 46.52 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 30°48'52" EAST, A DISTANCE OF 56.66 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 20°44'51" EAST, A DISTANCE OF 46.62 FEET, TO A POINT; COURSE No. 14: RUN THENCE NORTH 04°21'12" EAST, A DISTANCE OF 47.91 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 06°57'45" EAST, A DISTANCE OF 63.14 FEET, TO A POINT; COURSE No. 16: RUN THENCE, NORTH 01°38'15" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;  
COURSE No. 17: RUN THENCE, NORTH 09°03'59" EAST, A DISTANCE OF 60.87 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 01°37'26" EAST, A DISTANCE OF 59.40 FEET, TO A POINT;  
COURSE No. 19: RUN THENCE, NORTH 10°27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT; COURSE No. 20: RUN THENCE, NORTH 53°03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC, AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1046 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.57 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: NORTH 03°57'40" WEST, A DISTANCE OF 3,162.69 FEET, TO A POINT; COURSE No. 2: NORTH 02°35'39" WEST, A DISTANCE OF 263.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 17,217,407 SQUARE FEET, OR 395.25 ACRES, MORE OR LESS, IN AREA.



CROSSROADS CDD  
 PARCEL No. 1  
 (NORTHWEST PARCEL)

Closure Report  
 Fri May 21 09:14:17 2021

Northing Easting Bearing Distance

2091542.568	475720.663	N 09°04'52" E	410.180
2091947.606	475785.403	N 79°54'52" W	142.310
2091972.528	475645.292	N 38°27'50" E	319.300
2092222.540	475843.903	N 07°12'52" E	602.726
2092820.494	475919.596	S 72°50'09" E	106.526
2092789.057	476021.377	S 07°38'08" W	98.340
2092691.589	476008.311	S 75°18'10" E	169.390
2092648.614	476172.158	N 58°22'41" E	284.640
2092797.855	476414.536	N 52°36'34" E	239.360
2092943.205	476604.711	N 14°54'45" W	212.710
2093148.751	476549.971	N 60°13'55" E	382.870
2093338.843	476882.318	N 06°57'54" E	141.230
2093479.031	476899.443	S 87°59'28" W	112.650
2093475.082	476786.863	N 04°35'59" W	182.110
2093656.605	476772.258	N 73°26'52" E	385.590
2093766.457	477141.869	S 29°44'51" E	318.750
2093489.712	477300.027	S 78°18'04" E	202.270
2093448.698	477498.095	Radius: 2940.000 Chord: 306.722 Degree: 1°56'56" Dir: Left Length: 306.862 Delta: 5°58'49" Tangent: 153.570 Chord Brg: S 09°04'21" W Rad-In: S 77°56'14" E Rad-Out: S 83°55'03" E	
2093145.813	477449.729	Radius Point: 2092824.293, 480373.179	
2093145.813	477449.729	Radius: 2790.000 Chord: 1363.800 Degree: 2°03'13" Dir: Right Length: 1377.757 Delta: 2817.38" Tangent: 703.227 Chord Brg: S 20°13'14" W Rad-In: N 83°55'34" W Rad-Out: N 50°37'57" W	
2091866.066	476979.350	Radius Point: 2093441.019, 474675.391	
2091866.066	476979.350	Radius: 25.000 Chord: 35.705 Degree: 22°09'59" Dir: Left Length: 39.767 Delta: 91°08'23" Tangent: 25.502 Chord Brg: N 11°12'08" W Rad-In: N 55°37'57" W Rad-Out: S 33°13'40" W	
2091866.066	476979.350	Radius Point: 2091880.179, 476957.715	
2091901.091	476971.414	N 56°46'20" W 303.632	
2092067.472	476717.426	N 51°03'42" W 15.061	
2092076.938	476705.711	Radius: 2445.980 Chord: 200.354 Degree: 2°03'33" Dir: Right Length: 200.410 Delta: 4°47'40" Tangent: 100.261 Chord Brg: S 36°14'34" W Rad-In: N 56°06'16" W Rad-Out: N 51°24'56" W	
2091915.349	476587.261	Radius Point: 2093441.011, 474675.410	
2091915.349	476587.261	Radius: 3294.000 Chord: 656.798 Degree: 1°44'41" Dir: Left Length: 657.898 Delta: 11°28'42" Tangent: 330.053 Chord Brg: S 32°51'03" W Rad-In: S 51°24'36" E Rad-Out: S 62°33'14" E	
2091915.349	476587.261	Radius Point: 2098966.977, 479154.132	
2091915.349	476587.261	Radius: 2940.000 Chord: 540.793 Degree: 1°56'56" Dir: Left Length: 541.558 Delta: 10°33'15" Tangent: 271.547 Chord Brg: N 70°40'21" W Rad-In: S 24°36'17" W Rad-Out: S 14°03'02" W	
2091542.568	475720.663	Radius Point: 2098890.327, 475006.898	

Closure Error Distance: 0.00041 Error Bearing: S 14°23'02" W  
 Closure Precision: 1 in 18957371.4 Total Distance: 7753.896  
 Polyline Area: 2,116,472.1 sq ft, 48.63 acres

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2940.00'	5°58'49"	306.86'	S 09°04'21" W	306.72'
C2	2790.00'	28°17'38"	1377.76'	S 20°13'14" W	1363.80'
C3	25.00'	91°08'23"	39.77'	N 11°12'08" W	35.71'
C4	2445.98'	4°41'40"	200.41'	S 36°14'34" W	200.35'
C5	3294.00'	11°28'42"	657.90'	S 32°51'03" W	656.80'
C6	2940.00'	10°33'15"	541.56'	N 70°40'21" W	540.79'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 51°03'42" W	15.06'

NOT A PART OF THIS SKETCH  
 SEE SURVEY BY ROBERT M. ANGAS  
 ORDER No. 04-185-01  
 ASSOCIATES, INC., DATED JULY 30, 2004  
 SPECIAL WARRANTY DEED (PARK DONATION)  
 RAYLAND, LLC to  
 ST. JOHNS COUNTY, FLORIDA  
 O.R. BOOK 2268, PAGE 810  
 PIN: 009630-0020

TRACT "D"  
 (STORMWATER MANAGEMENT  
 FACILITY, AS PER M.B. 59,  
 PAGES 51-67)  
 COUNTY ROAD 244 WEST  
 LONGLEAF PINE PARKWAY  
 (MAP BOOK 59, PAGES 51-67)

GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS N 89°18'41" E. AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 801 (FL EAST).
- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- 3) UNLESS A TITLE COMMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTIONS/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EXERCISED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.
- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR ARE RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.
- 6) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

7) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AND ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME, THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFORESAID GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY(IES) THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

9) THIS SKETCH AND LEGAL WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY DUNN & ASSOCIATES, NAMES "CROSSROADS OVERALL FOR SURVEYOR", WHICH THIS FIRM UNZIPPED ON MAY 19, 2021. ANY CHANGES MADE TO THIS FILE OR DESIGN BY THE ENGINEER AFTER THIS DATE WILL NOT BE REFLECTED IN THIS SKETCH OR CDD BOUNDARY.

JONATHAN B. BOWAN  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR  
 CERTIFICATE No. 4600

MAP DATE: MAY 21, 2021  
 JOB No. 52589  
 CAD FILE: CROSSROADS/CDD  
 MAP/CDD PARCEL 1.dwg

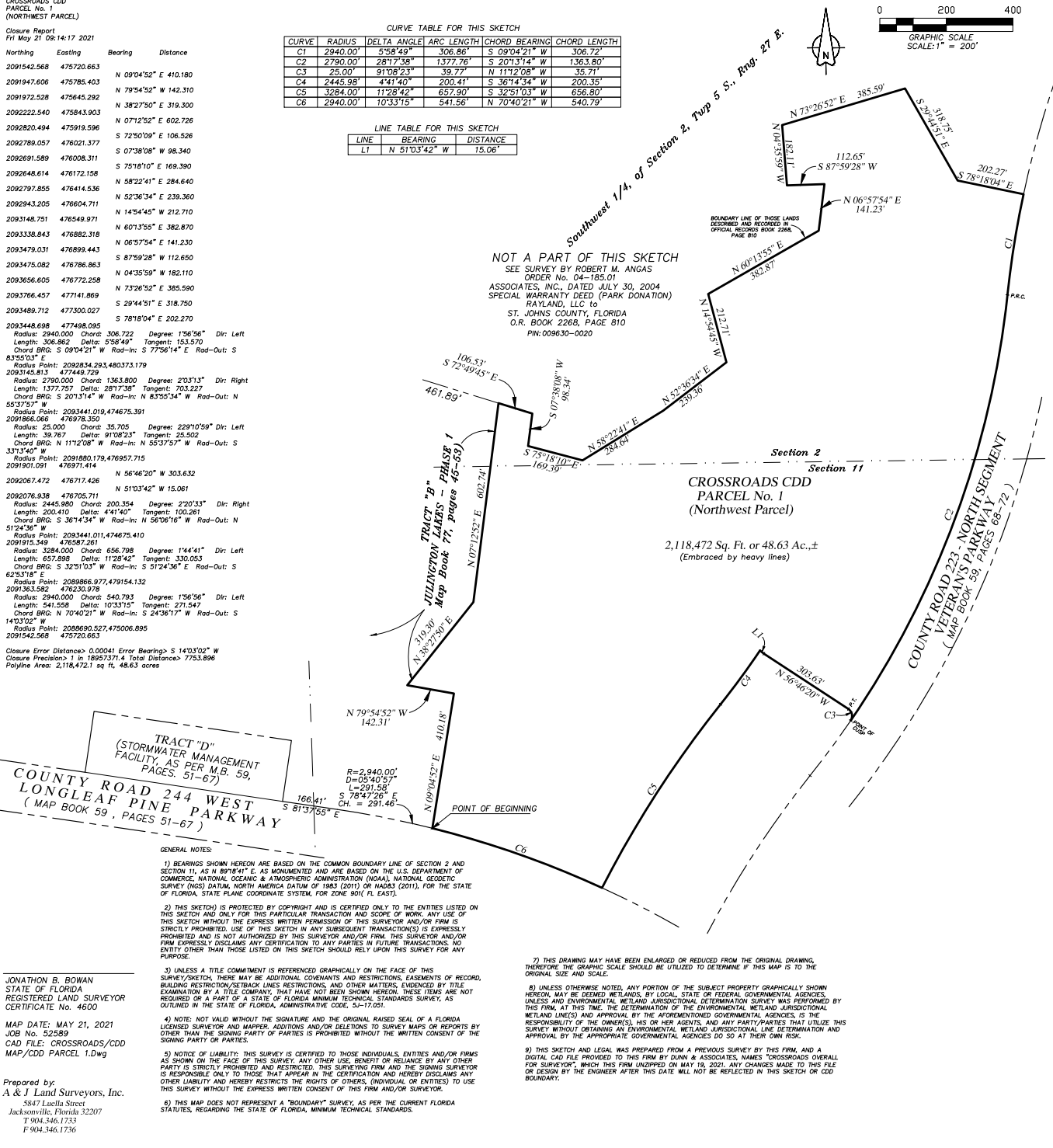
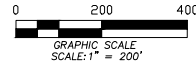
Prepared by:  
 A & J Land Surveyors, Inc.  
 5847 Lucella Street  
 Jacksonville, Florida 32207  
 T 904.346.1733  
 F 904.346.1736

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2B

PARCEL 1  
 LEGAL MAP

May 25, 2021



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2C

PARCEL 2 LEGAL MAP

May 25, 2021

CROSSROADS CDD  
PARCEL No. 2  
(NORTHEAST PARCEL)

Closure Report  
Wed May 19 16:09:33 2021

Northing	Easting	Bearing	Distance
2092652.908	477507.789	N 89°18'41" E	1,580.668
2092671.905	478088.343	S 02°46'59" E	2488.191
2090186.649	479209.153	N 89°06'24" W	197.569
2090189.729	479011.608	Radius: 2790.000 Chord: 571.415 Degree: 2°03'13" Dir: Right Length: 572.428 Delta: 114°52'00" Tangent: 281.216 Chord BRC: N 83°13'44" W Rad-In: N 00°53'36" E Rad-Out: N 12°38'55" E Radius Point: 2092979.390, 479055.103	
2090257.099	478444.178	Radius: 25.000 Chord: 36.014 Degree: 22°10'59" Dir: Left Length: 40.210 Delta: 92°09'15" Tangent: 25.958 Chord BRC: N 68°27'54" E Rad-In: N 24°27'23" E Rad-Out: N 67°41'52" W Radius Point: 2090462.475, 477910.394	
2090463.815	478353.800	N 23°36'55" W	225.610
2090501.782	478297.530	N 55°59'29" W	67.880
2090564.297	478249.804	N 37°18'05" W	78.590
2090629.391	478091.205	S 22°18'08" W	250.000
2090398.092	477996.332	Radius: 2790.000 Chord: 104.900 Degree: 2°03'13" Dir: Right Length: 104.907 Delta: 2°09'16" Tangent: 52.460 Chord BRC: N 88°37'15" W Rad-In: N 22°18'07" E Rad-Out: N 24°27'23" E Radius Point: 2092979.390, 479055.107	
2090438.718	477930.044	Radius: 25.000 Chord: 36.014 Degree: 22°10'59" Dir: Left Length: 40.210 Delta: 92°09'15" Tangent: 25.958 Chord BRC: N 68°27'54" E Rad-In: N 24°27'23" E Rad-Out: N 67°41'52" W Radius Point: 2090462.475, 477910.394	
2090452.988	477933.524	N 22°18'08" E	398.474
2090821.654	478084.742	N 22°18'08" E	398.474
2090379.283	478084.742	Radius: 30379.283 Chord: 16.215 Degree: 0°11'19" Dir: Left Length: 16.215 Delta: 0°01'50" Tangent: 8.107 Chord BRC: N 21°39'28" E Rad-In: N 68°19'06" W Rad-Out: N 68°20'56" W Radius Point: 2102045.306, 449854.785	
2090836.724	478090.729	Radius: 2349.690 Chord: 222.212 Degree: 2°26'18" Dir: Right Length: 222.298 Delta: 2°29'14" Tangent: 111.230 Chord BRC: N 63°02'14" W Rad-In: N 44°13'54" E Rad-Out: N 29°39'09" E Radius Point: 2092979.390, 479055.107	
2090937.405	477862.635	Radius: 2349.690 Chord: 222.212 Degree: 2°26'18" Dir: Right Length: 222.298 Delta: 2°29'14" Tangent: 111.230 Chord BRC: N 63°02'14" W Rad-In: N 44°13'54" E Rad-Out: N 29°39'09" E Radius Point: 2092979.390, 479055.107	
2091213.494	477407.660	N 60°20'52" W	558.055
2091482.322	477591.822	N 34°24'48" E	325.859
2091764.640	477179.713	N 56°46'20" W	48.976
2091791.477	477138.744	Radius: 25.000 Chord: 35.026 Degree: 22°10'59" Dir: Left Length: 38.806 Delta: 88°26'14" Tangent: 24.540 Chord BRC: S 78°45'33" W Rad-In: S 33°13'40" W Rad-Out: S 55°42'34" E Radius Point: 2091770.565, 477125.045	
2091784.649	477104.390	Radius: 2940.000 Chord: 857.395 Degree: 1°56'58" Dir: Left Length: 961.676 Delta: 18°44'29" Tangent: 485.172 Chord BRC: N 24°56'14" W Rad-In: S 55°42'34" W Rad-Out: N 74°27'03" W Radius Point: 2093441.019, 474675.391	
2092652.908	477507.789	Radius: 2940.000 Chord: 857.395 Degree: 1°56'58" Dir: Left Length: 961.676 Delta: 18°44'29" Tangent: 485.172 Chord BRC: N 24°56'14" W Rad-In: S 55°42'34" W Rad-Out: N 74°27'03" W Radius Point: 2093441.019, 474675.391	

Closure Error Distance > 0.00000 Error Bearing > N 90°00'00" E  
Closure Precision: 1 in 145784406524.4 Total Distance = 8847.468  
Positive Area: 3,687,610.3 sq ft, 84.63 acres

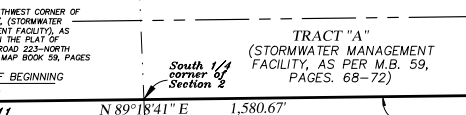
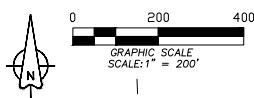
GENERAL NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 11, AS N 89°18'41" E, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (EAST).
- 2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
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- 4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
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- 9) THIS SKETCH AND LEGAL WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY DUNN & ASSOCIATES, NAMES "CROSSROADS OVERALL FOR SURVEYOR", WHICH THIS FIRM UNLOADED ON MAY 19, 2021. ANY CHANGES MADE TO THIS FILE OR DESIGN BY THE ENGINEER AFTER THIS DATE WILL NOT BE REFLECTED IN THIS SKETCH OR CDD BOUNDARY.

JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4660

Prepared by:  
A & J Land Surveyors, Inc.  
8847 Lucella Street  
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T 904.346.1733  
F 904.346.1736

MAP DATE: MAY 21, 2021  
JOB No: 52589  
CAD FILE: CROSSROADS/CDD  
MAP/CDD PARCEL 2.Dwg



CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2790.00'	11°45'20"	572.43'	N 83°13'44" W	571.43'
C2	2790.00'	2°09'16"	104.91'	N 66°37'15" W	104.90'
C3	25.00'	92°09'15"	40.21'	N 68°22'46" E	36.01'
C4	30379.28'	0°01'50"	16.21'	N 21°39'59" E	16.21'
C5	2349.69'	5°25'14"	222.29'	N 63°03'29" W	222.21'
C6	25.00'	88°56'14"	38.81'	S 78°45'33" W	36.03'
C7	2940.00'	18°44'29"	961.68'	N 24°55'12" E	957.39'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 69°06'24" W	187.57'
L2	S 23°36'55" E	226.61'
L3	N 55°59'29" W	67.88'
L4	N 37°18'05" W	78.59'
L5	N 67°41'52" W	171.53'
L6	S 22°18'08" W	250.00'
L7	N 22°18'08" E	398.47'
L8	N 60°20'52" W	558.05'
L9	N 34°24'48" E	325.86'
L10	N 55°35'12" W	499.54'
L11	N 56°46'20" W	48.98'

CROSSROADS CDD  
PARCEL No. 2  
(Northeast Parcel)

4,510,474 Sq. Ft. or 103.54 Acres,±  
(Embraced by heavy lines)

OAKRIDGE ~ UNIT THREE  
Map Book 72, pages 11-15)

TRACT "A"  
(STORMWATER MANAGEMENT FACILITY, AS PER M.B. 59, PAGES. 68-72)

TRACT "A"  
(STORMWATER MANAGEMENT FACILITY, AS PER M.B. 59, PAGES. 13-21)

COUNTY ROAD 244 EAST  
LONGLEAF PINE PARKWAY  
( MAP BOOK 59, PAGES 13-21 )

COUNTY ROAD 223 - NORTH SEGMENT  
VETERANS PARKWAY  
( MAP BOOK 59, PAGES 88-72 )

S 02°46'59" E 1,734.45'  
of TRACT "A" (OPEN SPACE) TO ADJACENT CORNER OF TRACT "1" ( MAP BOOK 59, PAGES 13-21 )

S 02°46'59" E 2,488.19' (OVERALL)  
of TRACT "1" (OPEN SPACE) TO ADJACENT CORNER OF TRACT "A" (OPEN SPACE)

S 02°46'59" E 753.74'  
of TRACT "1" (OPEN SPACE) TO ADJACENT CORNER OF TRACT "A" (OPEN SPACE)

SOUTH LINE OF SECTION 2.  
TWP. 5 S., RNG. 27 E.

NORTH LINE OF SECTION 11.  
TWP. 5 S., RNG. 27 E.

Northwest 1/4 of Section 11,  
Twp. 5 S., Rng. 27 E.

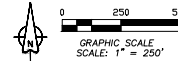
WESTERN LINE OF TRACT "1" (OPEN SPACE)  
TO ADJACENT CORNER OF TRACT "A" (OPEN SPACE)

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2D

PARCEL 3  
LEGAL MAP

May 25, 2021



CROSSROADS CDD  
PARCEL 3  
(SOUTHWEST PARCEL)  
Closure Report  
Thu May 20 13:36:29 2021

Bearing	Ending	Distance
2092865.308	47233.072	
Radius: 975.000	Chord: 590.352	Deg: 57°25' Di: Right
Length: 598.771	Date: 8/5/21	Tangent: 308.681
Chord BRC: S 56°50'24" E	Rad-to-C: S 15°32'50" W	Rad-Out: S 50°46'31" W
Radius Point: 209255.846	47199.078	
2092542.326	472746.242	
2092085.868	47216.773	
Radius: 1125.000	Chord: 813.889	Deg: 50°25' Di: Left
Length: 832.773	Date: 4/29/21	Tangent: 436.503
Chord BRC: S 82°25'22" E	Rad-to-C: S 67°43'18" E	Rad-Out: N 08°22'05" E
Radius Point: 2092797.167	473990.349	
2091684.168	473584.524	
2091562.888	474651.101	
2091289.589	474610.897	
2091267.739	474759.300	
2091541.058	474799.504	
2091450.623	475412.833	
Radius: 3780.000	Chord: 418.793	Deg: 25°37' Di: Right
Length: 420.190	Date: 8/7/21	Tangent: 210.493
Chord BRC: S 77°32'27" E	Rad-to-C: S 62°52'10" W	Rad-Out: S 16°59'50" W
Radius Point: 2098890.527	475066.895	
2091586.657	475552.484	
2090974.735	475705.128	
2090535.726	475984.822	
2090674.173	476393.585	
Radius: 1985.000	Chord: 1000.679	Deg: 37°39' Di: Left
Length: 1071.485	Date: 3/13/20	Tangent: 557.700
Chord BRC: S 50°04'24" E	Rad-to-C: S 39°13'40" E	Rad-Out: N 69°56'25" E
Radius Point: 2090167.345	477773.828	
2088623.508	476331.778	
2088402.549	476749.825	
Radius: 1115.000	Chord: 509.299	Deg: 55°19' Di: Right
Length: 510.289	Date: 1/26/21	Tangent: 156.159
Chord BRC: S 28°30'20" E	Rad-to-C: N 69°52'22" E	Rad-Out: N 53°59'38" E
Radius Point: 2087925.611	477797.178	
2087593.039	476990.191	
2086525.962	476797.097	
Radius: 985.000	Chord: 408.110	Deg: 5°49' Di: Right
Length: 411.887	Date: 1/26/21	Tangent: 208.580
Chord BRC: S 24°02'58" E	Rad-to-C: S 53°59'38" W	Rad-Out: S 77°54'23" W
Radius Point: 2087445.615	477172.174	
2087653.179	477136.413	
2087862.119	476894.190	
2087990.687	476899.148	
2088051.254	476990.502	
2088070.379	47672.286	
2088739.460	47661.616	
2088325.812	47619.565	
2088428.451	47574.659	
2088326.482	47524.281	
2088266.009	47469.743	
2088300.637	47374.357	
2088353.802	47408.093	
2088349.616	47437.583	
2088395.770	47487.779	
2088433.107	47536.837	
2088480.800	47551.783	
2088496.425	47567.242	
2088525.354	47597.893	
2088556.676	47628.438	
2088602.342	47654.481	
2088655.480	47681.607	
2088693.892	47713.828	
2088742.444	47749.192	
2088791.443	47789.314	
2088866.143	47834.227	
2088923.147	47884.704	
2088978.787	47935.982	
2089018.083	47988.881	
2089068.744	48043.905	
2089110.341	48106.420	
2089158.113	48176.057	
2089220.787	48252.771	
2089285.311	48336.555	
2089345.420	48427.147	
2089404.798	48524.830	
2089453.575	48629.911	
2089513.942	48746.464	
2089564.506	48874.512	
2089616.645	49014.021	
2089665.308	49165.072	

GENERAL NOTES:

- BEARINGS SHOWN HEREIN ARE BASED ON THE COMMON BOUNDARY LINE OF SECTION 2 AND SECTION 16 AS SHOWN BY THE MONUMENTS AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (NAD 83) FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM FOR ZONE 16N (FZ 16N).
- THIS SURVEY IS CONDUCTED BY COVENANT AND IS LIMITED ONLY TO THE ENTIRETY LISTED ON THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR. ANY USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THE SURVEYOR AND/OR FIRM. THE SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY OBLIGATION TO ANY PARTIES IN FUTURE TRANSACTIONS. THE LIABILITY OF ANY PARTY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.
- UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS SUPERVISING OF RECORD, INCLUDING RESTRICTIONS, EASEMENTS, ENCUMBRANCES AND OTHER MATTERS, ENJOINED BY THE EXISTING RECORDS OF A PUBLIC RECORDING OFFICE. COVENANTS, RESTRICTIONS, EASEMENTS, ENCUMBRANCES OR A PART OF A STATE OF FLORIDA UNIFORM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, § 117.001.
- NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND SURVEYOR AND/OR REGISTERED TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY. IT IS PROHIBITED TO REPRODUCE THIS SURVEY FOR ANY PURPOSE.
- NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR LIABILITY OF OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYOR FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE COVENANTS, RESTRICTIONS, EASEMENTS, ENCUMBRANCES OR A PART OF A STATE OF FLORIDA UNIFORM TECHNICAL STANDARDS SURVEY. THIS SURVEYOR FIRM AND THE SIGNING SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THIS SURVEY FOR ANY PURPOSE.
- THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, UNIFORM TECHNICAL STANDARDS.
- NO OTHER MATTER MAY BE REPRODUCED OR REFLECTED FROM THE ORIGINAL DRAWING. REPRODUCING THIS GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE THE TRUE MEASUREMENT OF THE ORIGINAL SIZE AND SCALE.
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN ON THIS SKETCH IS NOT TO BE CONSIDERED A PART OF THIS SURVEY. THIS SURVEYOR FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE COVENANTS, RESTRICTIONS, EASEMENTS, ENCUMBRANCES OR A PART OF A STATE OF FLORIDA UNIFORM TECHNICAL STANDARDS SURVEY. THIS SURVEYOR FIRM AND THE SIGNING SURVEYOR DOES NOT WARRANT OR GUARANTEE THE ACCURACY OF THIS SURVEY FOR ANY PURPOSE.
- THIS SKETCH AND LEGAL MAP WAS PREPARED FROM A PREVIOUS SURVEY BY THIS FIRM, AND A DIGITAL CAD FILE PROVIDED TO THIS FIRM BY DUNA & ASSOCIATES, INC. (DUNA) FOR SURVEYOR OR FOR SURVEYOR. THIS FIRM AND/OR DUNA IS NOT RESPONSIBLE FOR ANY CHANGES MADE TO THIS FILE OR PRINTED COPY OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

LAND OWNER: JEA SPECIAL WARRANTY DEED  
DUNA SURVEYING CORPORATION  
CORP. (A FLORIDA CORPORATION)  
1000 N. W. 10TH AVENUE, SUITE 100  
MIAMI, FL 33136  
PH: 305-575-0000

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	BEARING	CHORD LENGTH
C1	975.000	35°14'11"	589.731	S 28°30'20" E	590.352
C2	1125.000	43°44'44"	639.777	S 67°43'18" E	813.889
C3	2760.000	8°57'42"	450.119	S 77°19'02" E	419.739
C4	1965.000	39°14'20"	1071.486	S 50°04'24" E	1050.680
C5	1115.000	19°54'43"	570.579	S 53°59'38" W	509.299
C6	985.000	23°54'44"	411.000	S 24°02'58" E	408.110

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 03°15'11" E	286.667
L2	N 08°28'59" W	61.288
L3	N 74°25'00" E	26.509
L4	N 16°12'26" W	26.509
L5	N 38°55'43" W	53.788
L6	N 59°59'27" W	51.886
L7	S 68°59'54" W	55.007
L8	N 59°59'27" W	54.574
L9	N 51°59'40" W	121.117
L10	N 32°02'05" E	63.007
L11	S 81°43'49" E	29.809
L12	N 47°24'09" E	68.179
L13	N 50°43'15" E	61.007
L14	N 72°44'00" E	49.808
L15	N 44°14'59" E	21.999
L16	N 48°45'00" E	44.229
L17	N 44°14'59" E	43.608
L18	N 29°41'44" E	52.575
L19	N 02°02'05" E	53.007
L20	N 22°29'29" W	41.488
L21	N 14°48'35" W	50.229
L22	N 28°30'20" W	54.809
L23	N 09°09'59" W	74.729
L24	N 19°45'44" E	60.379
L25	N 20°58'41" E	58.577
L26	N 32°14'54" E	66.507
L27	N 30°48'52" E	56.888
L28	N 20°41'44" E	52.575
L29	N 02°21'42" E	47.911
L30	N 08°27'45" E	63.174
L31	N 03°15'11" E	64.509
L32	N 09°19'59" E	60.877
L33	N 01°12'26" E	56.407
L34	N 10°27'44" E	50.011
L35	N 53°03'27" E	33.229

150' EA. (CAROLINVILLE ELECTRIC AUTHORITY) EASEMENT, AS PER O.R. BOOK 878, PAGE 1152, AS AFFECTED BY ASSIGNMENT OF RIGHTS RECORDED IN BOOK 986, PAGE 1066. (UTILITY POLES AND OVERHEAD UTILITY LINES, WERE NOT PHYSICALLY LOCATED BY THIS FIRM.)

JOHNSON B. BROWN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE NO. 4600  
Prepared by  
A & J Land Surveys, Inc.  
MAP DATE: MAY 21, 2021  
JOB NO.  
CAD FILE: CROSSROADS/CDD  
MAP/CD PARCEL 3.DWG

SPECIAL WARRANTY DEED  
DUNA SURVEYING CORPORATION  
CORP. (A FLORIDA CORPORATION)  
1000 N. W. 10TH AVENUE, SUITE 100  
MIAMI, FL 33136  
PH: 305-575-0000

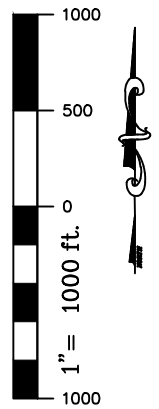
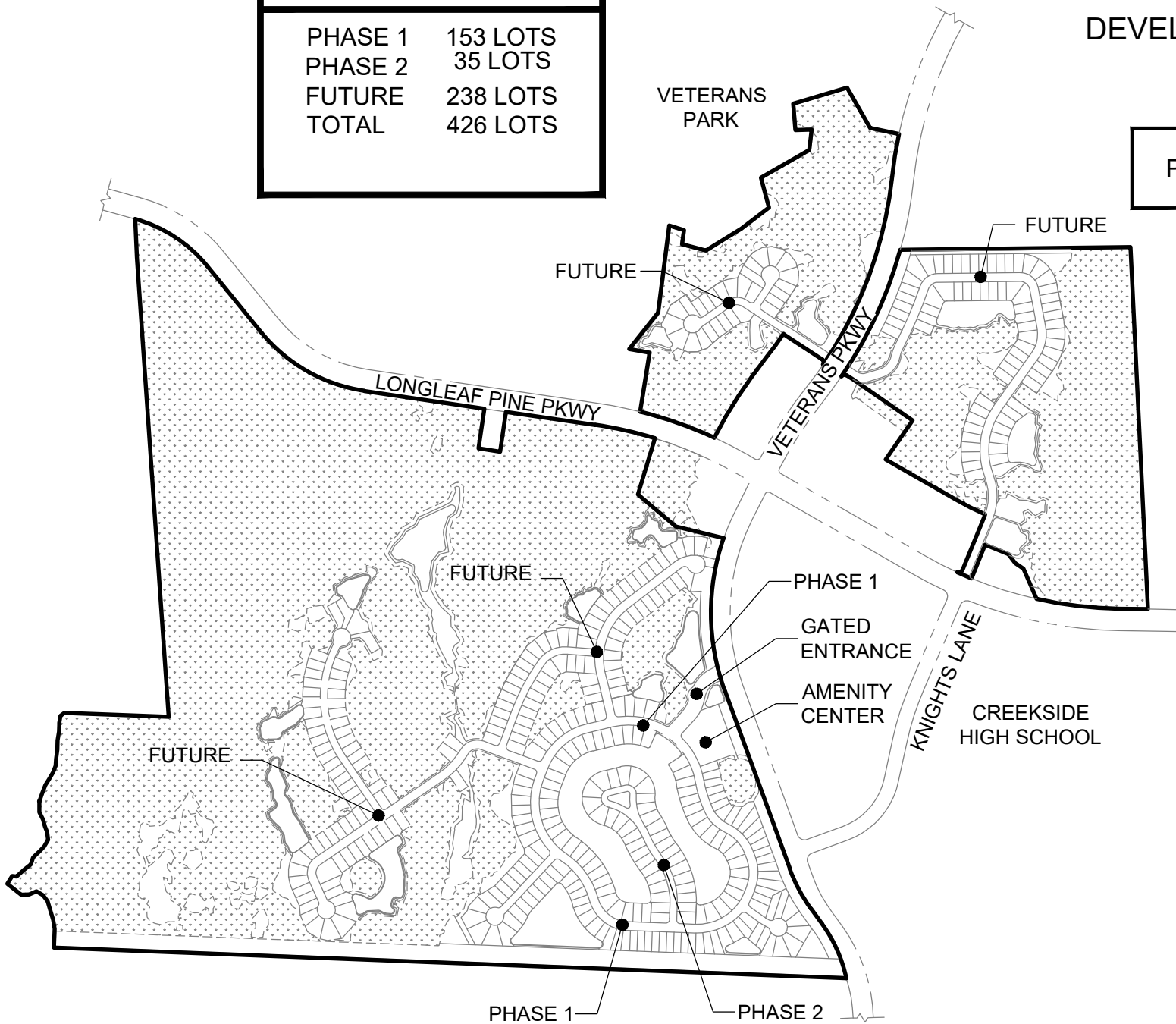
# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

DEVELOPMENT PHASING	
PHASE 1	153 LOTS
PHASE 2	35 LOTS
FUTURE	238 LOTS
TOTAL	426 LOTS

EXHIBIT 3

## PROJECT LAYOUT

May 25, 2021



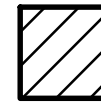
# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 4

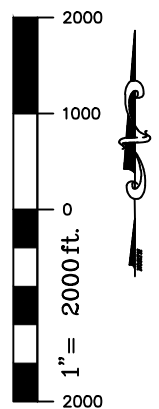
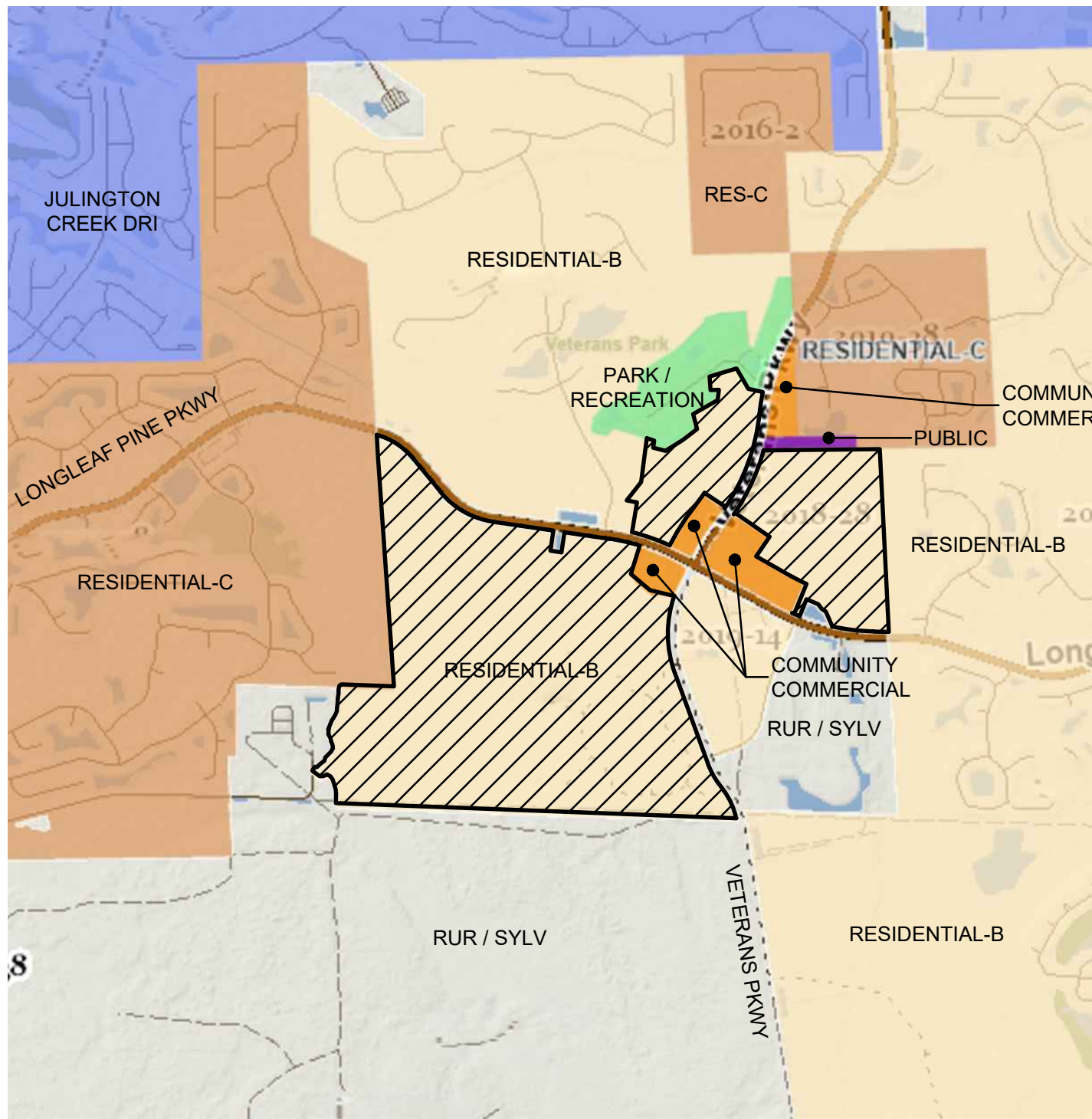
EXISTING / FUTURE  
LAND USE

May 25, 2021

## LEGEND



LONGLEAF PINE  
CDD



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5A

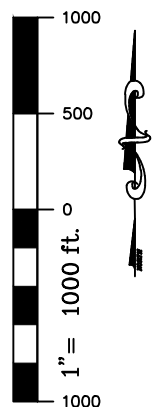
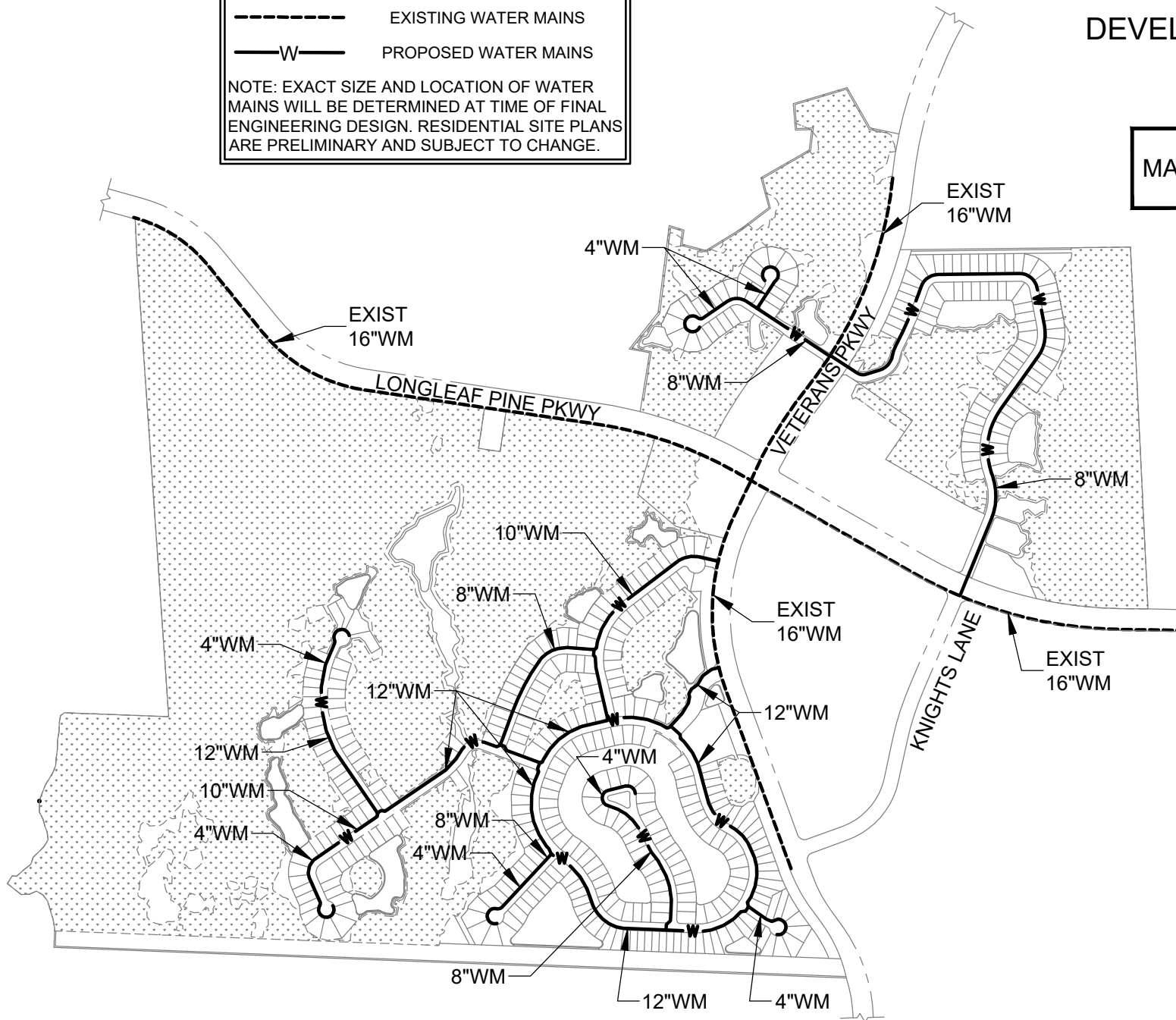
## MASTER WATER PLAN

May 26, 2021

**LEGEND**

----- EXISTING WATER MAINS  
—W— PROPOSED WATER MAINS

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





# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

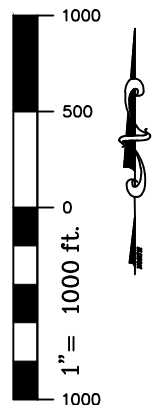
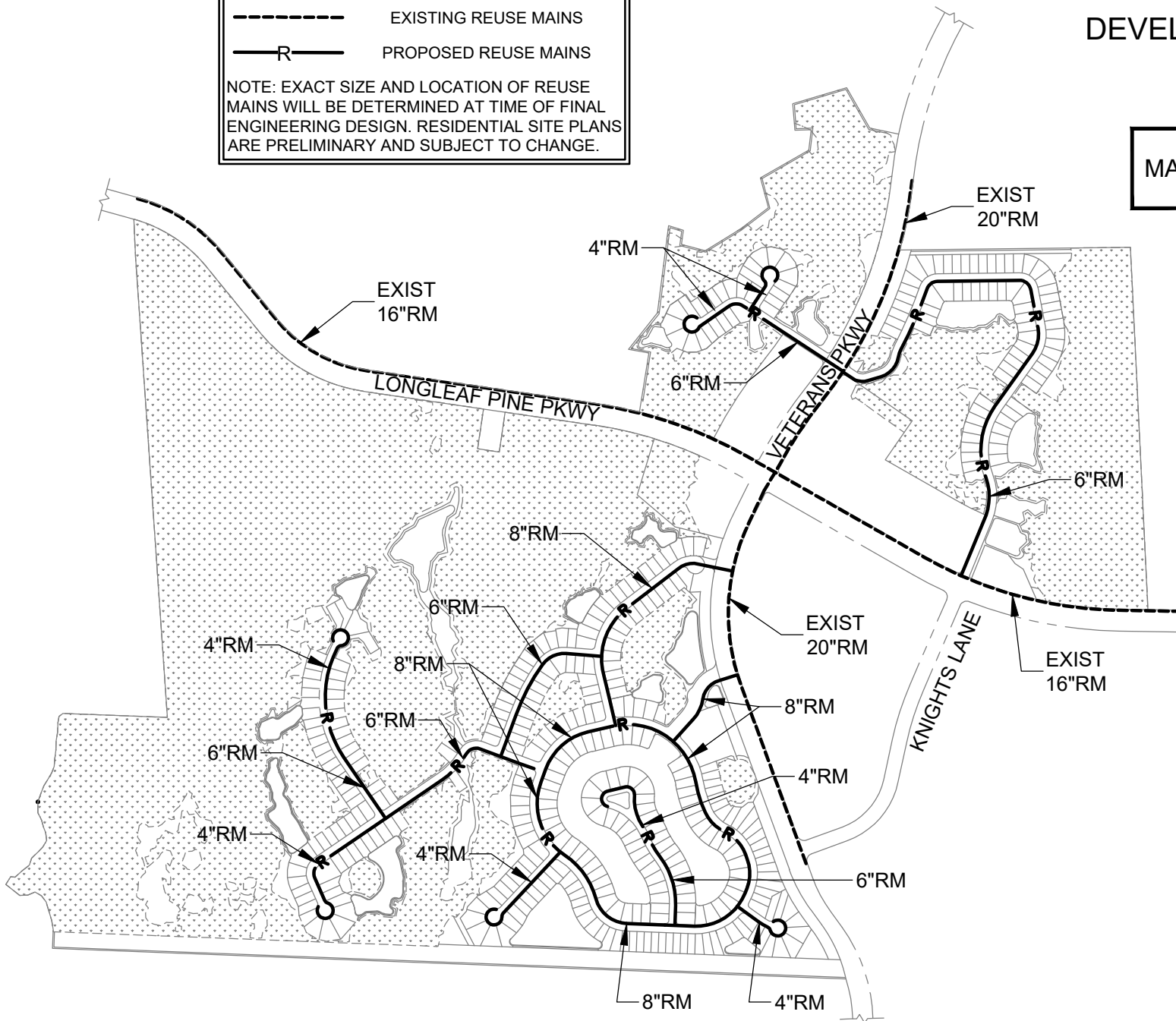
EXHIBIT 5B

## MASTER REUSE PLAN

May 26, 2021

LEGEND	
	EXISTING REUSE MAINS
	PROPOSED REUSE MAINS

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



# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5C

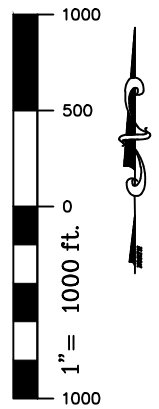
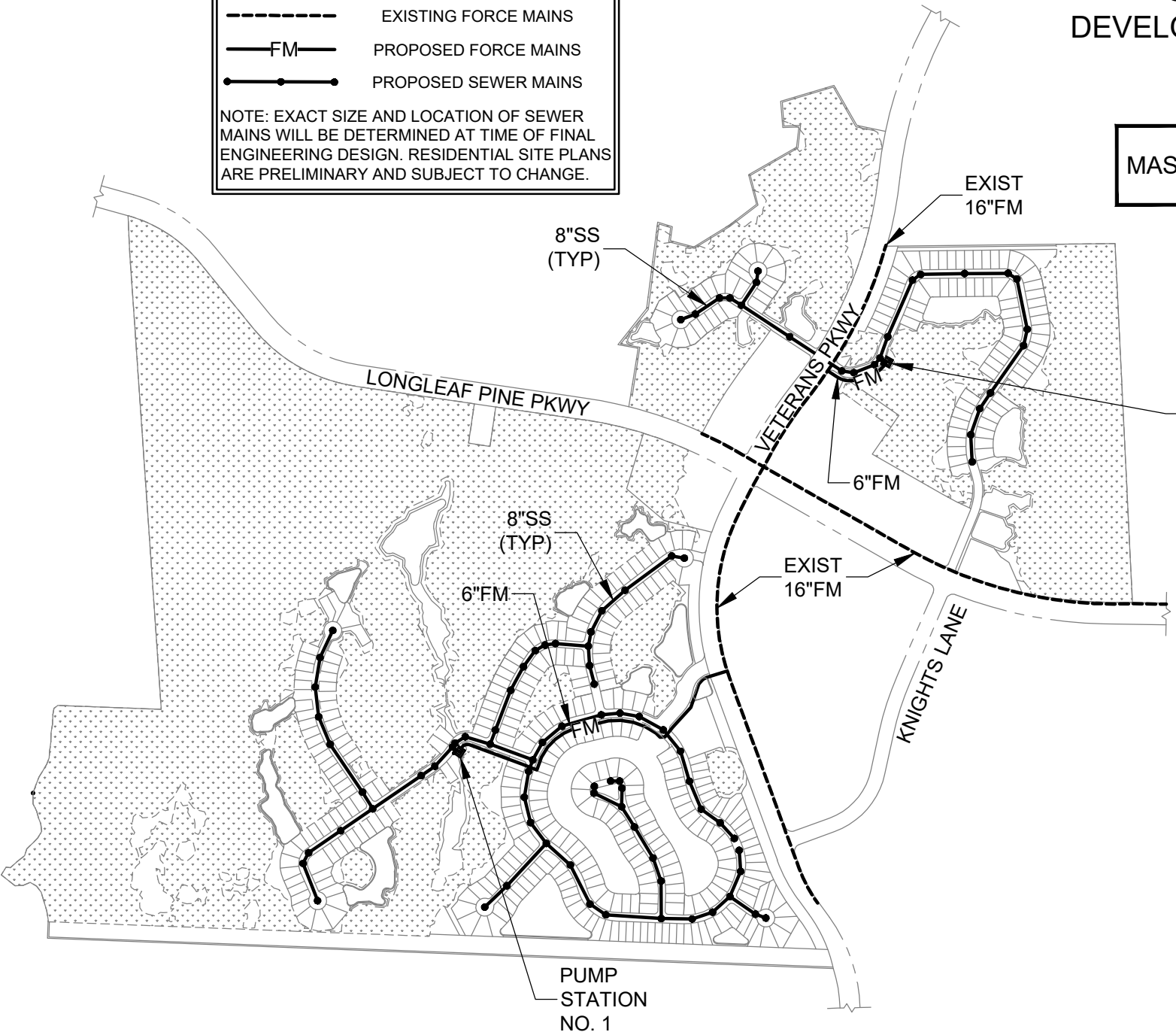
## MASTER SEWER PLAN

May 26, 2021

**LEGEND**

- EXISTING FORCE MAINS
- FM— 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.





# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 5D

## MASTER DRAINAGE PLAN

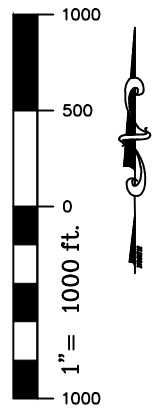
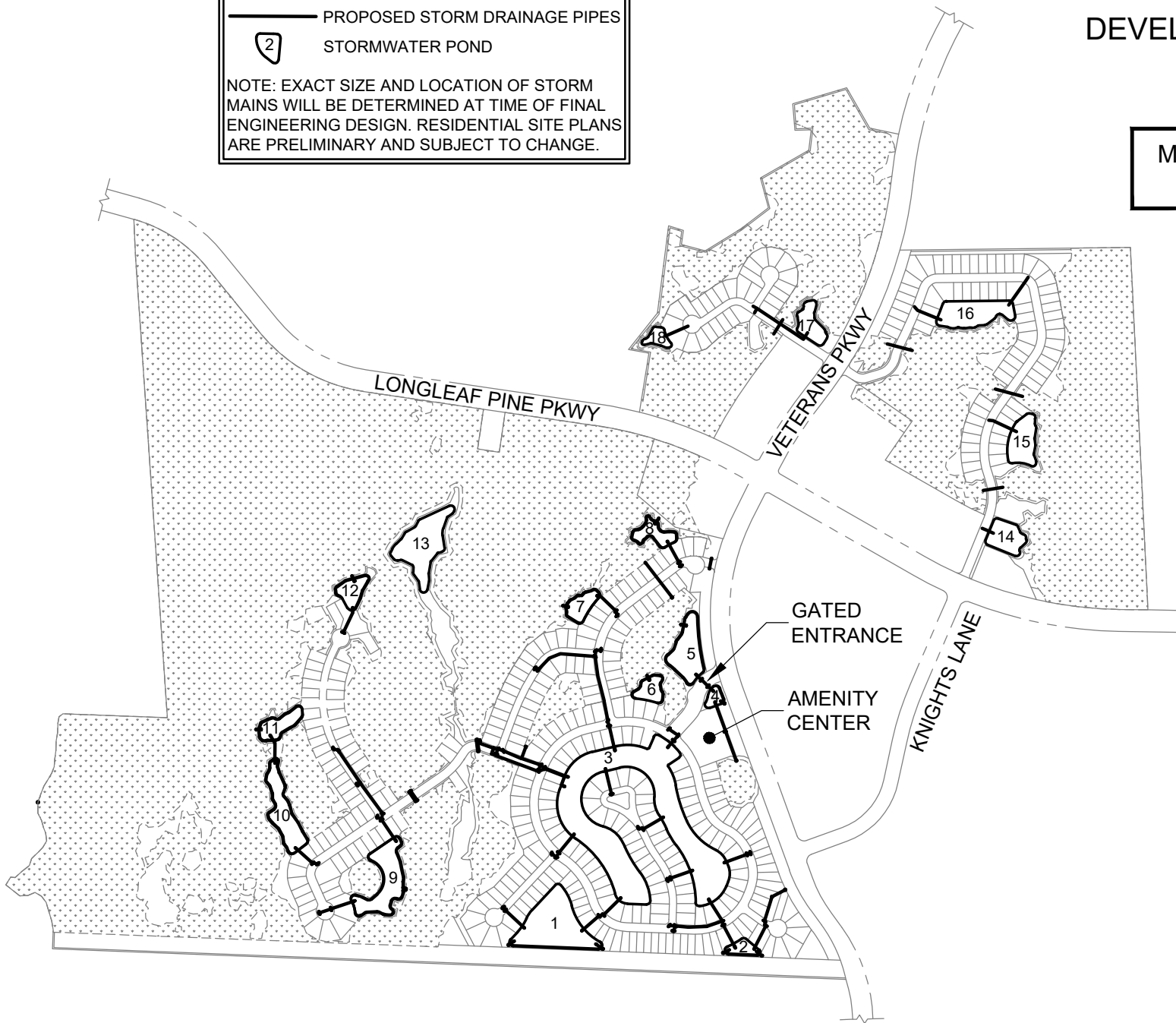
May 26, 2021

**LEGEND**

— PROPOSED STORM DRAINAGE PIPES

② STORMWATER POND

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



# EXHIBIT “6”

## PROPOSED INFRASTRUCTURE PLAN LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

<b>FACILITY</b>	<b>OWNERSHIP</b>	<b>OPERATION MAINTENANCE</b>
Roadways	CDD	CDD
Water, Reuse & Wastewater	JEA	JEA
Stormwater Management	CDD	CDD
Landscaping/Entranceway	CDD	CDD
Recreation	CDD	CDD

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 any operation and maintenance obligation of the District.

# EXHIBIT “7”

## ESTIMATED COST SUMMARY LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

### COST ESTIMATE SHEET LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

INFRASTRUCTURE COSTS	Total	Annual Outlay <sup>3</sup>		
		2021	2022	2023
1. Clearing and Earthwork	4,757,500	1,409,760	352,440	2,995,300
2. Roadway Improvements	2,066,900	612,480	153,120	1,301,300
3. Utilities (Water, Reuse, Sewer) <sup>1</sup>	6,310,700	1,870,000	467,500	3,973,200
4. Stormwater Systems	2,079,000	616,000	154,000	1,309,000
5. Landscaping/Entrance Way	1,351,570	1,081,256	270,314	
6. Recreational Improvements <sup>2</sup>	1,210,000	880,000	330,000	
7. Engineering, Testing, Planning, CEI	302,500	220,000	82,500	
<b>TOTAL COSTS</b>	<b>\$18,078,170</b>			

1. Includes all Water, Reuse, Sewer, Sewer Force Main, and 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.
3. Represents anticipated annual outlay of costs based on anticipated construction timeline.
4. 10% contingency has been added to all costs in 2021 and 2022.

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 2021 dollars. Recreation cost estimate is based on historical bids for similar work. All other estimated costs are based on existing contracts for phase 1 and projections for the future phases. This cost summary contemplates the exercise of special powers by the District.

**Exhibit B**

*Master Assessment Methodology*, dated October 2021



# MASTER ASSESSMENT METHODOLOGY

## LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

October 2021

Prepared for:

**Members of the Board of Supervisors,  
Longleaf Pine Community Development District**

Prepared on October 12, 2021

**PFM Financial Advisors LLC**  
3501 Quadrangle Boulevard, Ste 270  
Orlando, FL 32817



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## MASTER ASSESSMENT METHODOLOGY LONGLeAF PINE COMMUNITY DEVELOPMENT DISTRICT

October 12, 2021

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### 1.0 Introduction

#### 1.1 Purpose

This “Master Assessment Methodology,” (“Methodology”) provides a system for the allocation of non-ad valorem special assessments securing the repayment of bond debt planned to be issued by the Longleaf Pine Community Development District (“District”) to fund beneficial public infrastructure improvements and facilities. The Methodology described herein has two goals: (1) quantifying the special benefits received by properties within the District as a result of the construction of the District’s improvements and facilities, and (2) equitably allocating the costs incurred by the District to provide these benefits to properties in the District.

The District plans to implement a capital improvement program (“CIP”) that will allow for the development of property within the District. The District plans to fund the majority of its CIP through bond debt financing. This bond debt will be repaid from the proceeds of non-ad valorem special assessments levied by the District. These special assessments will serve as liens against properties within the boundary of the District that receive a special benefit from the CIP. This Methodology is designed to conform to the requirements of Chapters 170, 190, and 197 of the Florida Statutes with respect to special assessments and is consistent with our understanding of the case law on this subject.

#### 1.2 Background

The District was created on September 23, 2021. The District encompasses approximately 528.53 acres in St. Johns County. The Engineer’s Report Capital Improvements for Infrastructure, dated October 12, 2021 (“Engineer’s Report”)<sup>1</sup> as provided by Dunn & Associates, Inc. (“District Engineer”) provides a description of the area and a location map.

This master assessment report provides a methodology to allocate the debt over the approximately 528.53 acres in the District that will receive a special benefit from the installation of the proposed District’s portion of the capital improvement plan (“CIP”). It is the District’s debt-funded capital infrastructure improvements that will allow the development of the lands within the District. By making development of the lands within the District possible, the District creates benefits to the lands within the District.

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<sup>1</sup> Dunn & Associates, Inc., (October 12, 2021), “Engineer’s Report Capital Improvement for Infrastructure”



The methodology described herein allocates the District’s debt to the District’s lands based upon the benefits received from the infrastructure program. This report is designed to conform to the requirements of Chapter 170, F.S. with respect to special assessments and is consistent with our understanding of the case law on this subject.<sup>2</sup>

### 1.3 Projected Land Use Plan for the District

Table 1 summarizes the land use development plan. As detailed in the Engineer’s Report, the land use plan envisions a mix of residential units over multiple phases. At this time the established development entity ICI Crossroads Holdings, LLC (“Developer”) intends to develop the property as described in the Engineer’s Report.

**Table 1. Development Plan for Longleaf Pine**

<u>Land Use</u>	<u>Total</u>
SF 50’ Lot	58
SF 60’ Lot	<u>368</u>
Totals	426

Source: Developer and Dunn and Associates, Inc

At the outset, the CIP is based on the land uses the Developer plans for the lands within the District as shown in Table 1. However, until either: (a) parcels of land along with their development entitlements are sold by the landowner to the new landowner and entitlements conveyed or (b) plats are filed, the precise land uses are unknown.

Therefore, the District initially will impose assessments on a per gross acre basis on the unsold and unplatted properties within the District based on the land use plan outlined in Table 1 (or in any updates issued from time to time), and on any sold or platted property in accordance with its actual land use or contractual entitlement as transferred to the new landowner from the landowner.

There is one important provision. The debt per acre on the properties that remain unplatted in the District is not allowed to increase above its debt ceiling amount. The debt ceiling amount is set whenever the District issues debt. It is calculated by dividing the unplatted acres of the properties in the District into the debt allocated to the unplatted properties. In addition, this requirement will be tested at four intervals based upon the percentage of total acres that are developed. The intervals are at 25%, 50%, 75%, 90% and 100% of the gross acres.

### 1.4 CIP - Infrastructure Installation

The District will construct its public infrastructure and improvements as outlined in the Engineer’s Report, as prepared by the District Engineer. The District infrastructure and improvements for the District’s entire CIP are presented in Table 2.

<sup>2</sup> See for City of Winter Springs v. State, 776 So.2d 255 (Fla 2003) and City of Boca Raton, v. State, 595 So.2d 25 (Fla 1992)



**Table 2. Summary of CIP Cost Estimates (1)**

Item No.	Description	TOTALS
1	Clearing and Earthwork	\$4,757,500
2	Roadway Improvements	\$2,066,900
3	Utilities (Water, Reuse, Sewer)	\$6,310,700
4	Stormwater Systems	\$2,079,000
5	Landscaping/Entrance Way	\$1,351,570
6	Recreational Improvements	\$1,210,000
7	Engineering, Testing, Planning, CEI	\$302,500
	<b>Total</b>	<b>\$18,078,170</b>

Source: Dunn and Associates, Inc.

(1) Any costs outlined in the Engineer's Report not funded with bond proceeds will be funded via Developer's Agreement with the District

## 1.5 Requirements of a Valid Assessment Methodology

In PFM Financial Advisors LLC, the Assessment Consultant's ("PFM" and/or "AC") experience, there are two primary requirements for special assessments to be valid under Florida law. First, the properties assessed must receive a special benefit from the improvements paid for via the assessments. Second, the assessments must be fairly and reasonably allocated to the properties being assessed. If these two characteristics of valid special assessments are adhered to, Florida law provides some latitude to legislative bodies, such as the District's Board of Supervisors, in approving special assessments. Indeed, Florida courts have found that the mathematical perfection of calculating special benefit is impossible, and, accordingly, a special assessment is valid as long as there is a logical relationship between the services provided and the benefit to real property. A court must give deference to the District's determinations regarding the levy of special assessments, and such special assessments are only invalid if the District's determinations are found to be arbitrary.

## 1.6 Special Benefits and General Benefits

Improvements undertaken by the District create both special benefits and general benefits to property owners located within and surrounding the District. However, in our opinion, the general benefits to the public at large are incidental in nature and are readily distinguishable from the special benefits which accrue to property located within the District. It is the District's CIP that enables properties within the District's boundaries to be developed. Without the District's CIP there would be no infrastructure to support development of land within the District. Without these improvements, development of property in the District would not be permitted.

The new infrastructure improvements included in the CIP create both: (1) special benefits to the developable property within the District and (2) general benefits to properties outside the District. However, as discussed below, these general benefits are incidental in nature and are readily distinguishable from the special benefits which accrue to the developable property within the District. The CIP described in the District Engineer's Report enables the developable property within the District to be developed. Without the CIP, there would be no infrastructure to support development of the developable property within the District.





## 1.7 Demonstration of Benefit

As shown in Table 2, the estimated cost of the CIP is \$18,078,170. The District plans to issue bonds to fund its portion of these costs, with total bond principal estimated at \$23,600,000 (Table 5). There are an estimated 528.53 acres within the District. Therefore, the average cost of the District's CIP, per assessable acre, is \$44,652 on an as-financed basis. As discussed in more detail below, at the time all of the properties are developed according to the land plan in Table 1, the developed properties will have absorbed all of the debt that was initially allocated on a gross acre basis.

Therefore, the proper analysis of the special benefit to the properties in the District planned for development is to compare the current value of the property to be developed to the expected future value of the property after the total CIP is installed. As demonstrated below, the installation of the infrastructure will generate benefits in excess of its \$44,652 per acre cost by boosting the market value of the now undeveloped property well above the current land value (as described below) plus the cost of the infrastructure.

Table 3 demonstrates the expected special benefit to the properties from the installation of the CIP. The development plan shown in Table 1 estimates 426 residential units. Since the District comprises 528.53 gross acres, the plan is for a gross density of 0.81 units per acre.

Based on current market pricing provided by the current landowner, the estimated average market price of residential units to be developed in the District will be \$550,000. On average, a finished building lot is valued at 25% of the total home and lot package. This produces an estimated finished lot value of \$137,500. The CIP has a total cost as financed of \$23,600,000 for 426 units, thus the cost to produce a finished lot is \$55,399. The market value of the land, as improved by the CIP, is then estimated as the difference between the value of the finished lot of \$137,500 and the cost of the improvements per lot of \$55,399 resulting in a residual value for the land, as improved, of \$82,101 per lot. The foregoing market value is subject to change based on the final pricing details of the District's bond issues and the market value of the homes to be built on the properties.

According to the St. Johns County Property Appraiser, the 528.53 acres of land that comprise the District has a land value of \$8,425,600. The development program produces a density of 0.81 units per acre for a total of 426 lots, so the land value per unit is \$19,778.

Therefore, the District's CIP will provide a special benefit to the District's properties. The net increase in the market value of the lots once improved by the District's CIP is estimated at \$55,399. Therefore, the net benefit in market value of the lots after deducting the cost of the land before the improvements is \$62,323 (i.e. \$82,101 - \$19,778 = \$62,323). This demonstrates the special benefits generated by the CIP to the properties.



**Table 3. Demonstration of Special Benefit for Properties in Longleaf Pine**

<u>Category</u>	<u>Amount</u>
Acreage	528.5
Maximum Bonds	\$23,600,000
Debt/Acre	\$44,652
<u>Category</u>	<u>Amount</u>
Units	426
District Acreage	528.5
	=====
Units/Acre	0.81
Average Price	\$550,000
Finished lot	\$137,500
Cost per lot	\$55,399
	=====
Remainder	\$82,101
Land Value-Cost*	\$8,425,600
Acres	528.53
Cost/Acre	\$15,942
Cost/DU/Lot	\$19,778
	=====
<b>Net Benefit</b>	<b>\$62,323</b>

Source: PFM Financial Advisors LLC

\*Based on the 2021 assessed value of all assessable District land provided by the St. Johns County Property Appraiser.

## 2.0 CIP Plan of Finance

The District has advised it intends to finance all or a portion of its CIP costs as detailed in Table 2 by issuing bonds. These bonds may be issued in several series, as development progresses within the District. A number of component funds comprise the total principal of the bonds to be issued by the District. These funds may include, but are not limited to, acquisition and construction, capitalized interest, a debt service reserve, underwriter's discount, and issuance costs. The debt service reserve account is set initially at 100% of maximum annual debt service. The bond sizing includes 24 months of capitalized interest. The underwriter's discount is estimated at 2.0% of par. This allowance pays the underwriter for taking the risks involved in purchasing the District's bonds. The cost of issuance pays for the trustee, financial advisor, district counsel and other costs associated with issuing the District's bonds.

An estimate of the bond issuance required to fund the District's CIP is found in Table 4. The construction/acquisition funds raised by the District's bonds may fund only a portion of the District's CIP. The balance of any remaining CIP costs will be funded by one or more District landowner(s) or by other means. As bonds are issued by the District over time, the District will adopt supplemental assessment methodology report(s) detailing the particulars of each specific bond issue with respect to bond pricing and the associated assessments for properties securing each bond issuance.



**Table 4. Estimated District Bond Financing Details**

<u>Bond Fund</u>	<u>Total Bonds Value</u>
<b>Construction/Acquisition Fund</b>	<b>\$18,078,170</b>
Debt Service Reserve	\$1,714,514
Capitalized Interest	\$2,832,000
Costs of Issuance	\$500,000
Underwriter's Discount	\$472,000
Rounding	\$3,316
<b>Maximum Bond Principal</b>	<b>\$23,600,000</b>
Average Annual Interest Rate:	6.0%
Term (Years):	30
Capitalized Interest (Months):	24
<b>Maximum Net Annual Debt Service:</b>	<b>\$1,714,514</b>
<b>Maximum Gross Annual Debt Service (1):</b>	<b>\$1,843,564</b>

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

### **3.0 Assessment Methodology**

#### **3.1 Assessment Foundation**

The assessment methodology associated with the allocation of the costs of the CIP is a four-step process. First, the District Engineer determines the costs for the District's infrastructure and related improvements. Second, an estimate of the amount of bonds required to finance the infrastructure improvements is calculated. Third, the District Engineer outlines which parcels benefit from the provision of the infrastructure and improvements. Finally, the as-financed costs of the infrastructure and related improvements are allocated to the benefiting properties based on the approximate relative benefit each unit receives.



### 3.2 Allocation of Specific Assessments

The discussion offered below illustrates the process by which the District will allocate bond debt it incurs to fund its CIP. The District’s maximum \$23,600,000 of total bond debt is detailed in Table 5. The District’s bond debt will be secured primarily by special assessments allocated to properties in the District based on and proportional to the benefits that each property receives from the CIP. As described above, until such time as either: (a) properties are sold along with their entitlements or (b) plats are recorded; the specific land uses in the District are not known with certainty. Therefore, at the outset, the debt is allocated on an acreage basis across all benefited acres in the District totaling approximately 528.53 acres. As the sale and platting process unfolds, the District will more finely articulate the allocation of debt to benefiting properties based on their land uses.

As noted above, as long as two basic principles are adhered to, Florida law generally allows the District Board some latitude in determining the appropriate methodology to allocate the costs of its CIP to benefiting properties in the District. The two principles are: (1) the properties being assessed must receive a special benefit from the CIP and (2) the assessments allocated to each property must be fairly and reasonably apportioned among the benefiting properties.

In allocating special assessments to benefiting property, Florida governments have used a variety of methods including, but not limited to, front footage, area, trip rates, equivalent residential units (“ERU”), dwelling units, and acreage. These ERU values equate the benefit received by a stated amount of such particular land use category to the benefit received by a typical single-family residence. The use of ERU values to estimate the benefit derived from infrastructure improvements is recognized as a simple, fair, and reasonable method for apportioning benefit. The Florida Supreme Court concluded that the ERU method was a valid methodology in its decision in *Winter Springs v. State*.<sup>3</sup> In addition, the ERU methodology is widely used in other similar CDDs. Note that the current development plan includes two lot sizes; however, any additional lot size(s) will be assessed via benefits based on its lot width (front feet) consistent with the Methodology.

Table 5 contains the allocation of the District’s CIP costs, as financed, to the Development Units planned for the District based on the ERU value assigned to each Development Unit. Table 6 shows the annual bond debt service assessments associated with the bond par allocations found in Table 5. Table 6 becomes important as the land within the District is platted, as specific bond debt service assessments will be assigned to the individual Development Units at that time.

**Table 5. Allocation of the Costs of the District’s CIP, as Financed**

Land Use	Volume	ERU/Unit	ERUs	%ERU	Total Debt	Debt/Unit
SF 50' Lot	58	1.00	58.0	13%	\$2,957,649	\$50,994
SF 60' Lot	368	1.10	404.8	87%	\$20,642,351	\$56,093
	=====		=====	====	=====	
Total	426		462.8	100%	\$23,600,000	

Source: PFM Financial Advisors LLC

<sup>3</sup> City of Winter Springs v. State, 776 So.2d 255 (Fla 2003)



**Table 6. Summary of Annual Assessments**

<u>Land Use</u>	<u>Debt/Unit</u>	<u>Annual Assessment per Unit</u>	<u>Administrative Costs per Unit</u>	<u>Total Annual Assessment per Unit (1)</u>
SF 50' Lot	\$50,994	\$3,705	\$279	\$3,983
SF 60' Lot	\$56,093	\$4,075	\$307	\$4,382

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.

### 3.3 True-Up Mechanism

Although the District does not process plats, it does have an important role to play during the course of development. Whenever a parcel's land use and development density and intensity is determined with sufficient certainty, the District must allocate a portion of its debt to the parcel according to the procedures outlined in Section 3.2 above. In addition, the District must also prevent any buildup of debt on land that has not yet been developed. Otherwise, the land could be fully subdivided without all of the debt being allocated.

To preclude this, a test is conducted when development thresholds are reached within the District. As long as the development at these thresholds does not cause the debt on the remaining land to increase above a debt ceiling level illustrated in Table 8 below, then no further action is necessary. However, if the debt on the remaining land does increase, a debt reduction payment will be necessary.

The debt ceiling level is established at the time each series of bonds is issued. For example, the District may issue up to \$23,600,000 in Bonds to fund the CIP. According to the Engineer's Report, there are approximately 528.53 gross acres of land within the District. Each of these acres will be assigned an equal assessment of the \$23,600,000 in remaining unassigned bond debt assessments. Therefore, and assuming for purposes of this illustration that all \$23,600,000 in anticipated bond debt is issued by the District to fund its CIP, the ceiling level of debt for developable and assessable properties would be \$44,652 per acre ( $\$23,600,000 / 528.53$ ). This ceiling level is based upon the best information available at the time of this report, is subject to change, and will only be finalized at the time of the District's first bond issuance.

A test will be conducted when 25%, 50%, 75%, and 90% of the acreage within the District has been developed. The ceiling amount of debt is determined at the time any District bond issuance is closed. The debt ceiling level is the ratio of the amount of debt outstanding divided by the number of acres of land for which no debt allocation has occurred as per this methodology. Table 7 below illustrates when the true-up test will be applied to determine if debt reduction payments are required. However, a true-up payment may be suspended at the District's discretion. If the property owner can demonstrate to the District, and the District finds in its discretion (consistent with the opinion of the District Engineer), that all necessary land use approvals, including applicable zoning, can reasonably and economically support development totaling greater than or equal to 426 residential units, on the remaining unplatted developable acreage within the remaining acres, a true-up payment may be suspended.



**Table 7. True- Up Thresholds**

<b>Category</b>	<b>25%</b>	<b>50%</b>	<b>75%</b>	<b>90%</b>	<b>100%</b>
Platted Developable Acres	132.1	264.3	396.4	475.7	528.5
Unplatted Developable Acres	396.4	264.3	132.1	52.9	-
Debt Ceiling per Acre	\$44,652	\$44,652	\$44,652	\$44,652	\$44,652

In the event that additional land not currently subject to the assessments required to repay the debt associated with the CIP is developed in such a manner as to receive special benefit from the CIP, it is contemplated that this Methodology will be re-applied to include such new parcels. The additional land, as a result of applying this Methodology, will be allocated an appropriate share of the special assessments, with all previously-assessed parcels receiving a relative adjustment in their assessment levels.

#### **4.0 Contribution of District Infrastructure and/or Improvements**

The costs of the District's CIP will likely be funded by two mechanisms. The first mechanism is the issuance of special assessment bonds. The second mechanism is the contribution of funds or CIP components to the District ("Contribution"). Property owners within the District will have the opportunity to make such a Contribution upon approval by the District.

A District property owner's Contribution will give rise to assessment credits that can be applied by the property owner to reduce or eliminate bond debt service assessments that would otherwise be assigned to lands within the District to fund the costs of the CIP. Prior to a property owner reducing or eliminating bond debt service assessments through a Contribution, it must be shown that the improvements funded or contributed by the property owner are a component of the CIP, as outlined in the Engineer's Report. The property owner will be permitted to apply assessment credits equal to the value of the Contribution plus the costs of financing the improvement(s) that would otherwise have been incurred by the District if the District were required to issue bonds to fund or acquire the improvement(s) (such that the property would not be responsible for bond financing costs if the Contribution was made prior to the District's issuance of special assessment bonds). A property owner possessing assessment credits due to a Contribution will, in the District's discretion, have the opportunity to use the assessment credits to adjust bond debt service assessment levels of Development Units.



## 5.0 Assessment Roll

Table 8 outlines the maximum bond principal assessment per assessable acre for the lands within the District. A description of the land within the District, which will be assessed to secure the repayment of the District's bonds, is found in Exhibit "A", below. The assessments shall be paid in not more than thirty (30) annual installments.

**Table 8. Assessment Roll**

<u>Parcel ID Numbers</u>	<u>Assessable Acreage</u>	<u>Bond Principal Assessment</u>	<u>Bond Principal Assessment per Acre</u>	<u>Net Total Bond Annual Assessment</u>	<u>Net Annual Assessment per Acre</u>	<u>Bond Gross Annual Assessment (1)</u>	<u>Bond Gross Annual Assessment per Acre (1)</u>
Exhibit "A" - Legal Description	528.53	\$23,600,000	\$44,652	\$1,714,514	\$3,244	\$1,843,564	\$3,488

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount.



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**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF LAND LOCATED WITHIN THE DISTRICT\***

\*Source: Petition to Establish Longleaf Pine CDD



# EXHIBIT A

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

LONGLEAF PINE CDD  
PARCEL No. 1 (NORTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 2 AND 11, 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 MOST SOUTHEASTERLY CORNER OF TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE NORTHERLY NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY BOUNDARY OF SAID TRACT "B", AS SHOWN ON THE PLAT OF "JULINGTON LAKES - PHASE 1", AS RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 09°04'52" EAST, A DISTANCE OF 410.18 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 79°54'52" WEST, A DISTANCE OF 142.31 FEET, TO A POINT; COURSE No. 3: RUN THENCE, NORTH 38°27'50" EAST, A DISTANCE OF 319.30 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°12'52" EAST, A DISTANCE OF 602.74 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED (PARK DONATION), FROM RAYLAND, LLC TO ST. JOHNS COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 2268, PAGE 810; RUN THENCE, ALONG THE BOUNDARY LINES OF LAST SAID LANDS, THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 72°49'45" EAST, A DISTANCE OF 106.53 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 07°38'08" WEST, A DISTANCE OF 98.34 FEET, TO A POINT; COURSE No. 3: RUN THENCE, SOUTH 75°18'10" EAST, A DISTANCE OF 169.39 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 58°22'41" EAST, A DISTANCE OF 284.64 FEET, TO A POINT; COURSE No. 5: RUN THENCE, NORTH 52°36'34" EAST, A DISTANCE OF 239.36 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°54'45" WEST, A DISTANCE OF 212.71 FEET, TO A POINT; COURSE No. 7: RUN THENCE, NORTH 60°13'55" EAST, A DISTANCE OF 382.87 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 06°57'54" EAST, A DISTANCE OF 141.23 FEET, TO A POINT; COURSE No. 9: RUN THENCE, SOUTH 87°59'28" WEST, A DISTANCE OF 112.65 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 04°35'59" WEST, A DISTANCE OF 182.11 FEET, TO A POINT; COURSE No. 11: RUN THENCE, NORTH 73°26'52" EAST, A DISTANCE OF 385.59 FEET, TO A POINT; COURSE No. 12: RUN THENCE, SOUTH 29°44'51" EAST, A DISTANCE OF 318.75 FEET, TO A POINT; COURSE No. 13: RUN THENCE, SOUTH 78°18'04" EAST, A DISTANCE OF 202.27 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, (ALSO KNOWN AS VETERANS PARKWAY), THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 05°58'49" TO THE LEFT, AN ARC DISTANCE OF 306.86 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°04'21" WEST, 306.72 FEET;

COURSE No. 2: RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 28°17'38" TO THE RIGHT, AN ARC DISTANCE OF 1,377.76 FEET, TO A POINT OF CUSP OF A CURVE, OF A CURVE LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°13'14" WEST, 1,363.80 FEET; DEPARTING FROM THE AFORESAID WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 223 - NORTH SEGMENT, AND ALONG AND AROUND THE ARC OF A CURVE, LEADING NORTHWESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 91°08'23" TO THE LEFT, AN ARC DISTANCE OF 39.77 FEET, TO A POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°12'08" WEST, 35.71 FEET; RUN THENCE, NORTH 56°46'20" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 303.63 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 51°03'42" WEST, A DISTANCE OF 15.06 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 2,445.98 FEET, THROUGH A CENTRAL ANGLE OF 04°41'40" TO THE RIGHT, AN ARC DISTANCE OF 200.41 FEET, TO THE POINT OF REVERSE CURVATURE, OF A CURVE CONTINUING SOUTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 36°14'34" WEST, 200.35 FEET; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 3,284.00 FEET, THROUGH A CENTRAL ANGLE OF 11°28'42" TO THE LEFT, AN ARC DISTANCE OF 657.90 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD 244 WEST, (ALSO KNOWN AS LONGLEAF PINE PARKWAY), SAID POINT ALSO BEING ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 32°51'03" WEST, 656.80 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 10°33'15" TO THE LEFT, AN ARC DISTANCE OF 541.56 FEET, TO THE AFORESAID MOST SOUTHEASTERLY CORNER OF TRACT "B", "JULINGTON LAKES - PHASE 1", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 77, PAGES 45 THROUGH 53 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°40'21" WEST, 540.79 FEET.

THE LANDS THUS DESCRIBED CONTAINS 2,118,472 SQUARE FEET, OR 48.63 ACRE, MORE OR LESS, IN AREA

LONGLEAF PINE CDD  
PARCEL 2 (NORTHEAST PARCEL)

A PARCEL OF LAND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEING AT THE MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 89°18'41" EAST, ALONG THE SOUTHERLY LINE OF SAID TRACT "A", (STORMWATER MANAGEMENT FACILITY), AND ALSO BEING THE COMMON BOUNDARY LINE BETWEEN SECTIONS 2 AND 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, A DISTANCE OF 1,580.67 FEET, TO A POINT; RUN THENCE SOUTH 02°46'59" EAST, A DISTANCE OF 1,734.45 FEET, TO THE NORTHWEST CORNER OF TRACT 1 (OPEN AREA), DUBBIN CROSSING SOUTH PHASE 1; AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 73 THROUGH 100 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; CONTINUE TO RUN SOUTH 02°46'59" EAST, ALONG THE AFORESAID WESTERLY LINE OF TRACT 1 (OPEN AREA), A DISTANCE OF 753.74 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 244 EAST; (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 89°06'24" WEST, A DISTANCE OF 197.57 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;  
COURSE No. 2: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 11°45'20" TO THE RIGHT, AN ARC DISTANCE OF 572.43 FEET, TO THE SOUTHEAST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF "COUNTY ROAD 244 EAST", LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°13'44" WEST, 571.43 FEET; RUN THENCE, ALONG THE BOUNDARIES OF SAID TRACT "A" STORMWATER MANAGEMENT FACILITY, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, NORTH 23°36'55" WEST, A DISTANCE OF 225.61 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 55°59'29" WEST, A DISTANCE OF 67.88 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 37°18'05" WEST, A DISTANCE OF 78.59 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 67°41'52" WEST, A DISTANCE OF 171.53 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, SOUTH 22°18'08" WEST, A DISTANCE OF 250.00 FEET, TO A POINT, ON THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD 244 EAST" (ALSO KNOWN AS LONGLEAF PINE PARKWAY); RUN THENCE, ALONG THE AFORESAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING COURSE AND DISTANCE:

COURSE No. 1: RUN THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 02°09'16" TO THE RIGHT, AN ARC DISTANCE OF 104.91 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°37'15" WEST, 104.90 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°09'15" TO THE LEFT, AN ARC DISTANCE OF 40.21 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°22'46" EAST, 36.01 FEET; RUN THENCE, NORTH 22°18'08" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 398.47 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 30,379.28 FEET, THROUGH A CENTRAL ANGLE OF 00°01'50" TO THE RIGHT, AN ARC DISTANCE OF 16.21 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING NORTHWESTERLY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°39'59" EAST, 16.21 FEET; RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 2,349.69 FEET, THROUGH A CENTRAL ANGLE OF 05°25'14" TO THE RIGHT, AN ARC DISTANCE OF 222.29 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°03'29" WEST, 222.21 FEET; RUN THENCE, NORTH 60°20'52" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 558.05 FEET, TO A POINT; RUN THENCE, NORTH 34°24'48" EAST, A DISTANCE OF 325.86 FEET, TO A POINT; RUN THENCE, NORTH 55°35'12" WEST, A DISTANCE OF 499.54 FEET, TO A POINT OF INTERSECTION; RUN THENCE, NORTH 56°46'20" WEST, A DISTANCE OF 48.98 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY; RUN THENCE, SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 88°56'14" TO THE LEFT, AN ARC DISTANCE OF 38.81 FEET, TO A POINT OF CUSP OF A CURVE, ON THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°45'33" WEST, 35.03 FEET; RUN THENCE, NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY, AND ALSO BEING THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF "COUNTY ROAD No. 223-NORTH SEGMENT", (ALSO KNOWN AS LONGLEAF PINE PARKWAY), HAVING A RADIUS OF 2,940.00 FEET, THROUGH A CENTRAL ANGLE OF 18°44'29" TO THE LEFT, AN ARC DISTANCE OF 961.68 FEET, TO THE AFORESAID MOST SOUTHWEST CORNER OF TRACT "A", (STORMWATER MANAGEMENT FACILITY), AS SHOWN ON THE PLAT OF "COUNTY ROAD 223-NORTH SEGMENT", AS RECORDED IN MAP BOOK 59, PAGES 68 THROUGH 72 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°55'12" EAST, 957.39 FEET.

THE LANDS THUS DESCRIBED CONTAINS 3,687,410 SQUARE FEET, OR 84.65 ACRES, MORE OR LESS, IN AREA.

EXHIBIT 2

PARCEL LEGAL  
DESCRIPTIONS

May 25, 2021

# LONGLEAF PINE COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT 2A

## PARCEL LEGAL DESCRIPTIONS

May 25, 2021

LONGLEAF PINE CDD  
PARCEL 3 (SOUTHWEST PARCEL)

A PARCEL OF LAND, CONSISTING OF A PORTION OF SECTIONS 3, 10, AND 11, 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 EAST LINE OF TRACT "A", ABERDEEN (PARCEL "CC2B"), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 61, PAGES 43 THROUGH 48 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. WITH THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, (LONGLEAF PARKWAY), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING FOUR (4) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, LEADING SOUTHEASTERLY, AND HAVING A RADIUS OF 975.00 FEET, THROUGH A CENTRAL ANGLE OF 35°14'31" TO THE RIGHT, AN ARC DISTANCE OF 599.71 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°50'25" EAST, 590.30 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 39°13'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 589.18 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,125.00 FEET, THROUGH A CENTRAL ANGLE OF 42°24'46" TO THE LEFT, AN ARC DISTANCE OF 832.77 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°25'32" EAST, 813.89 FEET;

COURSE No. 4: SOUTH 81°37'55" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 833.35 FEET, TO THE NORTHWEST CORNER OF TRACT "C", (STORM WATER MANAGEMENT FACILITY), AS SHOWN ON THE AFORESAID PLAT OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID BOUNDARIES OF SAID TRACT "C", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 08°22'05" WEST, A DISTANCE OF 276.26 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 150.00 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 08°22'05" EAST, A DISTANCE OF 276.26 FEET, TO A POINT ON THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST; RUN THENCE, ALONG THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, THE FOLLOWING TWO (2) COURSES AND DISTANCES:  
COURSE No. 1: RUN THENCE, SOUTH 81°37'55" EAST, A DISTANCE OF 620.03 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 2: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 2,790.00 FEET, THROUGH A CENTRAL ANGLE OF 08°37'45" TO THE RIGHT, AN ARC DISTANCE OF 420.19 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°19'02" EAST, 419.79 FEET; RUN THENCE, SOUTH 16°59'50" WEST, A DISTANCE OF 401.46 FEET, TO A POINT; RUN THENCE, SOUTH 49°36'04" EAST, A DISTANCE OF 341.01 FEET, TO A POINT; RUN THENCE, SOUTH 76°28'35" EAST, A DISTANCE OF 340.20 FEET, TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 223 SOUTH, (VETERANS PARKWAY), AS PER THAT EASEMENT AND CONSENT TO USE OF RIGHT OF WAY AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE AFORESAID WESTERLY RIGHT OF WAY LINE OF COUNTY 223 SOUTH (VETERANS PARKWAY) AS PER SAID INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 3329, PAGE 825 OF SAID PUBLIC RECORDS, THE FOLLOWING FIVE (5) 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 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 39°13'40" TO THE LEFT, AN ARC DISTANCE OF 1,071.48 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°26'48" EAST, 1,050.68 FEET;  
COURSE No. 2: RUN THENCE, SOUTH 20°03'38" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 3: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°58'43" TO THE LEFT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 309.30 FEET;

COURSE No. 4: RUN THENCE, SOUTH 36°00'21" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;  
COURSE No. 5: RUN THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 23°54'44" TO THE RIGHT, AN ARC DISTANCE OF 411.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF THAT 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 878, PAGE 1152 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°02'59" EAST, 408.11 FEET; RUN THENCE NORTH 87°48'09" WEST, ALONG THE SOUTHERLY LINE OF SAID 130 FOOT JACKSONVILLE (JEA) ELECTRIC AUTHORITY EASEMENT A DISTANCE OF 5,446.23 FEET, TO A POINT, SAID POINT BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT SPECIAL WARRANTY DEED FROM GREENBRIAR PROPERTIES, LLC TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS, THE FOLLOWING FIFTEEN (15) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 02°12'31" EAST, A DISTANCE OF 128.66 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 08°06'39" WEST, A DISTANCE OF 61.28 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 17°44'02" WEST, A DISTANCE OF 58.82 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 16°13'26" WEST, A DISTANCE OF 75.06 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 36°35'43" WEST, A DISTANCE OF 53.76 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 59°59'17" WEST, A DISTANCE OF 51.86 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, SOUTH 66°20'34" WEST, A DISTANCE OF 55.00 FEET, TO A POINT; COURSE No. 8: RUN THENCE, SOUTH 89°30'12" WEST, A DISTANCE OF 54.54 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 51°57'40" WEST, A DISTANCE OF 121.11 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 32°20'52" EAST, A DISTANCE OF 63.05 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, SOUTH 81°43'48" EAST, A DISTANCE OF 29.80 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 47°24'09" EAST, A DISTANCE OF 68.19 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 52°43'33" EAST, A DISTANCE OF 61.65 FEET, TO A POINT; COURSE No. 14: RUN THENCE, NORTH 17°24'00" EAST, A DISTANCE OF 49.98 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 44°41'32" EAST, A DISTANCE OF 21.98 FEET, TO THE NORTHEAST CORNER OF AFORESAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3253, PAGE 700 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED AND RECORDED IN THAT CORPORATE WARRANTY DEED FROM UNITED WATER FLORIDA, INC. TO JEA, AS RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1700, PAGE 112 OF SAID PUBLIC RECORDS, THE FOLLOWING TWENTY (20) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 46°45'00" EAST, A DISTANCE OF 42.22 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 44°11'11" EAST, A DISTANCE OF 43.68 FEET, TO A POINT;  
COURSE No. 3: RUN THENCE, NORTH 29°41'44" EAST, A DISTANCE OF 52.57 FEET, TO A POINT; COURSE No. 4: RUN THENCE, NORTH 07°22'10" WEST, A DISTANCE OF 53.59 FEET, TO A POINT;  
COURSE No. 5: RUN THENCE, NORTH 22°12'29" WEST, A DISTANCE OF 41.48 FEET, TO A POINT; COURSE No. 6: RUN THENCE, NORTH 14°48'35" WEST, A DISTANCE OF 50.22 FEET, TO A POINT;  
COURSE No. 7: RUN THENCE, NORTH 26°50'02" WEST, A DISTANCE OF 54.89 FEET, TO A POINT; COURSE No. 8: RUN THENCE, NORTH 00°03'59" WEST, A DISTANCE OF 74.72 FEET, TO A POINT;  
COURSE No. 9: RUN THENCE, NORTH 19°45'34" EAST, A DISTANCE OF 60.57 FEET, TO A POINT; COURSE No. 10: RUN THENCE, NORTH 20°55'41" EAST, A DISTANCE OF 59.57 FEET, TO A POINT;  
COURSE No. 11: RUN THENCE, NORTH 32°21'34" EAST, A DISTANCE OF 46.52 FEET, TO A POINT; COURSE No. 12: RUN THENCE, NORTH 30°48'52" EAST, A DISTANCE OF 56.66 FEET, TO A POINT;  
COURSE No. 13: RUN THENCE, NORTH 20°44'51" EAST, A DISTANCE OF 46.62 FEET, TO A POINT; COURSE No. 14: RUN THENCE NORTH 04°21'12" EAST, A DISTANCE OF 47.91 FEET, TO A POINT;  
COURSE No. 15: RUN THENCE, NORTH 06°57'45" EAST, A DISTANCE OF 63.14 FEET, TO A POINT; COURSE No. 16: RUN THENCE, NORTH 01°38'15" EAST, A DISTANCE OF 64.55 FEET, TO A POINT;  
COURSE No. 17: RUN THENCE, NORTH 09°03'59" EAST, A DISTANCE OF 60.87 FEET, TO A POINT; COURSE No. 18: RUN THENCE, NORTH 01°37'26" EAST, A DISTANCE OF 59.40 FEET, TO A POINT;  
COURSE No. 19: RUN THENCE, NORTH 10°27'44" EAST, A DISTANCE OF 50.01 FEET, TO A POINT; COURSE No. 20: RUN THENCE, NORTH 53°03'27" EAST, A DISTANCE OF 33.22 FEET, TO A POINT, ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED, FROM RAYONIER TIMBERLANDS OPERATING COMPANY, LP TO ABERDEEN DEVELOPMENT, LLC, AND RECORDED IN OFFICIAL RECORDS BOOK 2036, PAGE 1046 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE, SOUTH 87°48'21" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 716.57 FEET, TO THE SOUTHEAST CORNER OF LAST SAID LANDS; RUN THENCE, ALONG THE EASTERLY LINE OF LAST SAID LANDS, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: NORTH 03°57'40" WEST, A DISTANCE OF 3,162.69 FEET, TO A POINT; COURSE No. 2: NORTH 02°35'39" WEST, A DISTANCE OF 263.84 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 244 WEST, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 17,217,407 SQUARE FEET, OR 395.25 ACRES, MORE OR LESS, IN AREA.