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Clerk of the Circuit Court

This Instrument Prepared by  
and return to:

Jonathan T. Johnson, Esq.  
HOPPING GREEN & SAMS, P.A.  
123 South Calhoun Street  
Post Office Box 6526  
Tallahassee, Florida 32314

Public Records of  
St. Johns County, FL  
Clerk# 03-022600  
O.R. 1927 PG 486  
03:18PM 04/04/2003  
REC \$21.00 SUR \$3.00

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**NOTICE OF ESTABLISHMENT OF THE  
ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT**

PLEASE TAKE NOTICE that on February 25, 2003, pursuant to a petition filed by Taylor Woodrow Communities at St. Johns Forest, L.L.C., a Florida limited liability company, the St. Johns County Commission adopted an Ordinance which became effective on March 6, 2003, establishing the St. Johns Forest Community Development District. The legal description of the lands encompassed within the District is attached hereto as Attachment "A." The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189.416, Florida Statutes.

**THE ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.**

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IN WITNESS WHEREOF, this Notice has been executed on the 25<sup>TH</sup> day of MARCH, 2003, and recorded in the Official Records of St. Johns County, Florida.

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ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT

By: Marc Spence, Chairman

Stephanie L. Pleasant  
Witness

Heather Metzger  
Witness

Stephanie L. Pleasant  
Print Name

HEATHER METZGER  
Print Name

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STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 25<sup>TH</sup> day of MARCH, 2003, by  
MARC SPENCER, Chairman of the St. Johns Forest Community Development District, who is  
personally known to me or who has produced \_\_\_\_\_ as identification and who Did [ ]  
of Did Not [] take an oath.

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*Lana Cahill*

Print Name: LANA CAHILL  
Notary Public, State of Florida



Lana Cahill  
MY COMMISSION # DD140741 EXPIRES  
November 2, 2006  
BONDED THRU TROY FAIN INSURANCE, INC.

Commission No.: DD140741

My Commission Expires: 11-2-06

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ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT  
MEETS AND BOUNDS DESCRIPTION  
OF EXTERNAL BOUNDARIES

DR1927PG 489

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A PARCEL OF LAND BEING A PORTION OF SECTIONS 17 AND 18, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SECTION CORNER COMMON TO SAID SECTIONS 17 AND 18, AND SECTIONS 7 AND 8, SAID TOWNSHIP AND RANGE; THENCE SOUTH 88°45'06" WEST, ALONG THE NORTH LINE OF SAID SECTION 18 AND THE SOUTH LINE OF SECTION 7, A DISTANCE OF 196.66 FEET, TO A POINT SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, AS SHOWN ON ST. JOHNS COUNTY ROAD PLAT BOOK 1, PAGES 9, 10, 11, 12 AND 13, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AS ESTABLISHED FOR MAINTENANCE PURPOSES, SAID RIGHT OF WAY OF RUSSELL SAMPSON ROAD HAVING AN UNDETERMINED RIGHT OF WAY WIDTH, FOR A POINT OF BEGINNING, THENCE SOUTH 42°11'19" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 443.75 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1080, PAGE 539, OF SAID PUBLIC RECORDS; THENCE SOUTH 30°00'36" WEST, ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 967.59 FEET, TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 60°11'31" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 700.12 FEET, TO THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 29°57'37" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 878.34 FEET, TO THE MOST EASTERLY CORNER OF SAID LAST MENTIONED LANDS AND A POINT SITUATE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, THENCE SOUTH 58°51'51" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 667.68 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 1331 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 31°22'51" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 369.89 FEET; THENCE SOUTH 58°57'22" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 358.26 FEET; THENCE NORTHEASTERLY, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1007, PAGE 1331, OF SAID PUBLIC RECORDS, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. 1: NORTH 30°58'51" EAST, 103.24 FEET; COURSE NO. 2: NORTH 25°03'57" EAST, 147.35 FEET; COURSE NO. 3: NORTH 43°53'35" EAST, 119.00 FEET, TO THE MOST EASTERLY CORNER OF SAID LAST MENTIONED LANDS, AND A POINT SITUATE IN SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, SAID RIGHT OF WAY AT THIS POINT BEING 100 FEET IN WIDTH, AS SHOWN ON THE PLAT OF MEEHAN ESTATES, AS RECORDED IN MAP BOOK 20, PAGES 34 AND 35 OF SAID PUBLIC RECORDS; THENCE SOUTH 58°39'02" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 146.28 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 4,439.30 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 299.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°35'03" EAST 299.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 62°31'02" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 71.53 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1,281.08 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, AND CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, A DISTANCE OF 257.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°46'07" EAST 256.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°01'12" EAST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 397.76 FEET, TO THE MOST NORTHERLY CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1026, PAGE 175 OF SAID PUBLIC RECORDS; THENCE SOUTH 38°35'38" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 512.05 FEET, TO THE MOST WESTERLY CORNER THEREOF; THENCE SOUTH 55°13'23" EAST, ALONG THE SOUTHWESTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 506.95 FEET; THENCE SOUTH 88°47'26" EAST, ALONG THE SOUTH LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 68.97 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE NORTHWEST 1/4 OF SAID

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ST. JOHNS FOREST  
COMMUNITY DEVELOPMENT DISTRICT  
MEETS AND BOUNDS DESCRIPTION  
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SECTION 17, THENCE SOUTH 00°23'37" EAST, ALONG SAID LAST MENTIONED LINE AND ALONG THE EAST LINE OF THE SOUTHWEST ¼ OF SAID SECTION 17, A DISTANCE OF 1,404.55 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 89°05'10" EAST, ALONG THE NORTH LINE OF SAID SOUTHWEST ¼ OF THE SOUTHEAST ¼, A DISTANCE OF 1,315.95 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 17; THENCE SOUTH 02°24'33" WEST, ALONG LAST SAID LINE, A DISTANCE OF 91.58 FEET, TO A POINT SITUATE IN A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,801.93 FEET, SAID CURVE LYING 13.00 FEET NORTHWESTERLY OF AND CONCENTRIC TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH, SAID NORTHWESTERLY RIGHT OF WAY BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND CONCENTRIC TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 74.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°04'07" WEST 74.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°49'31" WEST, PARALLEL TO AND 13.00 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 1,460.25 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,229.01 FEET, SAID CURVE BEING CONCENTRIC TO AND 13.00 FEET NORTHWESTERLY OF THE CURVED NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. C-210, HAVING A RADIUS OF 2,242.01 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AND CONCENTRIC TO SAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210, A DISTANCE OF 199.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 60°23'09" WEST, 199.17 FEET, TO A POINT SITUATE IN THE EASTERLY BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1373, PAGE 239, OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 16°14'06" WEST, ALONG LAST SAID LINE, A DISTANCE OF 970.14 FEET; THENCE NORTH 61°47'00" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 1,030.39 FEET; THENCE SOUTH 89°23'11" WEST, ALONG THE NORTHERLY LINE OF SAID LAST MENTIONED LANDS, A DISTANCE OF 1,320.44 FEET, TO THE NORTHWEST CORNER THEREOF, AND A POINT SITUATE IN THE WEST LINE OF SAID SOUTHWEST ¼ OF SECTION 17; THENCE NORTH 00°35'35" WEST, ALONG LAST SAID LINE, A DISTANCE OF 943.22 FEET, TO THE NORTHWEST CORNER OF SAID SOUTHWEST ¼ OF SECTION 17; THENCE SOUTH 89°41'37" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST ¼ OF SAID SECTION 18, AND ALONG THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, A DISTANCE OF 4,268.43 FEET, TO A POINT; THENCE NORTH 09°39'07" WEST, A DISTANCE OF 1,502.28 FEET, TO A POINT; THENCE NORTH 02°34'02" WEST, A DISTANCE OF 1,161.99 FEET, TO A POINT SITUATE IN THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18; THENCE NORTH 88°45'18" EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, AND THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 1702.25 FEET, TO THE SOUTHWEST CORNER OF THOSE CERTAIN LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1511, PAGE 1475 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 88°45'06" EAST, ALONG THE SOUTHERLY LINE OF SAID LAST MENTIONED LANDS, AND THE NORTHERLY LINE OF THE NORTHWEST ¼ OF SAID SECTION 18, ALSO BEING THE SOUTHERLY LINE OF THE SOUTHEAST ¼ OF SAID SECTION 7, A DISTANCE OF 2,644.87 FEET, TO A POINT SITUATE IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID RUSSELL SAMPSON ROAD, AND THE POINT OF BEGINNING.

CONTAINING 18,919.616 SQUARE FEET AND/OR 434.3 ACRES, MORE OR LESS.

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