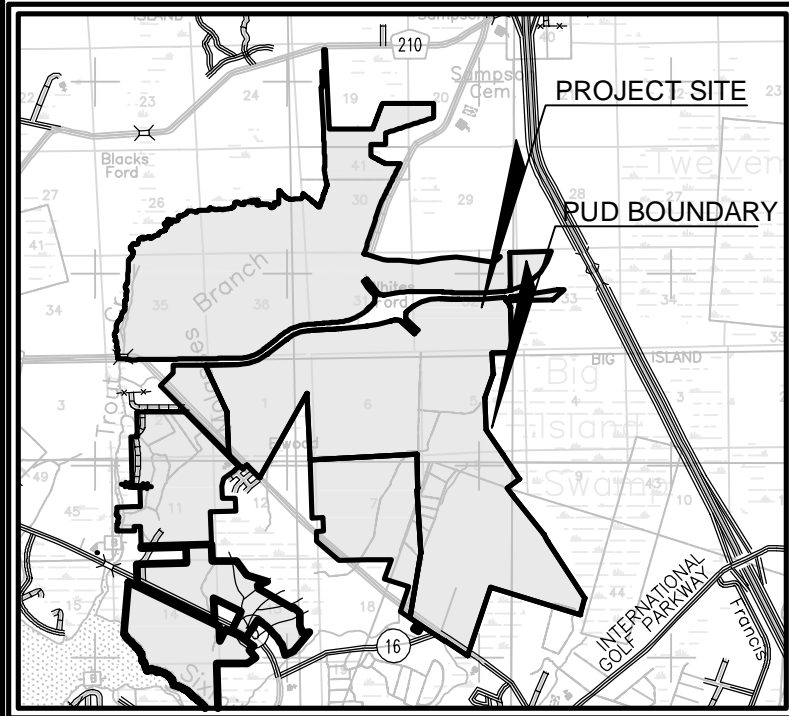


VICINITY MAP

N.T.S.



CR 210

TREE MITIGATION SILVERLEAF PLANTATION PUD	
Total Significant Tree Canopy Area	116.65
Required Tree Preservation Area (Min. 20%)	23.33
Provided Tree Preservation Area	26.22

DEVELOPMENT SUMMARY

1. DEVELOPMENT	
SINGLE FAMILY	9,400 LOTS
MULTI FAMILY	4,500 D.U.
AGE RESTRICTED	2,000 LOTS
COMMERCIAL	63,417 S.F.
2. AREA SUMMARY:	
TOTAL AREA =	8,844± Ac.
UPLANDS =	6,051± Ac.
WETLANDS =	2,793± Ac.
WETLAND IMPACTS =	401± Ac.
WETLANDS PRESERVED =	2,392± Ac.
DEVELOPABLE UPLANDS =	4,477± Ac.
*COMMUNITY PARKS (COMMUNITY RECREATION) =	34± Ac.
NEIGHBORHOOD PARKS =	178± Ac.
FUTURE DEVELOPMENT AREA =	1113± Ac.
3. UPLAND BUFFER	
AVERAGE UPLAND BUFFER	25'
MINIMUM UPLAND BUFFER	10'
4. OPEN SPACE REQUIRED (25%) =	
OPEN SPACE PROVIDED =	2,211± Ac.
5. PROJECT IDENTIFICATION SIGNAGE & MONUMENTATION SHALL COMPLY WITH THE UNIFIED SIGNAGE PLAN AND THE PUD.	
* THE CR16A RECREATION PARCEL HAS BEEN CONVEYED TO ST JOHN'S COUNTY AND COUNTS TOWARD THE MINIMUM REQUIRED COMMUNITY PARK ACREAGE	

LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- WETLAND PRESERVATION (CONSERVATION AREA)
- PARKS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- APPROX. FORMER TIMBER TRAM ROAD

GENERAL NOTES

- BASED ON ST. JOHN'S COUNTY FEMA PANELS 12109C0170J, 12109C0256J, 12109C0257J, 12109C0160J, 12109C0159J, 12109C0162, 12109C0190J THE PROJECT SITE IS WITHIN THE 100 YR. FLOOD PLAIN ZONES "A", "AE" AND "X".
- SALES/LEASING AND CONSTRUCTION TRAILERS SHALL BE ALLOWED, MAY BE LOCATED ANYWHERE WITHIN THE SITE (OTHER THAN WITHIN REQUIRED BUFFERS, DEVELOPMENT EDGES, & SETBACKS) AND MAY BE MOVED THROUGHOUT THE SITE AS CONSTRUCTION PROGRESSES. EACH PARCEL WILL BE ALLOWED A MINIMUM OF ONE SALES/LEASING/CONSTRUCTION TRAILER.
- THE GENERAL LOCATION AND CONFIGURATION OF PARCELS, INCLUDING LOT LAYOUT, INTERNAL ROADS, STORMWATER PONDS, SIGNS, AND EDGES AND OTHER IMPROVEMENTS SHOWN ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING ENGINEERING AND MAY BE MODIFIED ON CONSTRUCTION PLANS OR ON STAFF APPROVED INCREMENTAL MDP MAPS.
- STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS FOR AREAS WITHIN THE INITIAL INCREMENT.
- UPLAND BUFFERS FOR ALL DEVELOPMENT AREAS OUTSIDE OF THE INITIAL INCREMENT LIMITS AND/OR LABELED AS 'FUTURE DEVELOPMENT' WILL BE SHOWN ON INCREMENTAL MDP MAPS.
- DEVELOPMENT DETAILS (INCLUDING ACCESS AND SIGNAGE) FOR ALL DEVELOPMENT AREAS OUTSIDE OF THE INITIAL INCREMENT LIMITS AND/OR LABELED AS 'FUTURE DEVELOPMENT' WILL BE SHOWN ON STAFF APPROVED INCREMENTAL MDP MAPS.
- VEHICULAR ACCESS SHOWN OUTSIDE OF THE INITIAL INCREMENT AND TO FUTURE DEVELOPMENT IS CONCEPTUAL AND MAY CHANGE IN ACCORDANCE WITH THE DR/DO AND THE PUD.
- MULTI-FAMILY 'PARENT PARCEL' LINES WILL BE SHOWN ON INCREMENTAL MDP MAPS.

THE MASTER DEVELOPMENT PLAN MAP IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT.

FINAL CONSTRUCTION & ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PUD/PRD & OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.

APPROVED: _____

DATE: _____

ORDINANCE NUMBER: _____

FILE NUMBER: _____

INTERNATIONAL GOLF PARKWAY

CR 16A

SR 13

CR 16A

SR 16

I-95

PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____

REVISIONS: ADOPTED REVISION 07-09-21

ETM NO. 03-069-121

DRAWN BY: S.S.

DESIGNED BY: R.C.

CHECKED BY: C.D.

DATE: FEBRUARY, 2016

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 642-8890
FAX: (904) 646-9485
CA - 0002564 LC - 0000316

ETM
VISION • EXPERIENCE • RESULTS

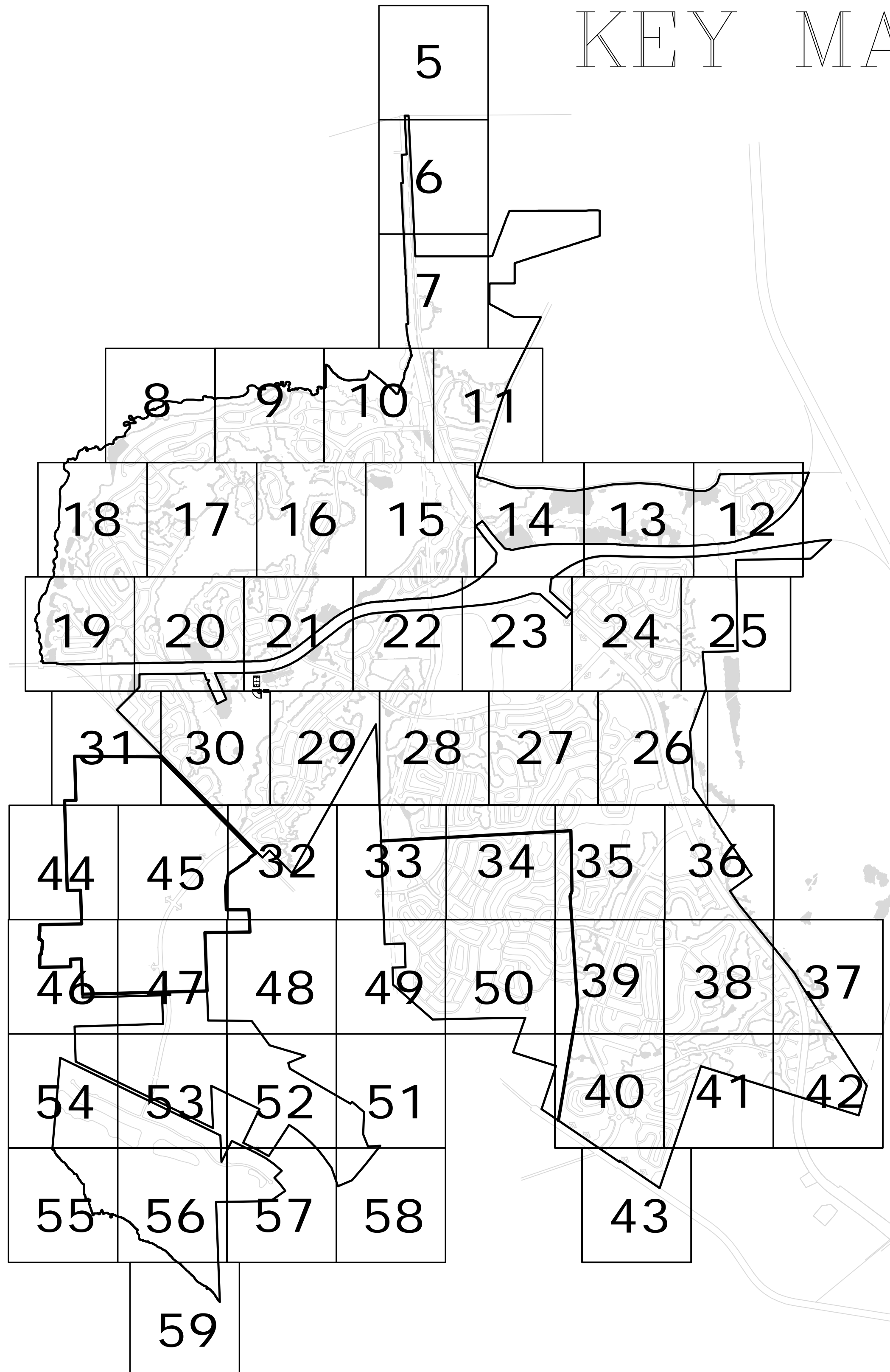
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHN'S COUNTY, FLORIDA

DRAWING NUMBER
1 OF 59

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PLOTTED: November 3, 2021 - 11:16 AM, BY: Stephen Sims

KEY MAP



MASTER DEVELOPMENT PLAN

EXHIBIT C

**SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA**

DRAWING NUMBER
2 OF 59

England-Thims & Miller, Inc.
14775 Old St. Augustine Road
Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0002564 LC - 0000316



ETM NO. 03-069-121
DRAWN BY: S.S.
DESIGNED BY: R.C.
CHECKED BY: C.D.
DATE: FEBRUARY, 2016

REVISIONS:
ADOPTED REVISION 07-09-21

PLANS PREPARED
UNDER THE DIRECTION
OF:

P.L.E. NUMBER: -----
PLOTTED: November 3, 2021 - 11:16 AM, BY: Stephen Sims

WOLFE PARCELS 38 AND 39A

A portion of fractional Section 7, together with a portion of Subsections 4 and 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Northeast corner of said fractional Section 7; thence South 01°04'14" East, along the Easterly line of said fractional Section 7, a distance of 1779.45 feet to its intersection with the Northwesterly line of said Subsection 4 (as monumented); thence South 19°49'07" West, continuing along said Easterly line and along said Northwesterly line, 160.57 feet to its intersection with the Westerly line of Parcel 3, as described and recorded in Official Records Book 2002, page 1387, of said Public Records; thence South 03°59'26" East, departing said Easterly line of fractional Section 7 and said Northwesterly line of Subsection 4, and along said Westerly line of Parcel 3, a distance of 3212.47 feet; thence South 09°32'34" West, continuing along said Westerly line and along the Westerly line of Parcel 4, as described and recorded in said Official Records Book 2002, page 1387, a distance of 3451.29 feet to the Southerly corner of said Parcel 4, said corner lying on the Northeasterly right of way line of County Road No. 16A, a public variable width right of way as presently established; thence North 55°53'35" West, along said Northeasterly right of way line, 599.36 feet to its intersection with the Southerly prolongation of the Easterly line of the Southwest one-quarter of the Northwest one-quarter of said Subsection 5 (as monumented); thence North 18°21'55" East, departing said Northeasterly right of way line, along said Southerly prolongation and along said Easterly line (as monumented), 1341.66 feet to the Northeasterly corner thereof; thence North 72°26'56" West, along the Northerly line of said Southwest one-quarter of the Northwest one-quarter of Subsection 5 (as monumented), a distance of 1322.39 feet to the Northwesterly corner thereof, said corner lying on the Northwesterly line of said Section 38 (as monumented); thence North 19°30'56" East, along said Northwesterly line (as monumented), 1083.28 feet to Northeast corner of fractional Section 18, said township and range; thence South 89°13'13" West, departing said Northwesterly line of Section 38 and along the Northerly line of fractional Section 18 (as monumented), a distance of 1268.97 feet to the Northwesterly corner thereof; thence South 88°45'26" West, along the Northerly line of the East one-half of the Northwest one-quarter of said fractional Section 18 (as monumented), a distance of 1457.99 feet to its intersection with said Northeasterly right of way line of County Road No. 16A; thence North 48°49'12" West, departing said Northerly line and along said Northeasterly right of way line, 1549.16 feet to the Southerly most corner of those lands described and recorded in Official Records Book 4634, page 121, of said Public Records; thence Northerly along the boundary line of said Official Records Book 4634, page 121, the following 4 courses: Course 1, thence North 02°04'31" West, departing said Northeasterly right of way line, 502.96 feet; Course 2, thence North 87°55'29" East, 380.00 feet; Course 3, thence North 02°04'31" West, 700.00 feet; Course 4, thence South 87°55'29" West, 591.32 feet to the Northwesterly corner thereof, said corner lying on the Westerly line of said fractional Section 7; thence North 01°51'14" West, along said Westerly line, 3042.27 feet to the Northwesterly corner thereof; thence North 86°53'51" East, along the Northerly line of said fractional Section 7, a distance of 5596.11 feet to the Point of Beginning.

Containing 720.05 acres, more or less.

WOLFE PARCEL 39B

A portion of Subsection 5 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being the same lands described and recorded as Parcel 6, in Official Records Book 1984, page 1246, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northwesterly right of way line of State Road No. 16 and the Southwesterly right of way line of County Road No. 16A, both public variable width rights of way as presently established; thence North 55°53'35" West, along said Southwesterly right of way line, 651.81 feet to the Northerly most corner of Parcel "A", as described and recorded in Official Records Book 4852, page 1812, of said Public Records, and the Point of Beginning.

From said Point of Beginning, thence South 34°06'25" West, along the Northwesterly line of said Parcel "A", 158.81 feet to the Westerly most corner thereof, said corner lying on the Northeasterly line of Parcel "B", as described and recorded in said Official Records Book 4852, page 1812; thence North 55°53'35" West, along said Northeasterly line, 272.25 feet; thence North 34°06'25" East, continuing along said Northeasterly line, 158.81 feet to the Northeasterly corner thereof, said corner lying on said Southwesterly right of way line of County Road No. 16A; thence South 55°53'35" East, along said Southwesterly right of way line, 272.25 feet to the Point of Beginning.

Containing, 0.99 acre, more or less.

Res-A Parcel 2

A portion of Sections 13, 14 and 23, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Westerly right of way line of Collier Road, a 60 foot right of way as presently established, and the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established; thence North 64°07'37" West, along said Northeasterly right of way line, 422.21 feet; thence South 04°55'31" West, departing said Northeasterly right of way line, 107.08 feet to a point lying on the Southwesterly right of way line of said State Road No. 13 and the Point of Beginning.

From said Point of Beginning, thence South 64°07'37" East, along said Southwesterly right of way line of State Road No. 13, a distance of 5240.79 feet to the Northeasterly corner of Parcel 4, as described and recorded in Official Records Book 3782, page 1076, of said Public Records; thence South 02°24'55" East, departing said Southwesterly right of way line and along the Easterly line of said Parcel 4, a distance of 781.67 feet to a point lying on the boundary line of Parcel 2-South Parcel, as described and recorded in Official Records Book 3948, page 1491, of said Public Records; thence North 25°52'23" East, departing said Easterly line and along said boundary line, 688.32 feet to a point lying on said Southwesterly right of way line of State Road No. 13; thence South 64°07'37" East, along said Southwesterly right of way line, 814.01 feet to the point of curvature of a curve concave Southwesterly having a radius of 2814.93 feet; thence Southeasterly continuing along said Southwesterly right of way line and along the arc of said curve, through a central angle of 18°32'16", an arc length of 910.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 54°51'29" East, 906.78 feet; thence South 46°26'26" West, departing said Southwesterly right of way line, along said boundary line of Parcel 2-South Parcel and along a non-tangent line, 300.21 feet to a point on a non-tangent curve concave Southwesterly having a radius of 2514.93 feet; thence Southeasterly along said boundary line and along the arc of said curve, through a central angle of 11°26'24", an arc length of 502.14 feet to the Northerly corner of Parcel 3, as described and recorded in Official Records Book 3980, page 1273, of said Public Records, said arc being subtended by a chord bearing and distance of South 40°06'41" East, 501.31 feet; thence South 55°36'12" West, along the Westerly line of said Parcel 3, a distance of 533.21 feet to the Westerly corner thereof, said corner lying on the Southerly line of said Section 13; thence South 89°07'05" West, along said Southerly line, 1599.99 feet to the Southwesterly corner thereof, said corner also being the Northeasterly corner of said Section 23; thence South 02°06'59" East, along the Easterly line of said Section 23, a distance of 2944.12 feet to a point herein after referred to as Reference Point "A", said point lying on the meanderings of the waters of Six Mile Creek; thence Northwesterly along said meanderings, 7379 feet, more or

less, to a point herein after referred to as Reference Point "B", said point bearing the following 3 courses from said Reference Point "A": Course 1, thence North 52°06'17" West, 2976.02 feet; Course 2, thence North 62°40'58" West, 1569.76 feet; Course 3, thence North 31°23'57" West, 2276.29 feet; thence North 04°55'31" East, departing said meanderings and along the Easterly line of Official Records Book 3412, page 1948, of said Public Records, 2702.74 feet to the Point of Beginning.

Containing 499 acres, more or less.

Trout Creek South - Parcel 40

A portion of Sections 1, 2, 11 and 12, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southerly right of way line of Hardwood Landing Road, a 60 foot right of way as presently established, and the Southwesterly right of way line of County Road No. 16-A, a 66 foot right of way as presently established; thence South 44°38'42" East, along said Southwesterly right of way line, 3071.14 feet; thence South 44°44'50" East, continuing along said Southwesterly right of way line, 936.11 feet to the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1401, of said Public Records; thence South 55°37'18" West, departing said Southwesterly right of way line and along the Northwesterly line of said Official Records Book 4804, page 1401, a distance of 220.84 feet; thence South 25°13'03" West, continuing along said Northwesterly line, 93.42 feet to the Westerly most corner thereof, said corner also being the Northerly most corner of Parcel 1, as described and recorded in Official Records Book 3278, page 1319, of said Public Records; thence South 55°37'18" West, along the Northwesterly lines of said Parcel 1, Parcel 2, as described and recorded in said Official Records Book 3278, page 1319, Official Records Book 1258, page 1939, Tract 5, as described and recorded in Official Records Book 3359, page 913, Official Records Book 1599, page 631, Official Records Book 5167, page 61, and Official Records Book 4509, page 563, all of said Public Records, 700.00 feet to the Westerly most corner of said Official Records Book 4509, page 563, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 4804, page 1076, of said Public Records; thence South 12°38'56" West, along the Westerly line of last said lands, 397.14 feet to the Southwesterly corner thereof, said corner also being the Northwesterly corner of those lands described and recorded in Official Records Book 5026, page 583, of said Public Records; thence South 02°20'53" East, along the Westerly line of last said lands, 664.53 feet to the Southwesterly corner thereof; thence North 89°31'07" East, along the Southerly line of said Official Records Book 5026, page 583, its Easterly prolongation, and along the Southerly line of those lands described and recorded in Official Records Book 3512, page 197, of said Public Records, 664.37 feet to the Southeasterly corner of last said lands, said corner lying on the Westerly line of Bartram Downs Unit Three, a plat recorded in Map Book 53, pages 9 through 24, of said Public Records; thence South 02°36'31" East, along said Westerly line, 657.75 feet; thence South 89°06'29" West, continuing along said Westerly line, 1328.52 feet to a point lying on the Westerly line of said Section 12; thence South 02°12'46" East, continuing along said Westerly line of Bartram Downs Unit Three and said Westerly line of Section 12, a distance of 1713.35 feet; thence South 88°28'06" West, departing said Westerly line, 3670.23 feet to a point lying on the Easterly line of Parcel 2, as described and recorded in Official Records Book 390, page 737, of said Public

Records; thence North 01°37'00" West, along said Easterly line, and along the Easterly lines of those lands described and recorded in Official Records Book 693, page 1135, Official Records Book 2668, page 423, and Official Records Book 2508, page 1157, all of said Public Records, 1036.49 feet to the Northeasterly corner of said Official Records Book 2508, page 1157; thence South 88°22'23" West, along the Northerly line of last said lands and along the Northerly terminus of Collier Road, a 60 foot right of way as presently established, a distance of 320.00 feet to the Northwesterly most corner of said terminus; thence South 01°37'00" East, along the Westerly right of way line of said Collier Road, 218.27 feet to the Northeasterly corner of those lands described and recorded in Official Records Book 1361, page 416, of said Public Records; thence South 88°41'45" West, departing said Westerly right of way line and along the Northerly line of last said lands, 918.76 feet to a point herein after referred to as Reference Point "A", said point lying on the Easterly top of bank of Trout Creek; thence Northerly along said Easterly top of bank, 1346 feet, more or less, to a point herein after referred to as Reference Point "B" which bears North 00°06'17" East, 1254.11 feet from said Reference Point "A", said Reference Point "B" lying on the Southerly line of those lands described and recorded in Official Records Book 4408, page 428, of said Public Records; thence North 88°46'33" East, departing said Easterly top of bank and along said Southerly line, 842.30 feet; thence North 88°46'32" East, continuing along said Southerly line, 396.00 feet to the Southeasterly corner thereof; thence North 02°16'29" West, along the Easterly line of last said lands, 990.00 feet to the Northeasterly corner thereof; thence South 88°46'34" West, along said Northerly line of last said lands, 385.86 feet to the Southeasterly most corner of the Southerly terminus of said Hardwood Landing Road; thence North 01°52'53" West, along the Easterly right of way line of said Hardwood Landing Road, 1335.13 feet; thence North 01°33'47" West, continuing along said Easterly right of way line, 1319.34 feet to the Southwesterly corner of Parcel 3, as described and recorded in Official Records Book 1262, page 1389, of said Public Records; thence North 88°55'00" East, departing said Easterly right of way line and along the Southerly line of said Parcel 3, a distance of 331.83 feet to the Southeasterly corner thereof; thence North 01°36'37" West, along the Easterly line of said Parcel 3, a distance 1297.64 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Hardwood Landing Road; thence South 89°35'27" East, along said Southerly right of way line, 2510.06 feet to the Point of Beginning.

Containing 703 acres, more or less.

Res-A Parcel 1

A portion of Sections 11, 12, 13 and 14, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northeasterly right of way line of State Road No. 13, a 100 foot right of way as presently established, and the Easterly right of way line of Collier Road, a 60 foot right of way as presently established; thence North 01°37'00" West, along said Easterly right of way line, 1031.97 feet to its intersection with the Southerly line of said Section 11; thence North 88°22'42" East, departing said Easterly right of way line and along said Southerly line, 2609.52 feet to the Southeasterly corner of Parcel A, as described and recorded in Official Records Book 1297, page 589, of said Public Records; thence North 02°19'31" West, departing said Southerly line of Section 11, along the Easterly line of said Parcel A and along the Easterly line of those lands described and recorded in Official Records Book 1340, page 500, of said Public Records, 840.14 feet to the Northeasterly corner of last said lands; thence South 88°28'06" West, along the Northerly line of last said lands, 2339.13 feet to a point lying on the Easterly line of Parcel 1, as described and recorded in Official Records Book 390, page 737, of said Public Records; thence North 01°37'00" West, along said Easterly line and along the Easterly line of Parcel 2, as described and recorded in said Official Records Book 390, page 737, a distance of 100.00 feet; thence North 88°28'06" East, departing said Easterly line, 3670.23 feet to a point lying on the Westerly line of said Section 12; thence South 02°12'46" East, along said Westerly line, 873.98 feet to the Southwesterly corner of Parcel 1, as described and recorded in Official Records Book 2050, page 1743, of said Public Records; thence South 89°40'34" East, departing said Westerly line and along the Southerly line of said Parcel 1, a distance of 1278.40 feet to the Westerly most corner of Parcel 2, as described and recorded in said Official Records Book 2050, page 1743; thence South 36°07'08" East, departing said Southerly line and along the Westerly line of said Parcel 2, a distance of 890.75 feet; thence South 73°15'38" East, continuing along said Westerly line, 1107.07 feet to the Southerly most corner thereof, said corner also being the Northerly most corner of those lands described and recorded in Official Records Book 1816, page 1935, of said Public Records; thence along the boundary line of said Official Records Book 1816, page 1935, the following 8 courses: Course 1, thence South 68°18'41" West, 545.47 feet; Course 2, thence South 15°30'21" East, 175.53 feet; Course 3, thence South 59°53'42" East, 2063.62 feet; Course 4, thence North 41°44'43" East, 78.44 feet; Course 5, thence South 48°36'39" East, 460.44 feet; Course 6, thence South 01°47'06" West, 659.38 feet; Course 7, thence South 22°16'32" East, 385.12 feet; Course 8, thence North 86°24'27" East, 356.58 feet to the Southeasterly most corner thereof, said corner lying on the Westerly line of those lands described and recorded in Official Records Book 1771, page 1716, of said Public Records; thence Southwesterly along said Westerly line the following 3 courses: Course 1, thence South 38°17'02" West, 730.51 feet; Course 2, thence South 40°14'58" West, 581.20 feet; Course 3, thence South 67°23'54" West, 456.67 feet to a point lying on the Easterly line of Parcel "3", as described and recorded in Official Records Book 3396, page 698, of said Public Records; thence North 18°55'20" West, departing said Westerly line and along the Easterly line of said Parcel "3", a distance of 584.91 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 11, as described and recorded in Official Records Book 4220, page 1543, of said Public Records; thence North 38°06'21" West, along the Northeasterly line of last said lands, 131.68 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 10, as described and recorded in Official Records Book 2071, page 1247, of said Public Records; thence North 35°17'21" West, along the Northeasterly line of last said lands, 274.52 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1438, page 1511, of said Public Records; thence North 39°18'30" West, along the Northeasterly line of last said lands, 276.43 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4537, page 1300, of said Public Records; thence North 43°14'49" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of Lot 7, as described and recorded in Official Records Book 3905, page 1782, of said Public Records; thence North 47°10'14" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 4488, page 1488, of said Public Records; thence North 51°06'07" West, along the Northeasterly line of last said lands, 275.41 feet to the Northerly most corner thereof, said corner also being the Easterly most corner of those lands described and recorded in Official Records Book 1418, page 1381, of said Public Records; thence North 55°01'59" West, along the Northeasterly line of last said lands, 275.42 feet to the Northerly most corner thereof; thence South 33°00'05" West, along the Northwesterly line of last said lands, 1100.00 feet to the Westerly most corner thereof, said corner lying on said Northeasterly right of way line of State Road No. 13; thence Northwesterly, along said Northeasterly right of way line and along the arc of a non-tangent curve concave Southwesterly having a radius of 2914.93 feet, through a central angle of 07°07'42", an arc length of 362.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 60°33'46" West, 362.42 feet; thence North 64°07'37" West, continuing along said Northeasterly right of way line, 487.52 feet to the Southerly most corner of those lands described and recorded in Official Records Book 3176, page 1133, of said Public Records; thence North 25°52'23" East, departing said Northeasterly right of way line and along the Southeasterly line of last said lands, 1100.00 feet to the Easterly most corner thereof; thence North 64°07'37" West, along the Northeasterly lines of said Official Records Book 3176, page 1133, Official Records Book 3422, page 1967, Official Records Book 3277, page 933, Parcel 1, as described and recorded in Official Records Book 2110, page 1322, and Official Records Book 2809, page 1668, all of said Public Records, a distance of 1580.66 feet to the Northerly most corner of last said lands, said corner lying on the Easterly line of said Section 14; thence South 02°24'53" East, along said Easterly line, 1249.18 feet to its intersection with the Northeasterly right of way line of said State Road No. 13; thence North 64°07'37" West, departing said Easterly line and along said Northeasterly right of way line, 4497.48 feet to the Point of Beginning.

Containing 470.51 acres, more or less.

Less and Except:

First Coast Expressway

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1054 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1063 of the current public records of St. Johns County, Florida.

Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1071 of the current public records of St. Johns County, Florida.

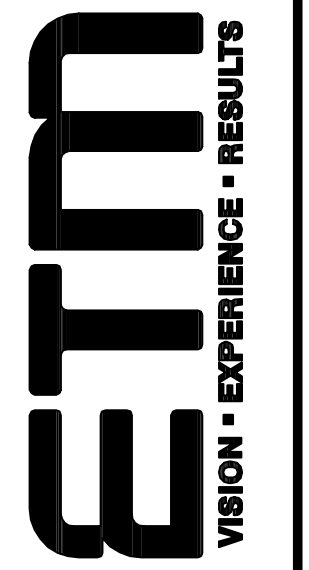
Less and except property conveyed in that certain Warranty Deed dated January 22, 2016 to the State of Florida Department of Transportation recorded on January 22, 2016 in Official Records Book 4140, Page 1075 of the current public records of St. Johns County, Florida.

PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____

REVISIONS: ADOPTED REVISION 07-09-21 _____

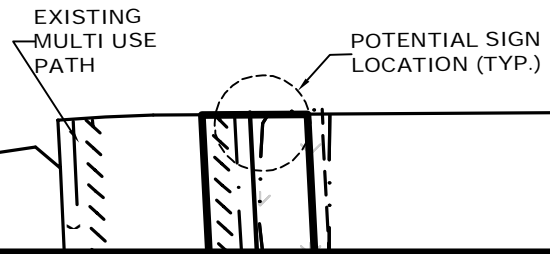
ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016

England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32258 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316

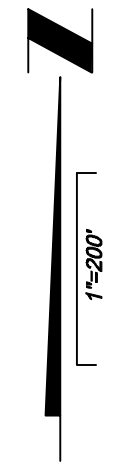


MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA

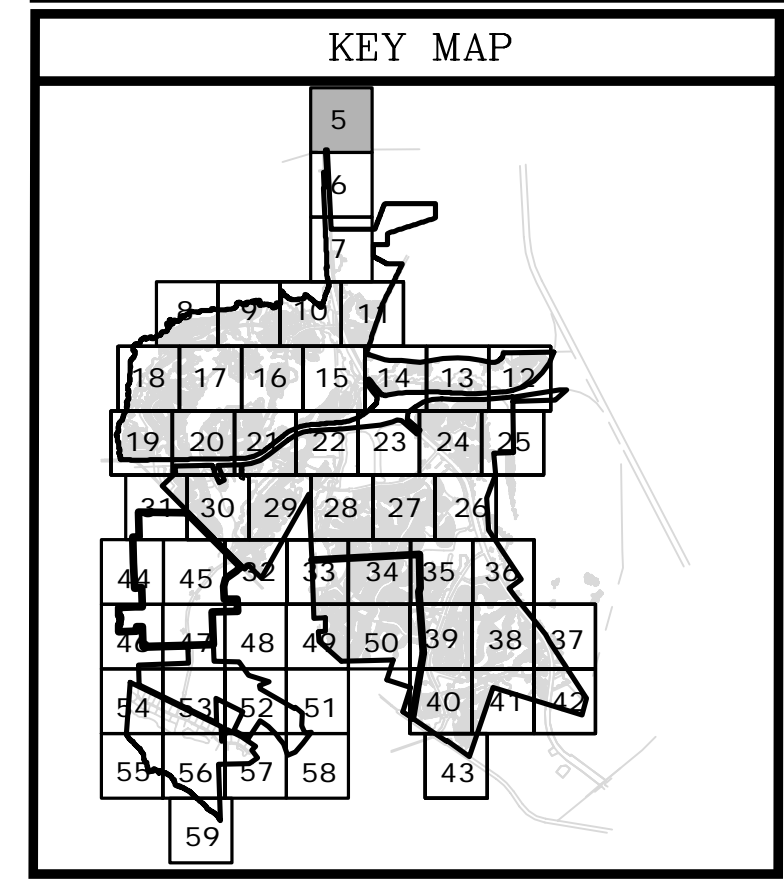
DRAWING NUMBER 4 OF 59



CR 210



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



PLANS PREPARED UNDER THE DIRECTION OF:	REVISIONS:	ETM NO. 03-069-121
P.E. NUMBER: -----	ADOPTED REVISION 07-09-21	DRAWN BY: S.S.
		DESIGNED BY: R.C.
		CHECKED BY: C.D.
		DATE: FEBRUARY, 2016

England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32256
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 0002564 LC - 0000316

ETM

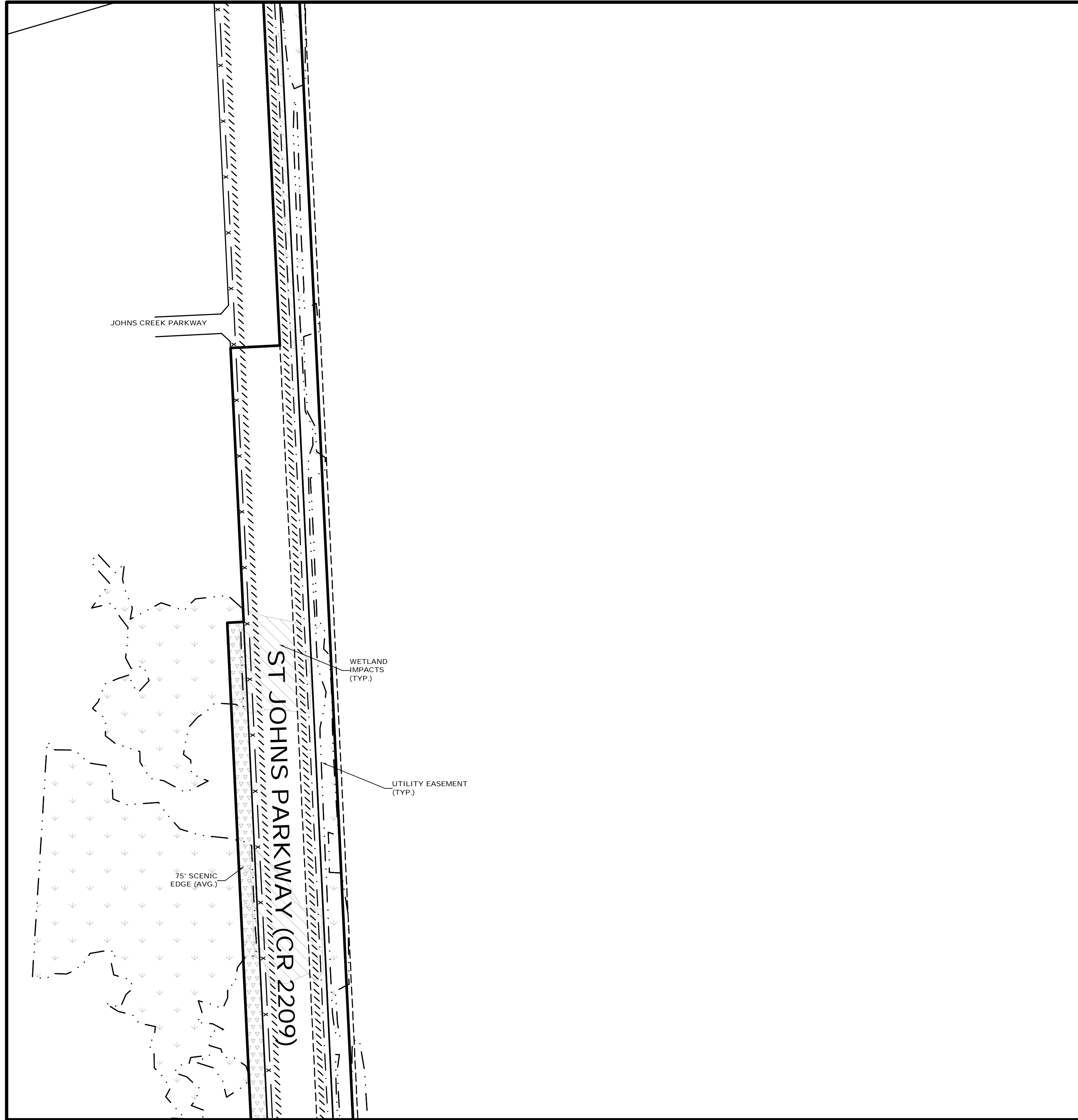
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MASTER DEVELOPMENT PLAN

EXHIBIT C

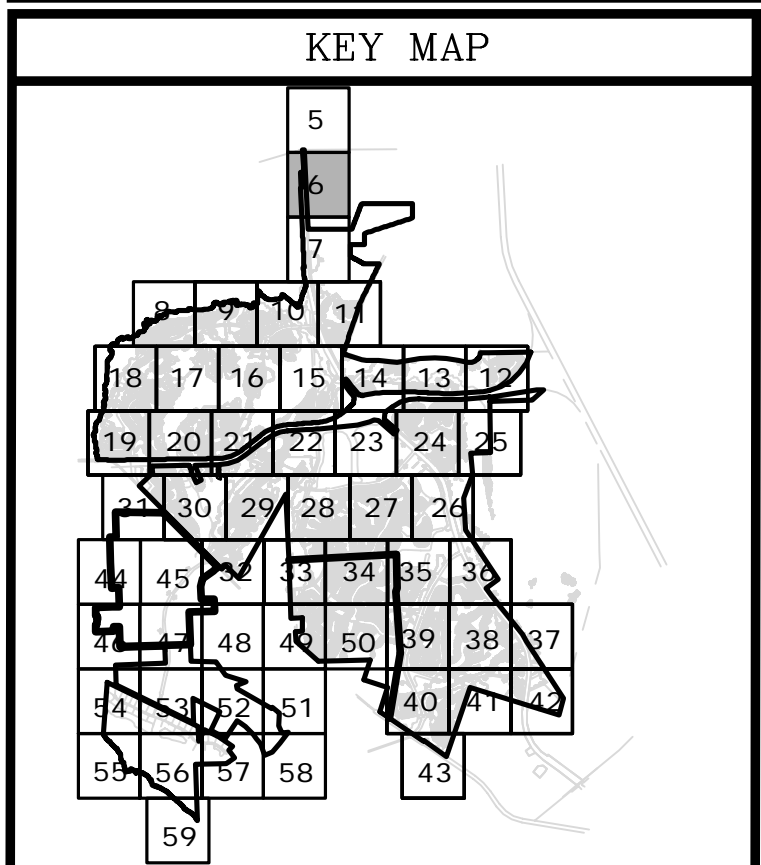
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
5 OF 59

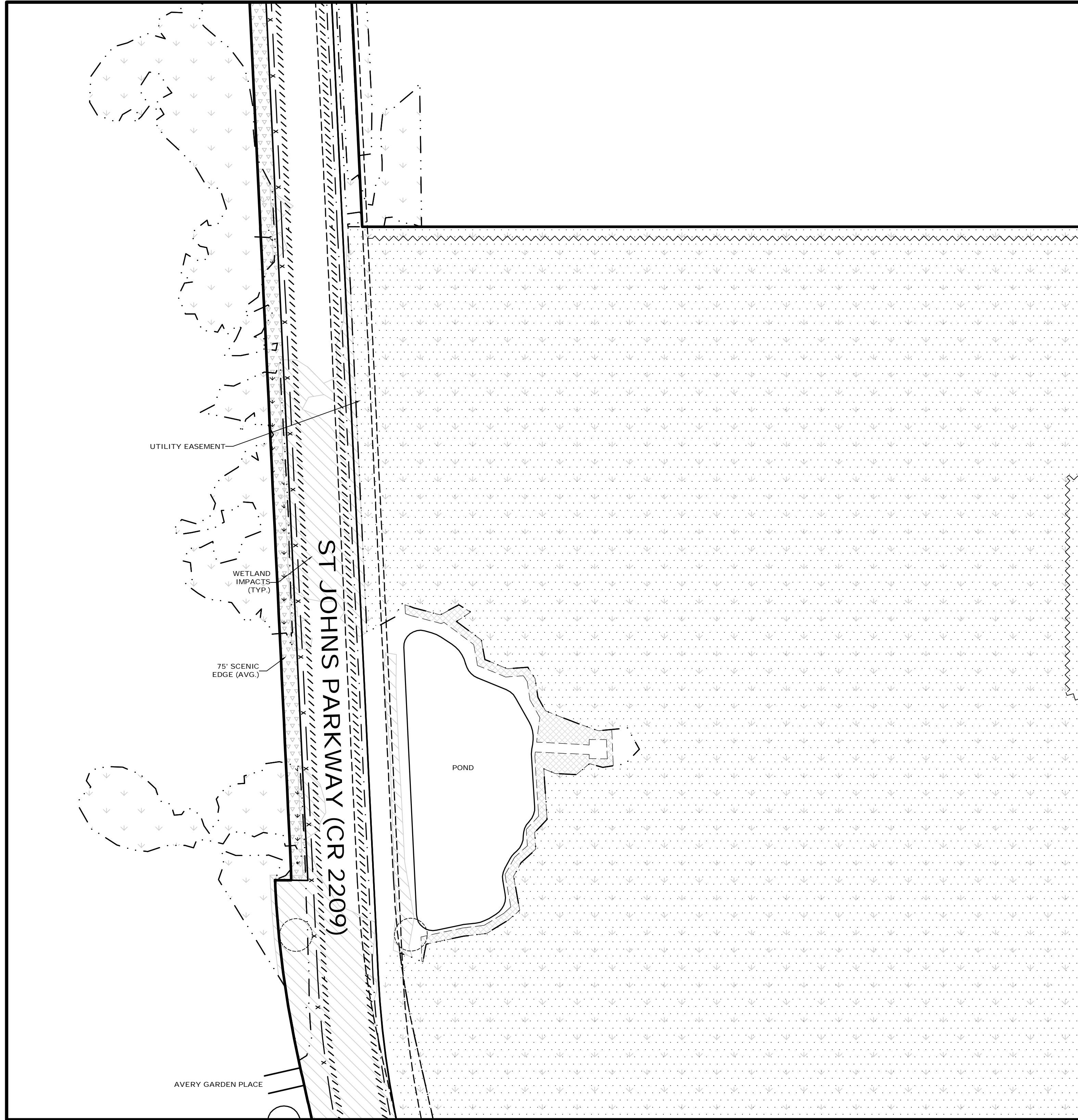


LEGEND

	PUD BOUNDARY
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	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
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	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA

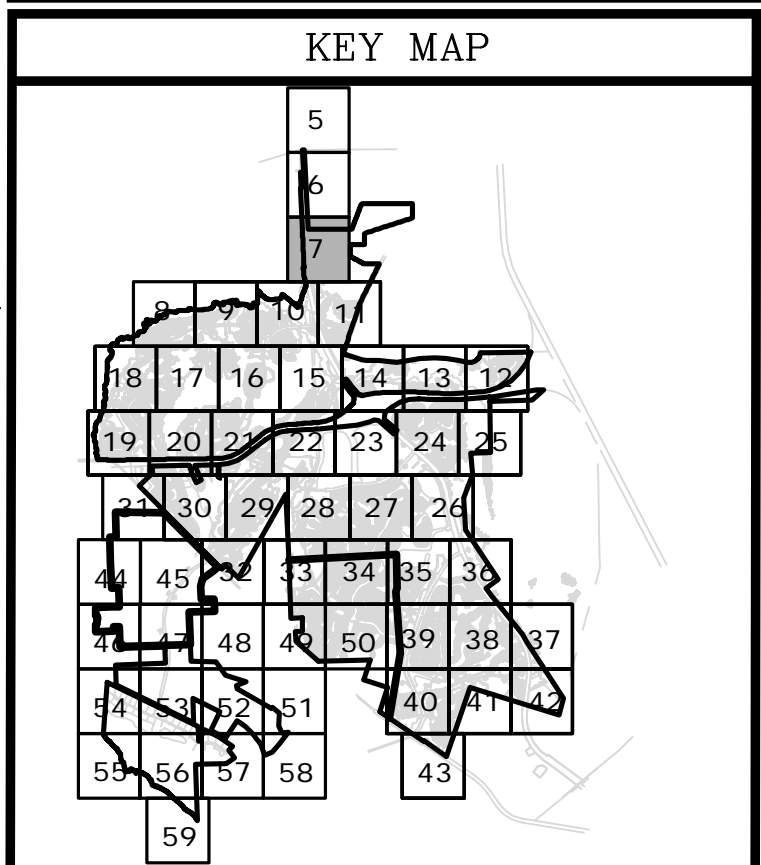


REVISIONS: ADOPTED REVISION 07-09-21	ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	<p style="text-align: center;">England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 00002564 LC - 0000316</p> <div style="text-align: center;"> VISION • EXPERIENCE • RESULTS </div>
MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA		PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER: ----- OF: -----
DRAWING NUMBER 6 OF 59		PLOTTED: November 3, 2021 — 11:17 AM, BY: Stephen Sims

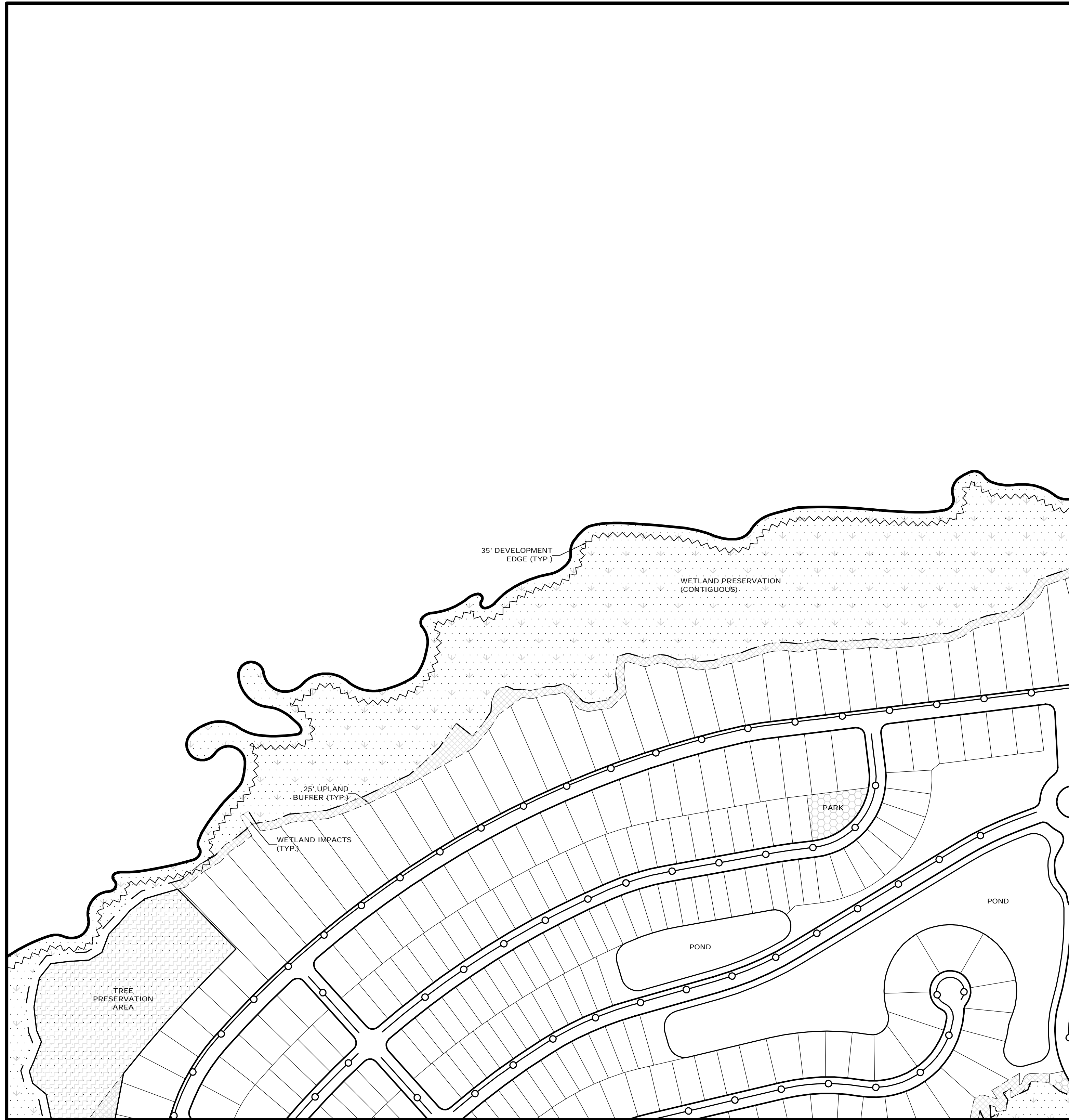


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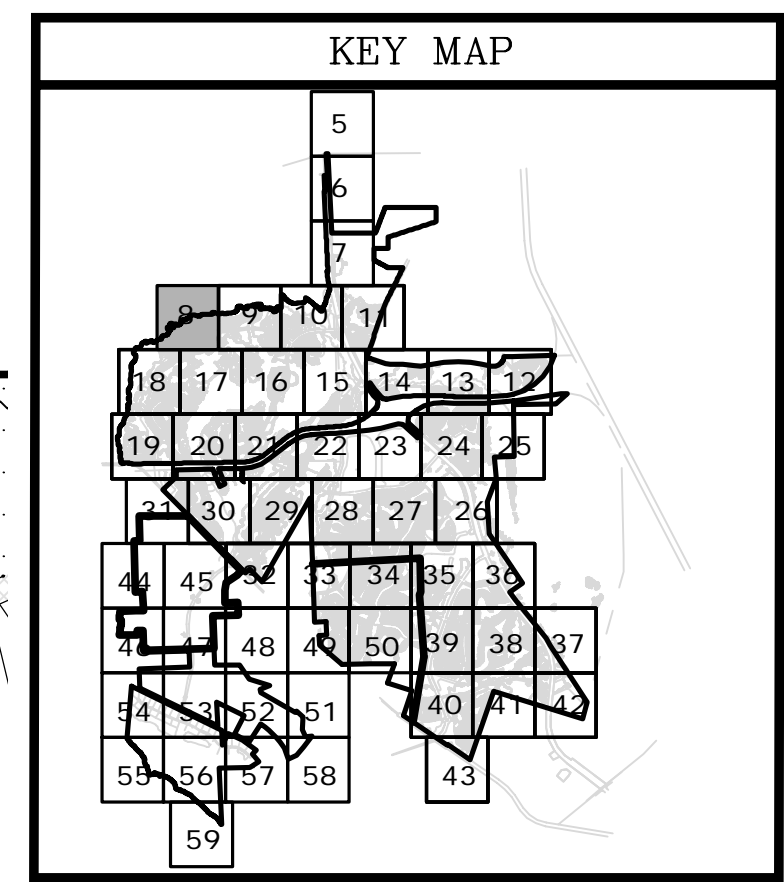
	PUD BOUNDARY
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	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
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	SCENIC EDGES
	TREE PRESERVATION AREA



<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>REVISIONS: ADOPTED REVISION 07-09-21</p> <p>ETM NO. 03-069-121</p> <p>DRAWN BY: S.S.</p> <p>DESIGNED BY: R.C.</p> <p>CHECKED BY: C.D.</p> <p>DATE: FEBRUARY, 2016</p>	<p style="text-align: center;">England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316</p> <div style="text-align: center;"> <p>VISION • EXPERIENCE • RESULTS</p> </div>
<p>MASTER DEVELOPMENT PLAN</p> <p>EXHIBIT C</p> <p>SILVERLEAF PUD</p> <p>WHITES FORD TIMBER, LLC</p> <p>ST. JOHNS COUNTY, FLORIDA</p>	<p>DRAWING NUMBER</p> <p style="font-size: 1.5em; font-weight: bold;">7 OF 59</p>



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
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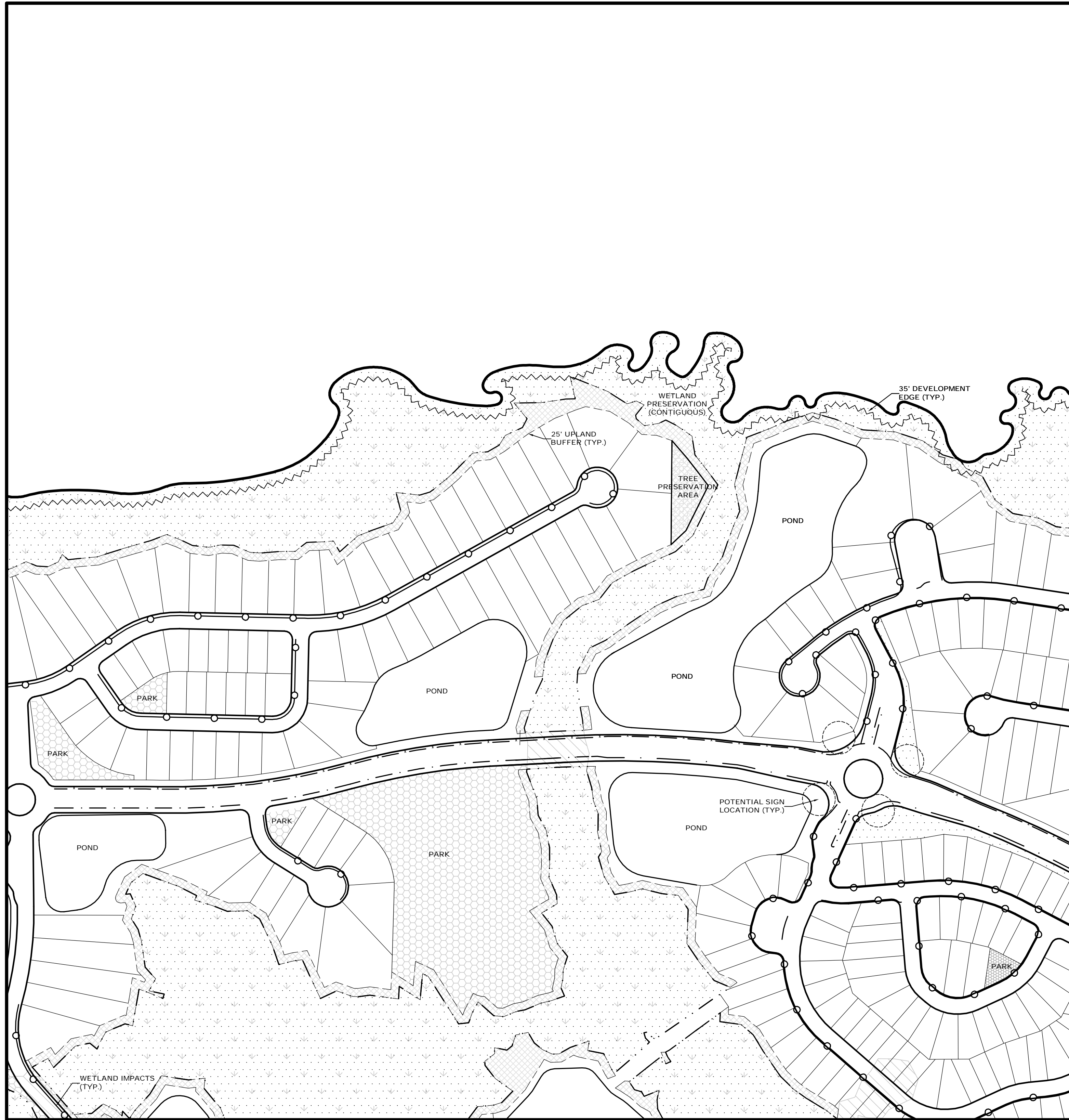
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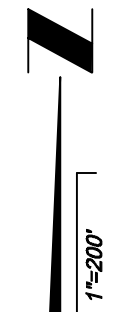
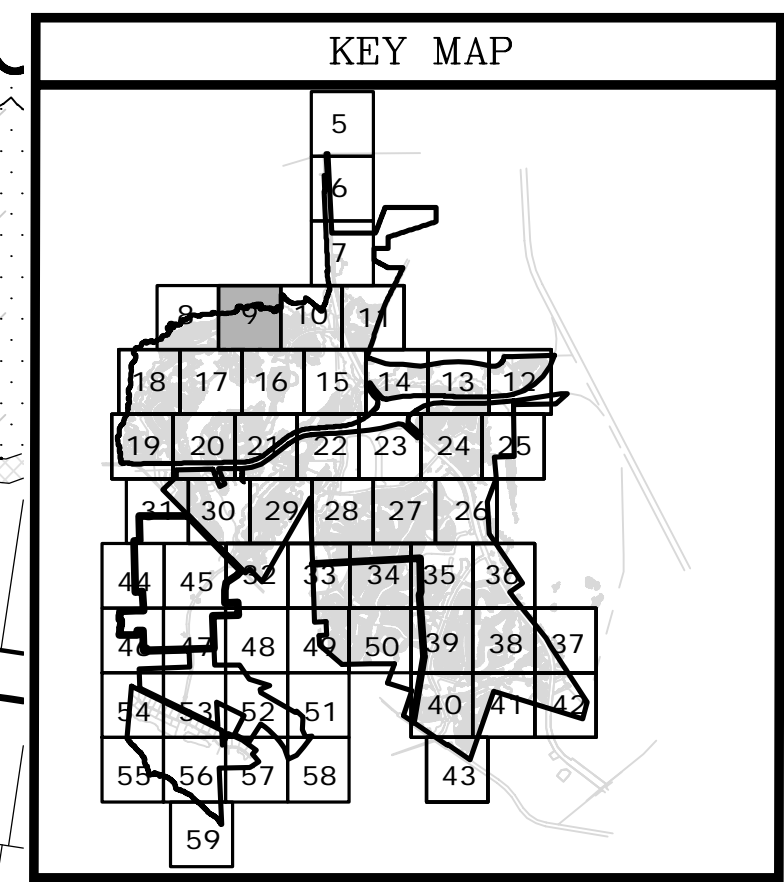
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

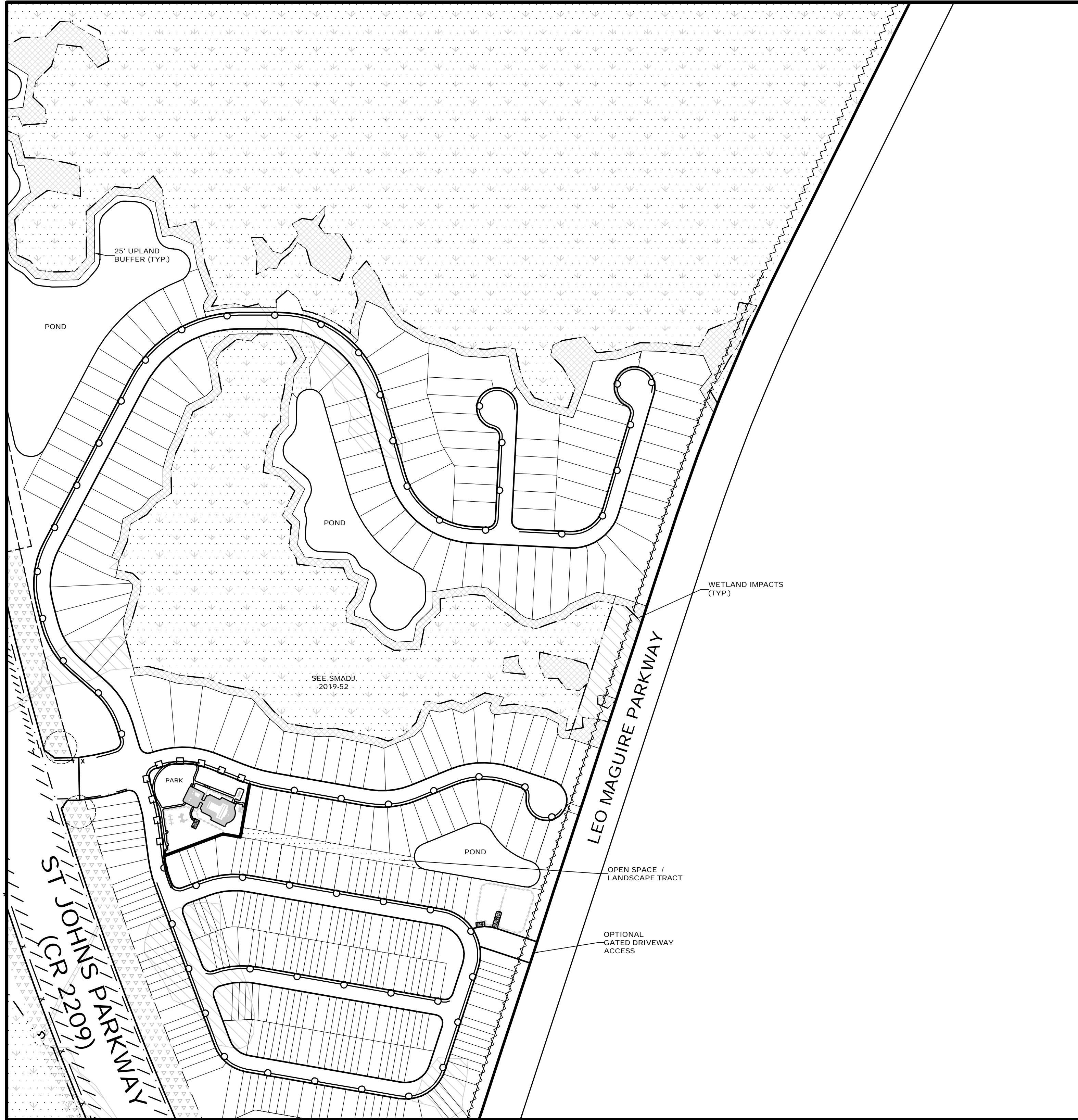
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8 OF 59



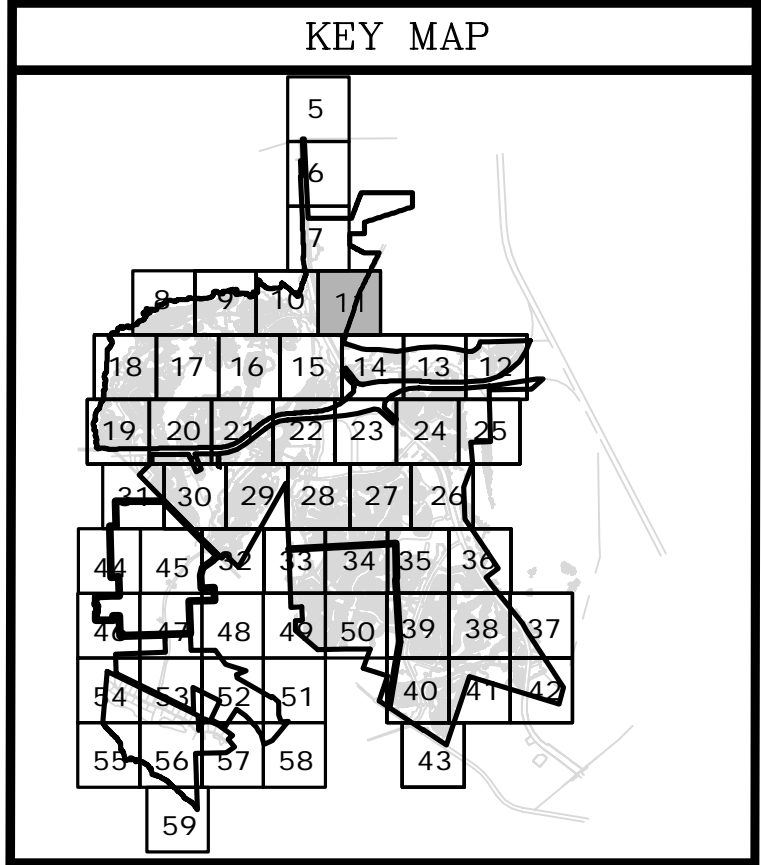
LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
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MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA	
DRAWING NUMBER 9 OF 59	
ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	REVISIONS: ADOPTED REVISION 07-09-21 PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER: ----- PLOTTED: November 3, 2021 - 11:17 AM, BY: Stephen Sims



LEGEND	
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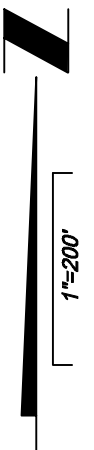
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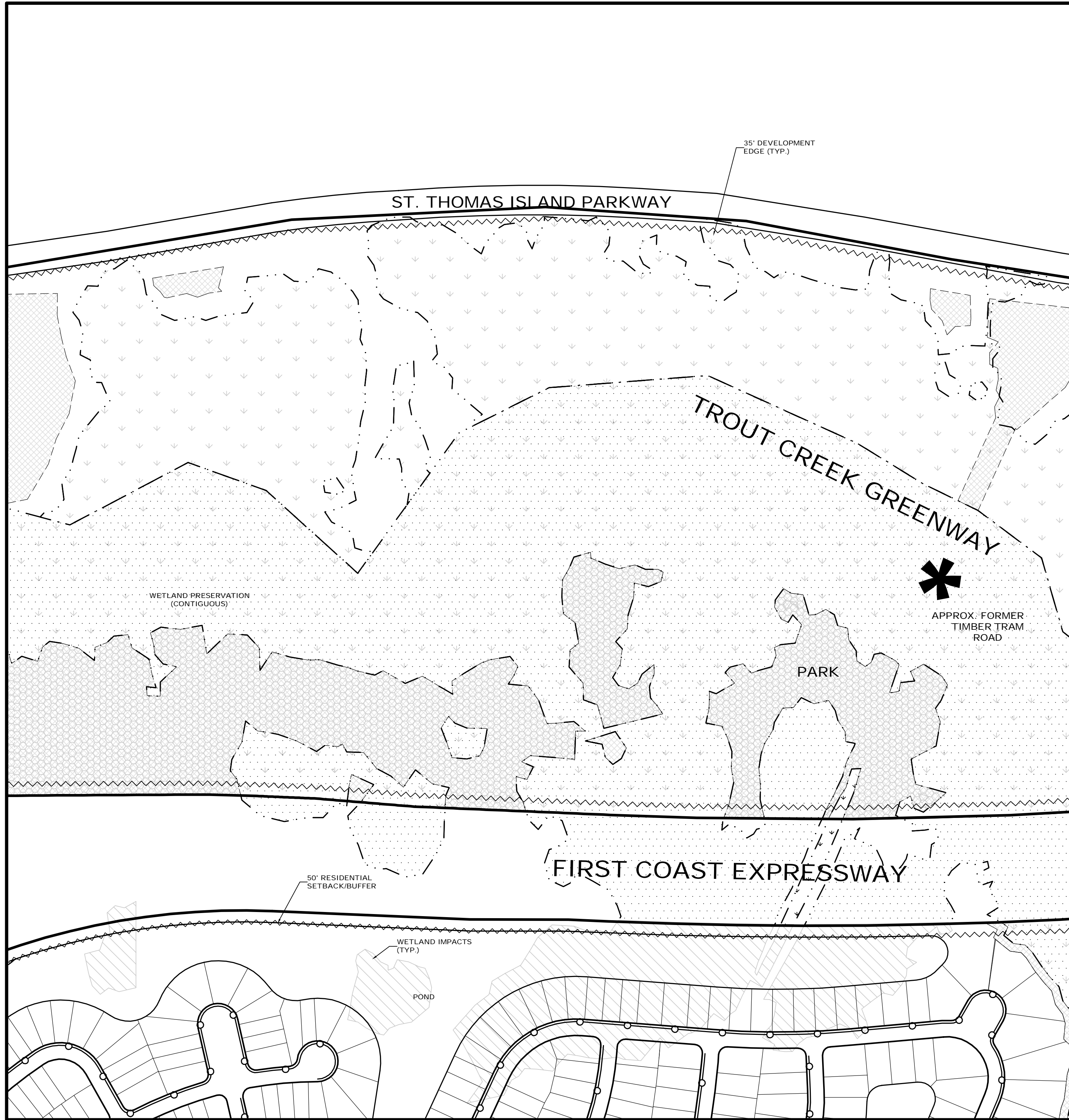
England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32256
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

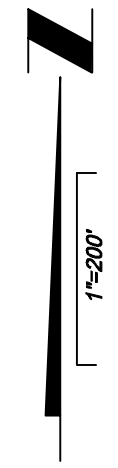
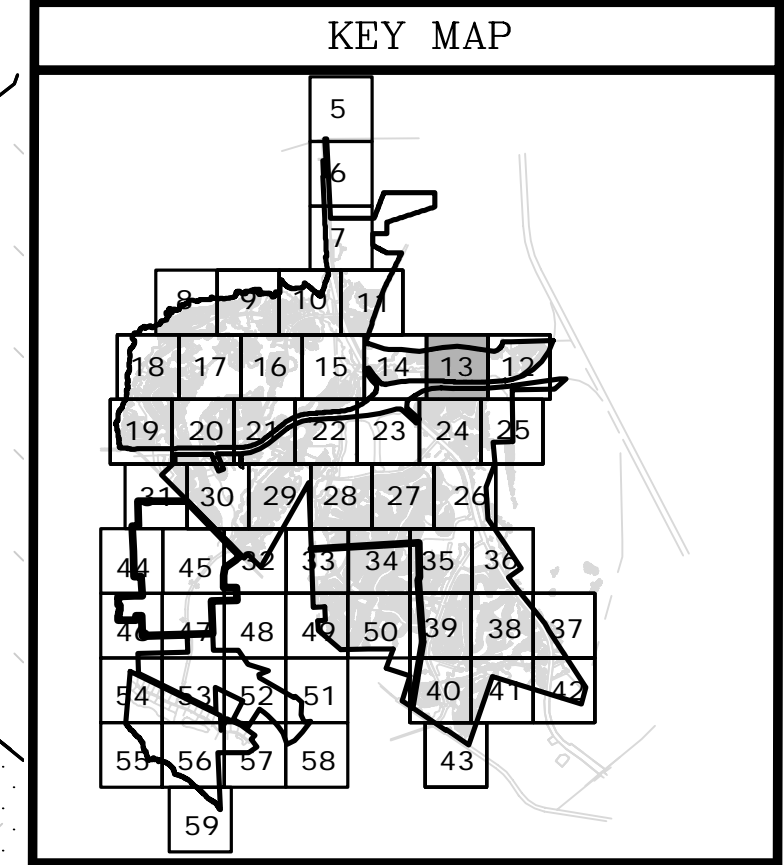
DRAWING NUMBER
11 OF 59





LEGEND

	PUD BOUNDARY
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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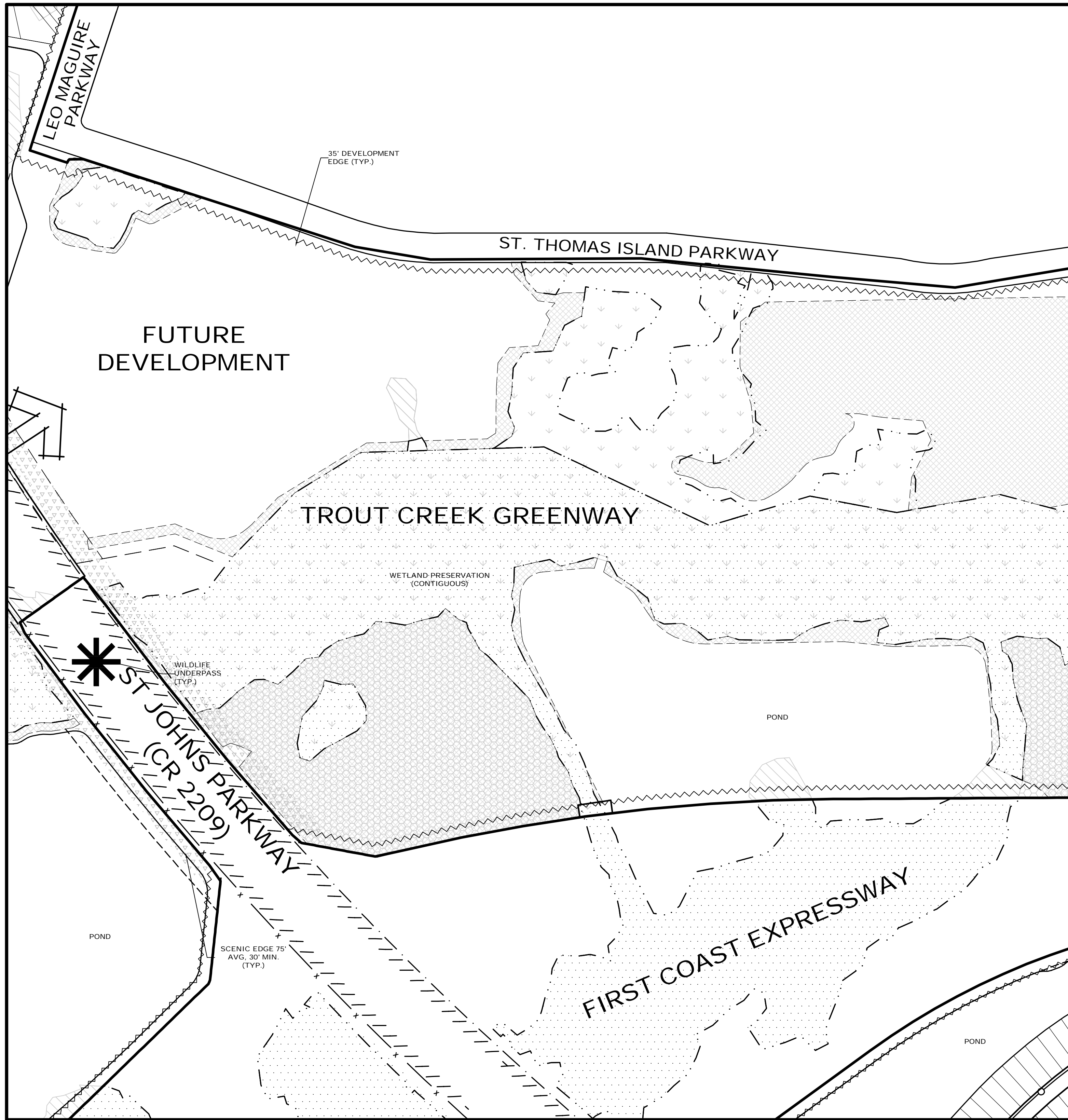
PLANS PREPARED UNDER THE DIRECTION OF:
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ADOPTED REVISION 07-09-21

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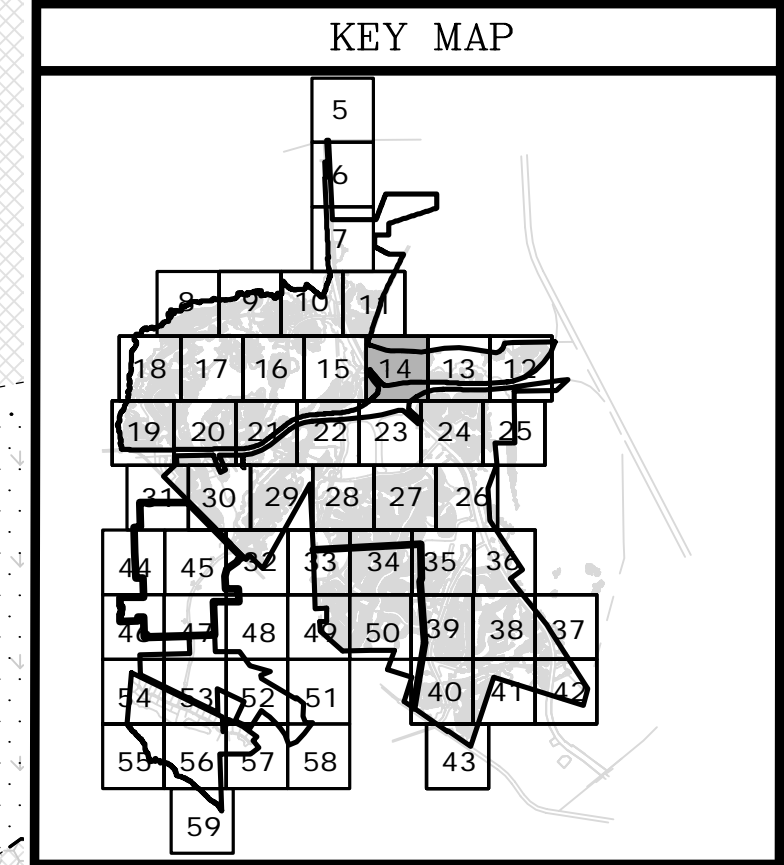
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13 OF 59

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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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14 OF 59

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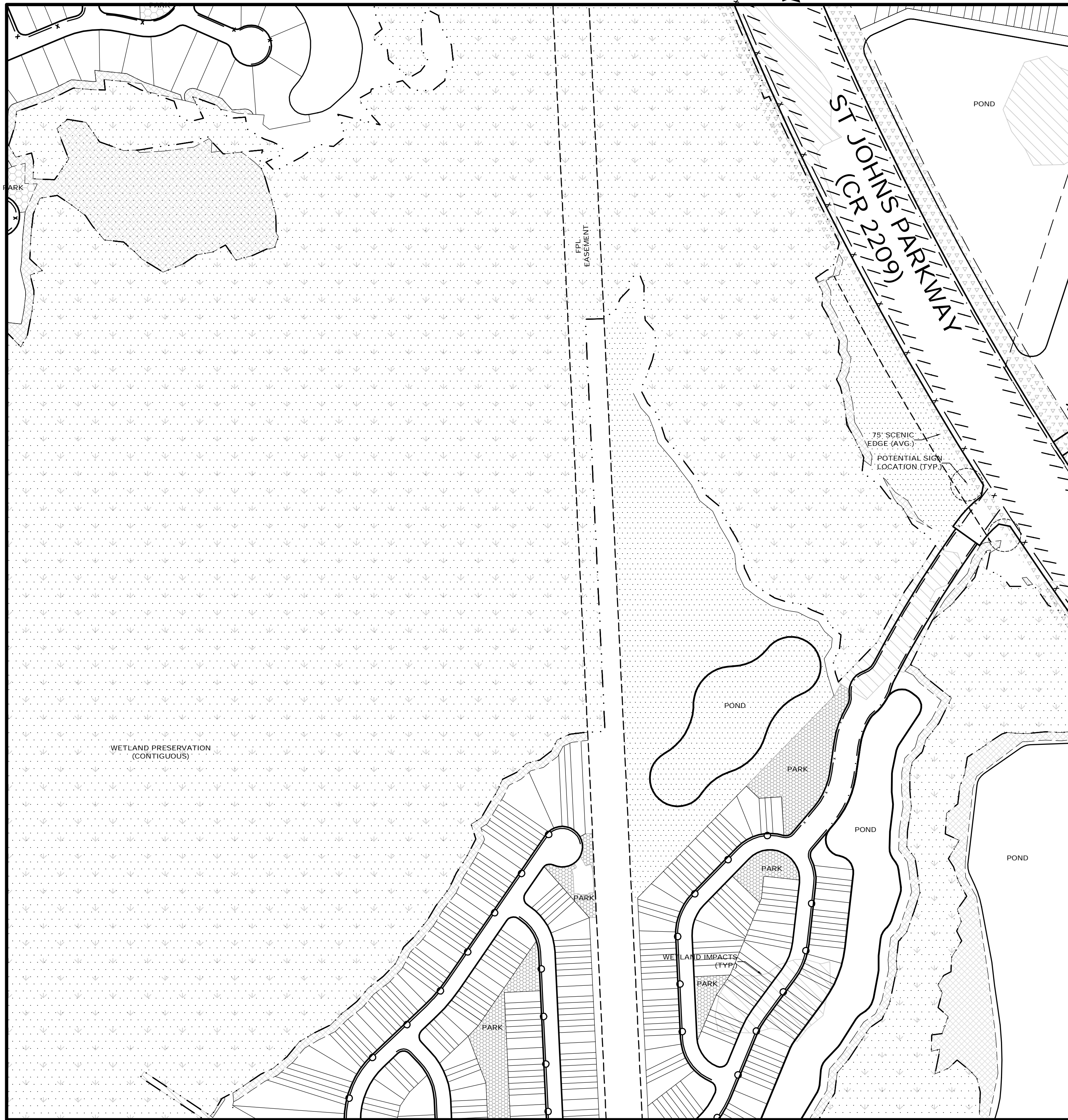
PLANS PREPARED UNDER THE DIRECTION OF:
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REVISIONS:
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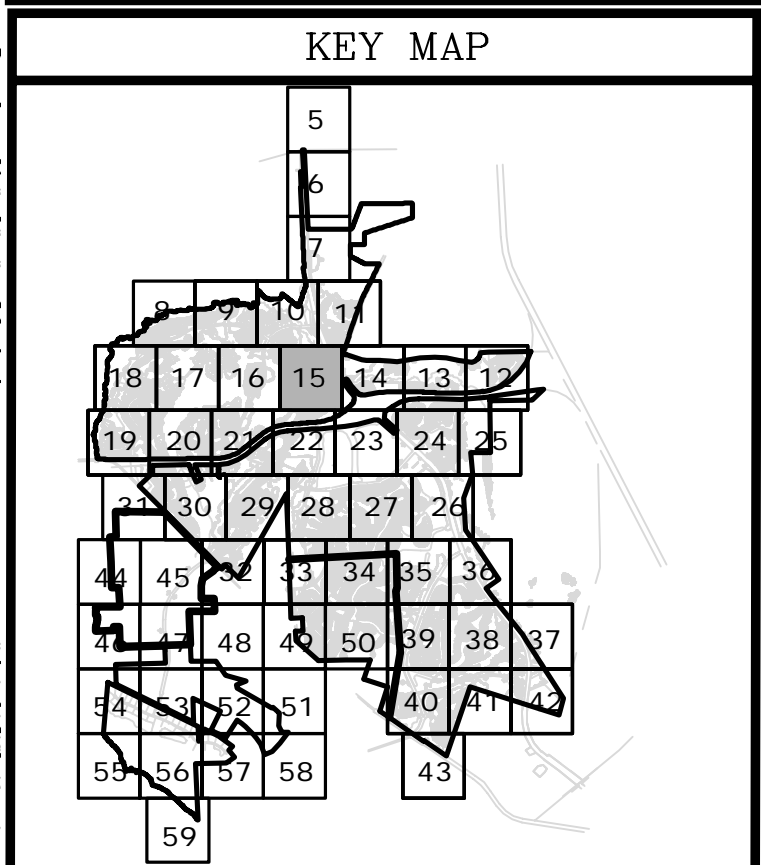
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LEGEND

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PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS: ADOPTED REVISION 07-09-21

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ETM
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MASTER DEVELOPMENT PLAN
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WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

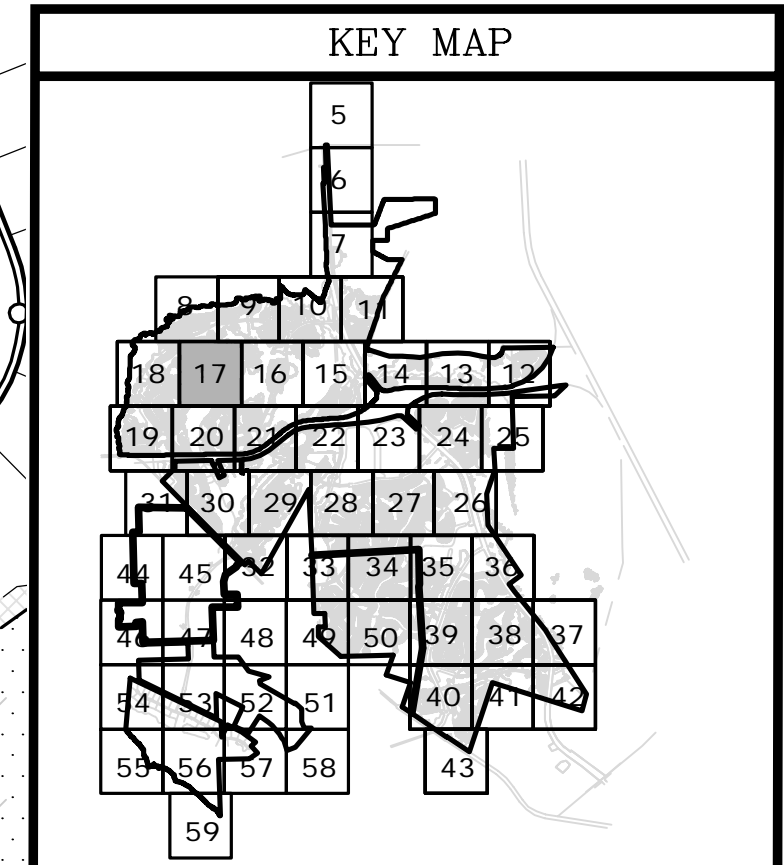
DRAWING NUMBER
15 OF 59





LEGEND

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MASTER DEVELOPMENT PLAN

EXHIBIT C

SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
17 OF 59

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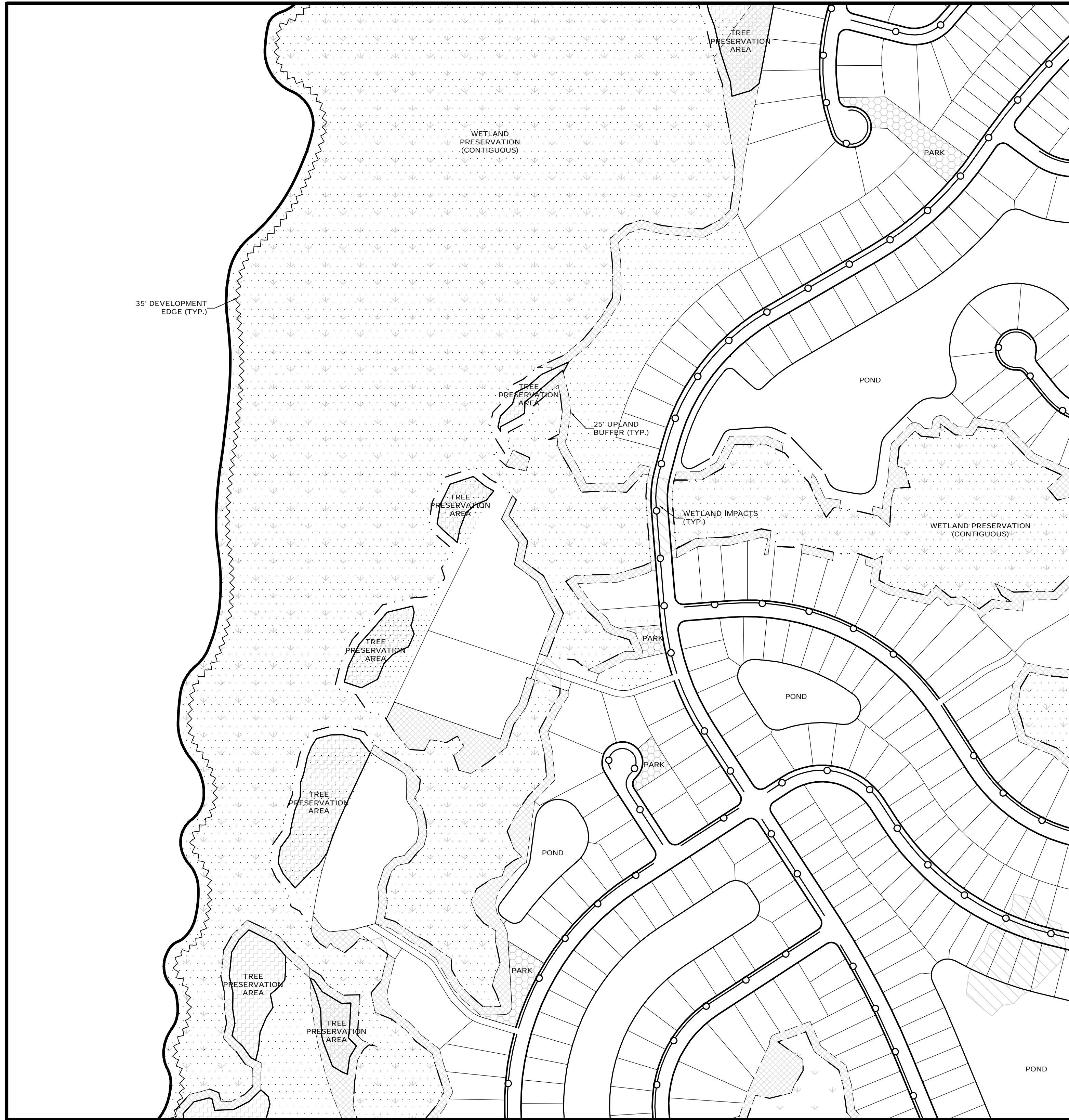
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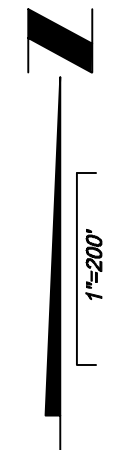
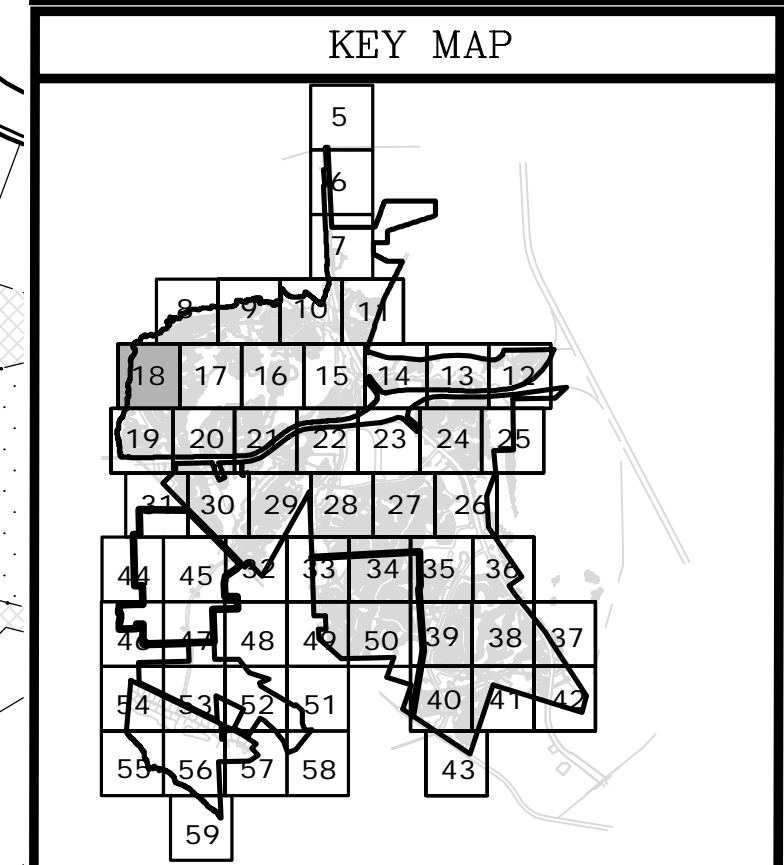
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LEGEND

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MASTER DEVELOPMENT PLAN
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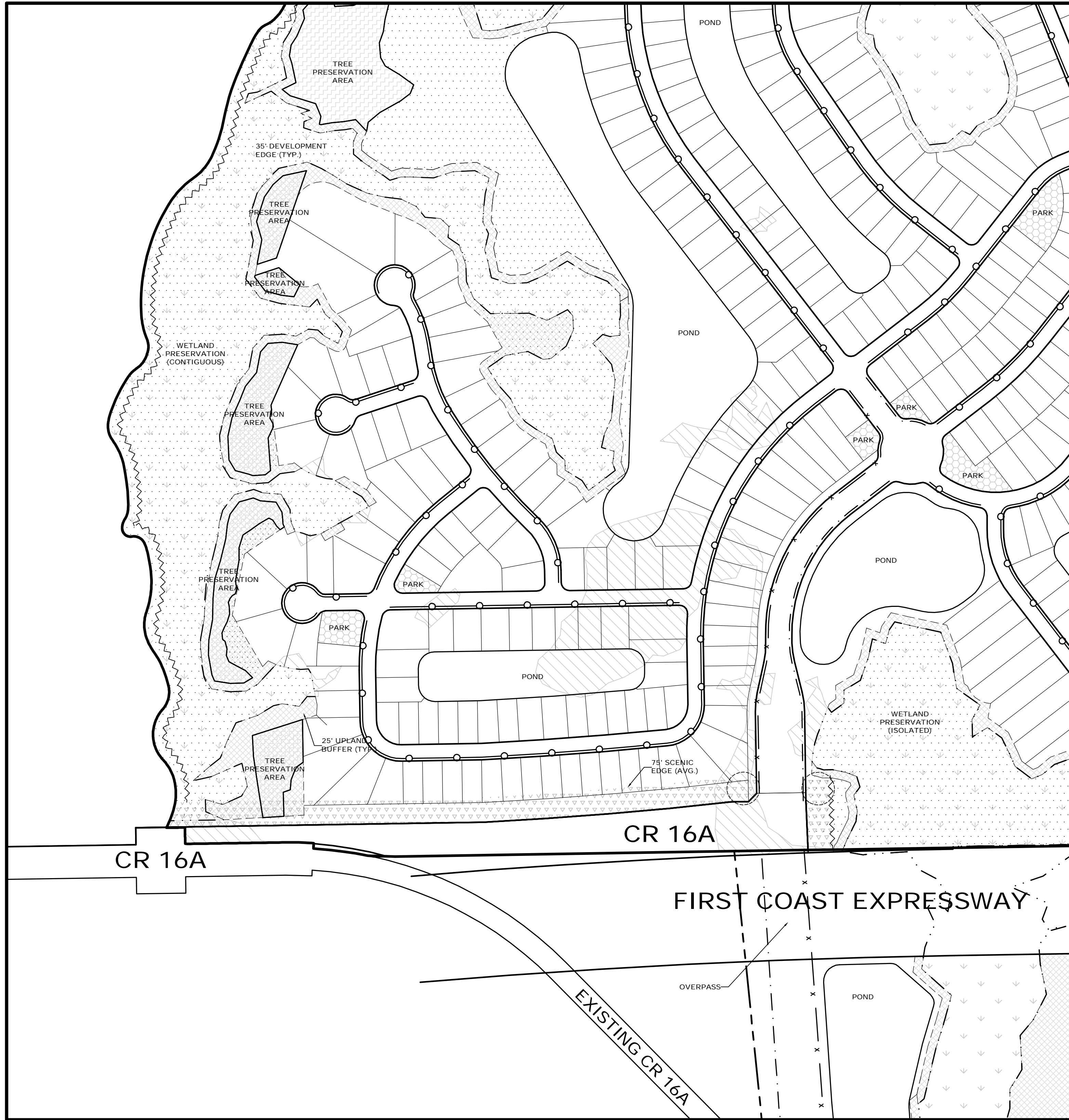
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DRAWING NUMBER
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 CHECKED BY: C.D.
 DATE: FEBRUARY, 2016

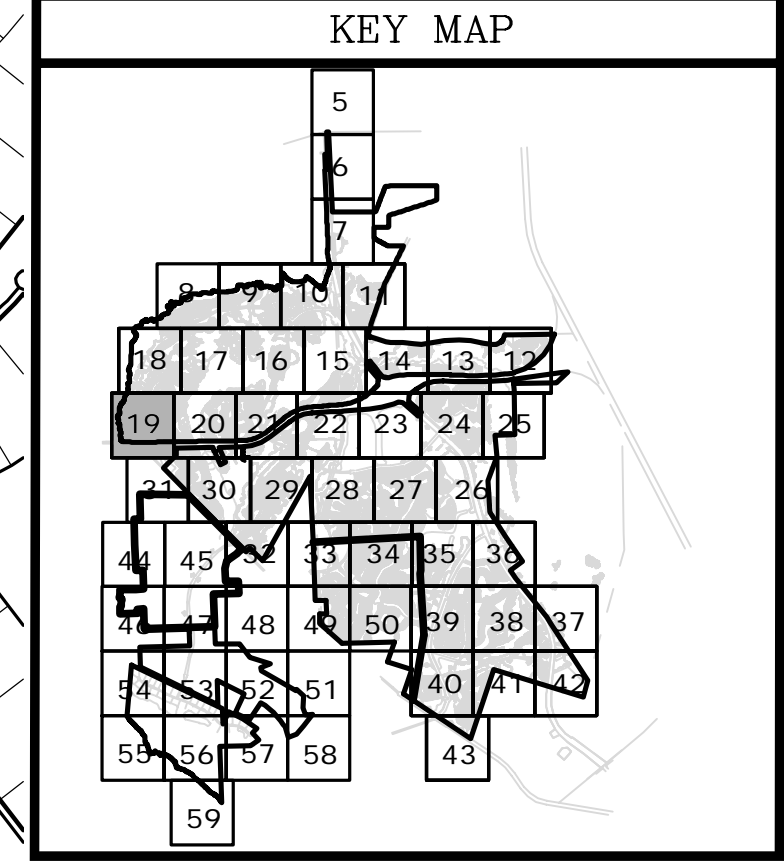
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 P.E. NUMBER: _____

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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- POTENTIAL SIGN LOCATION
- APPROX. FORMER TIMBER TRAM ROAD
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- PARKS
- OPEN SPACE / LANDSCAPE TRACT
- SCENIC EDGES
- TREE PRESERVATION AREA



England-Thims & Miller, Inc.
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 Jacksonville, FL 32256
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

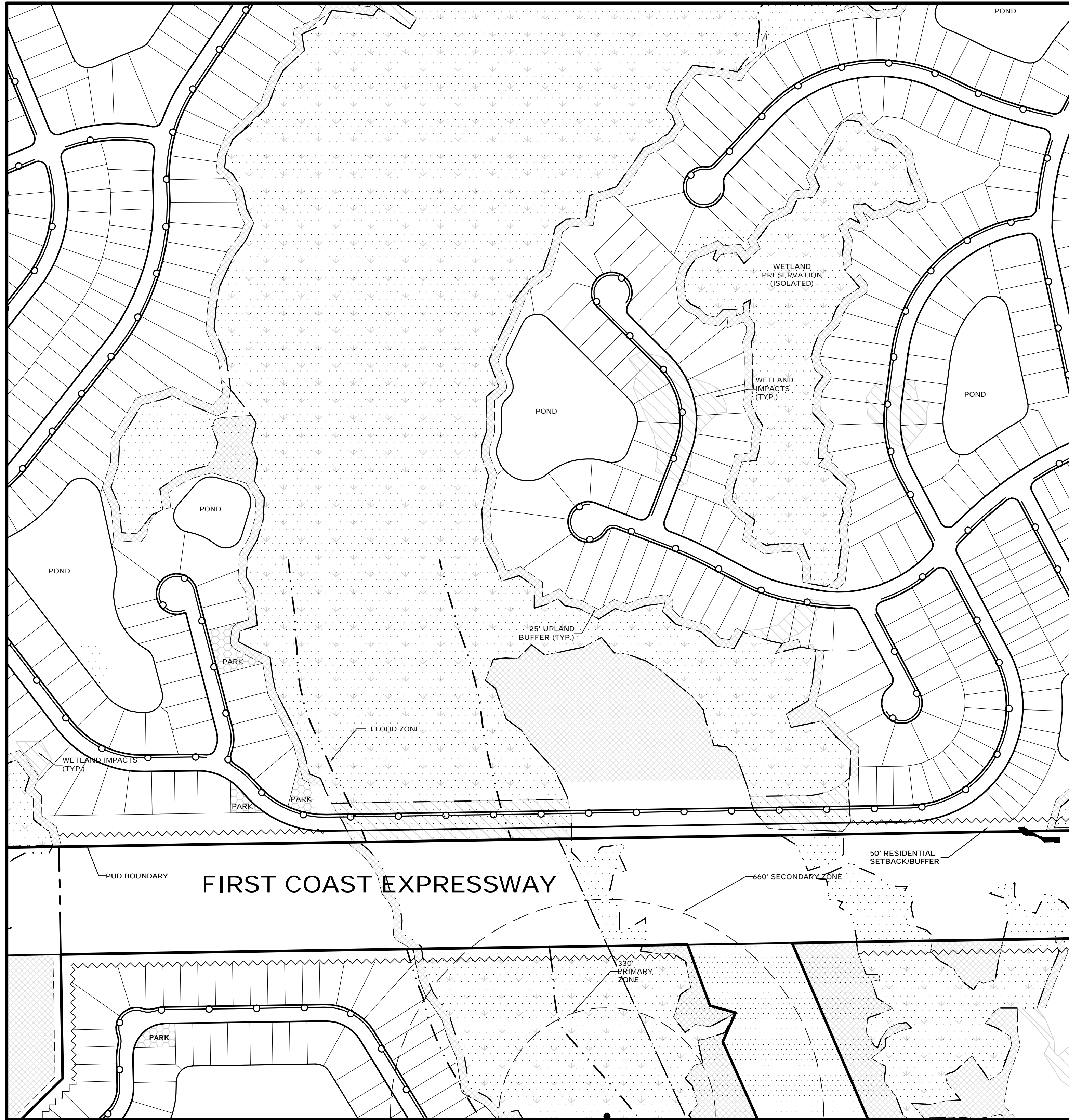
REVISIONS:
 ADOPTED REVISION 07-09-21
 ETM NO. 03-069-121
 DRAWN BY: S.S.
 DESIGNED BY: R.C.
 CHECKED BY: C.D.
 DATE: FEBRUARY, 2016

PLANS PREPARED UNDER THE DIRECTION OF:
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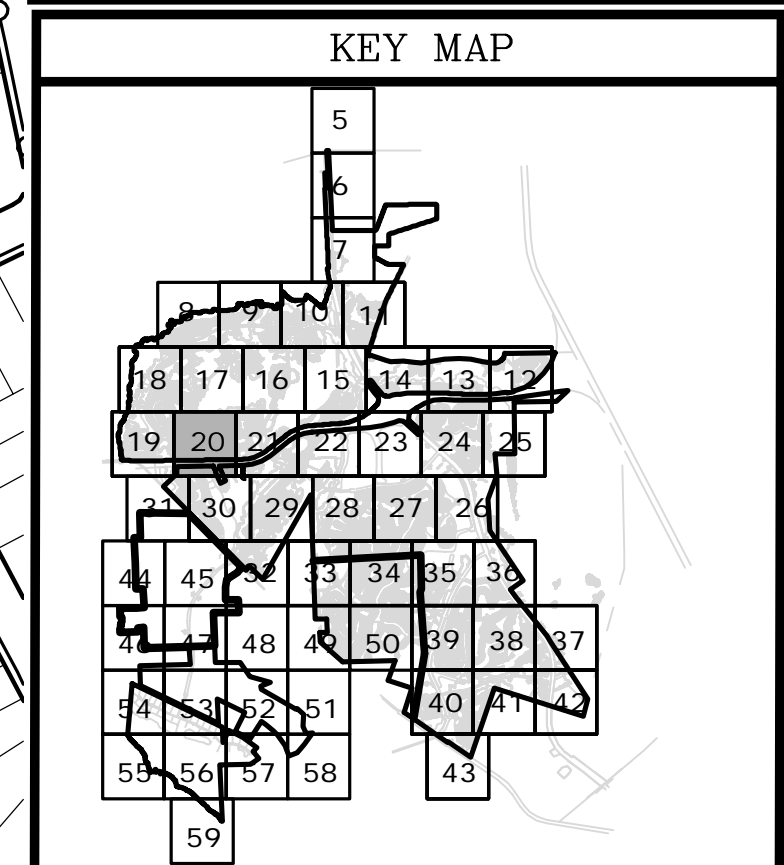
DRAWING NUMBER
19 OF 59

DATE: November 3, 2021 — 11:18 AM, BY: Stephen Sims



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
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- POTENTIAL SIGN LOCATION
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REVISIONS: ADOPTED REVISION 07-09-21

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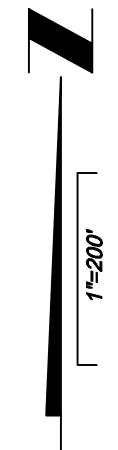
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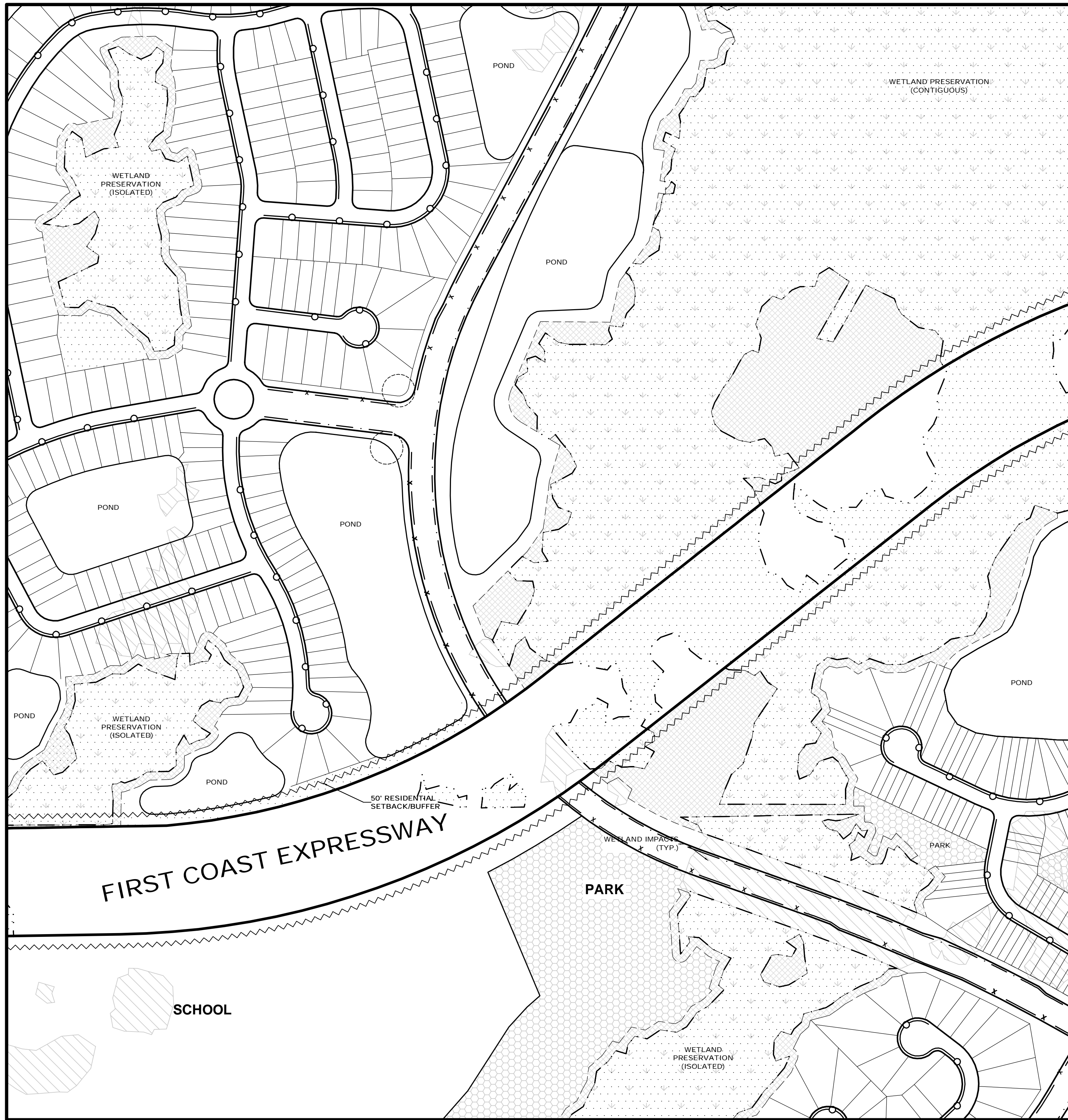
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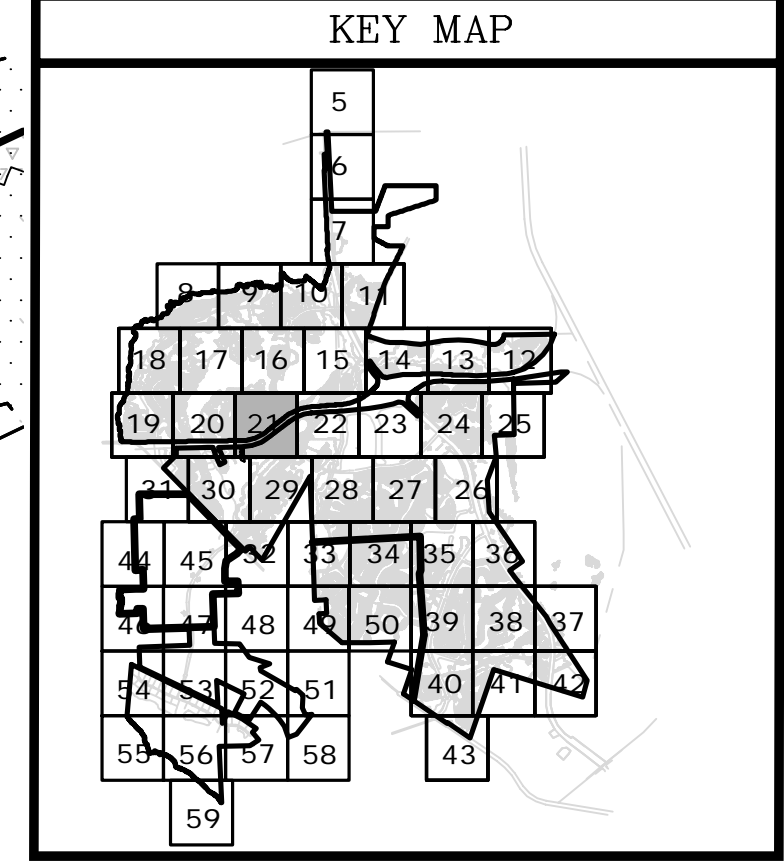
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
20 OF 59





LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
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	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



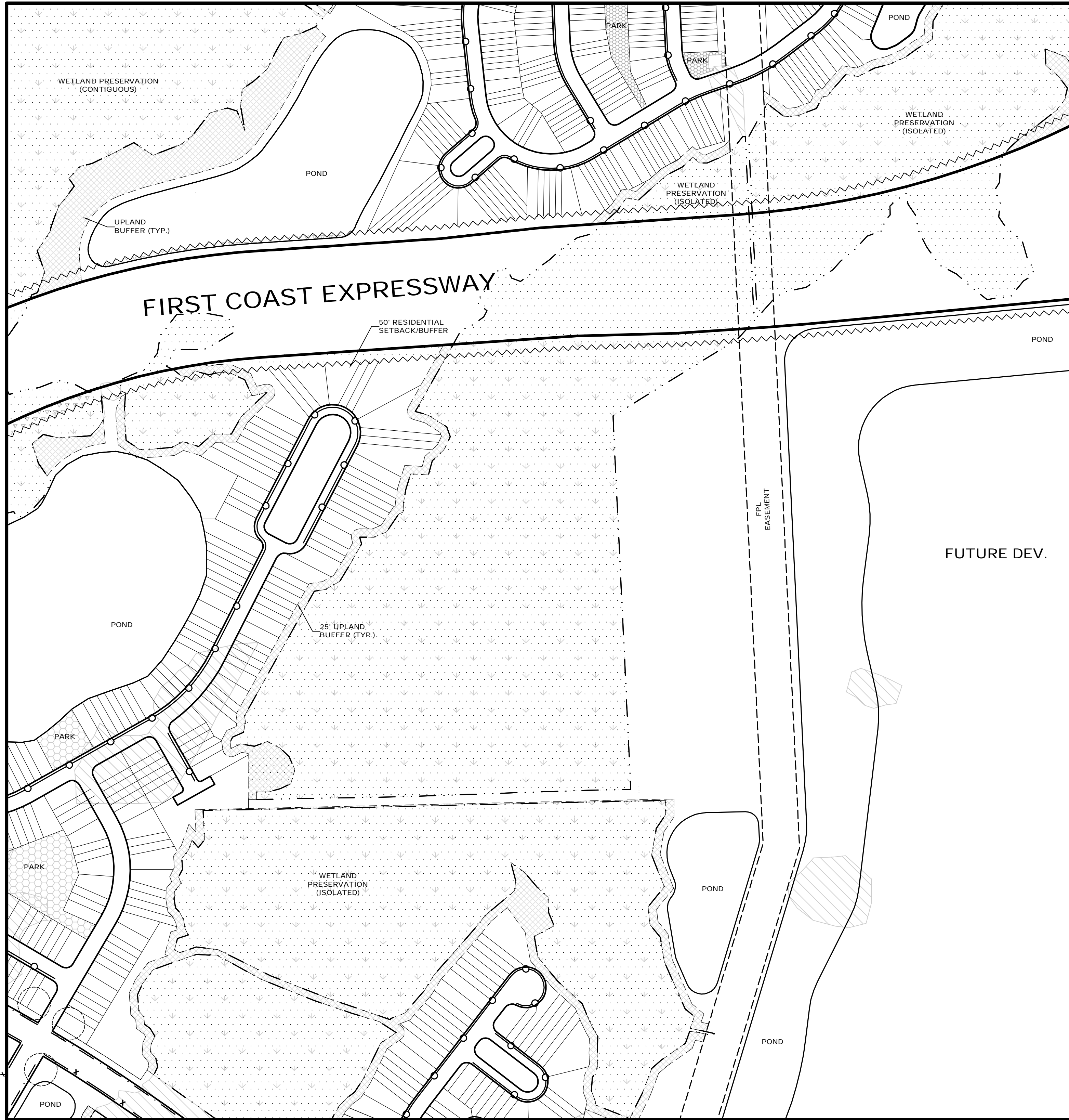
PLANS PREPARED UNDER THE DIRECTION OF:	REVISIONS:	ETM NO. 03-069-121	DRAWN BY: S.S.
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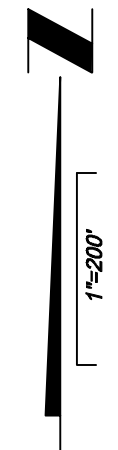
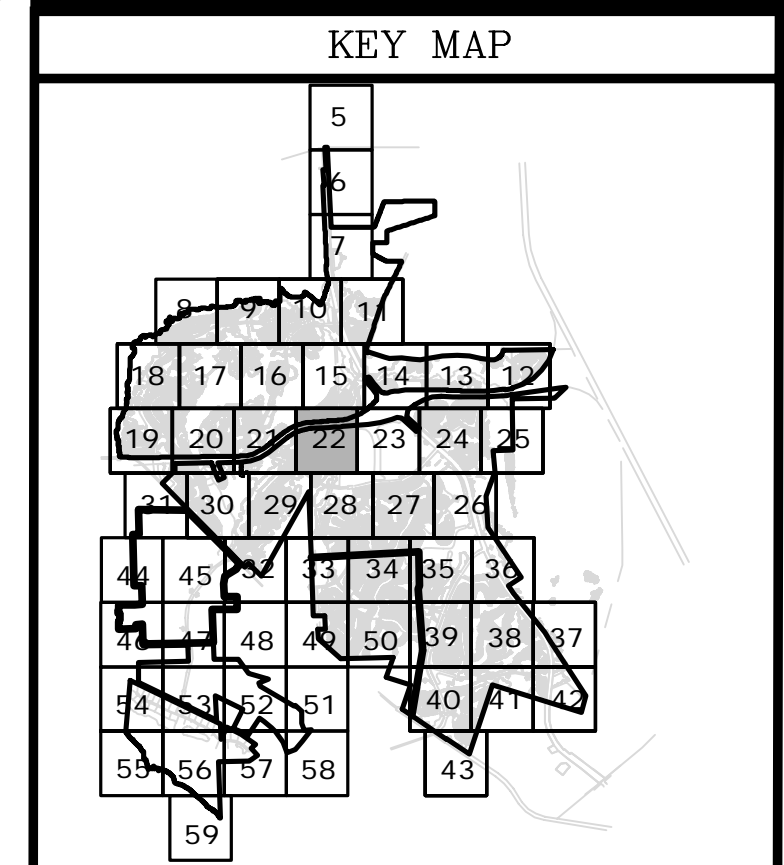
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MASTER DEVELOPMENT PLAN
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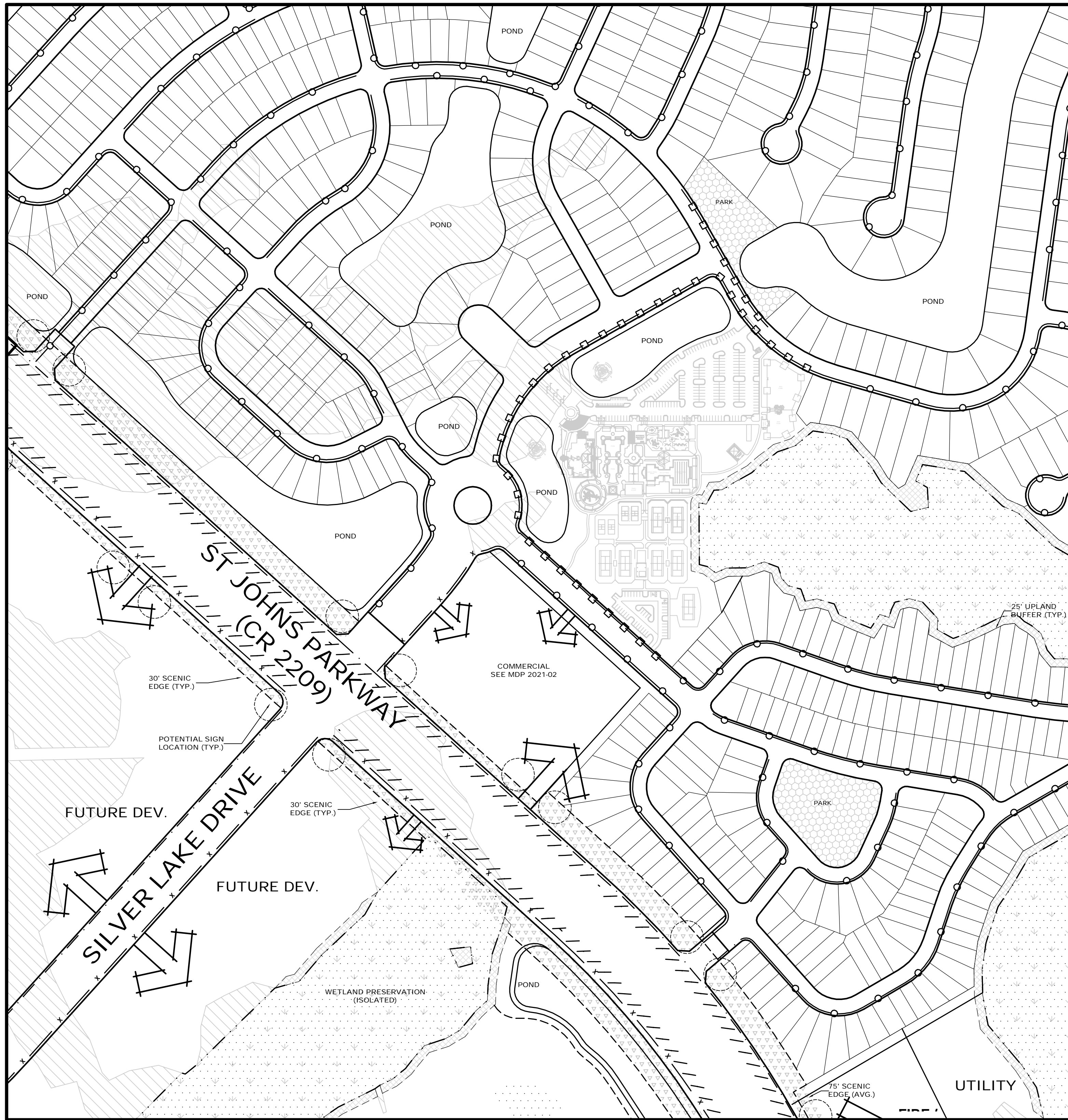
DRAWING NUMBER
21 OF 59



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
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	SCENIC EDGES
	TREE PRESERVATION AREA

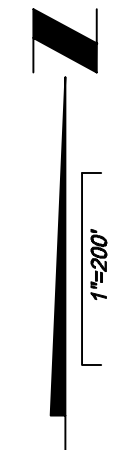
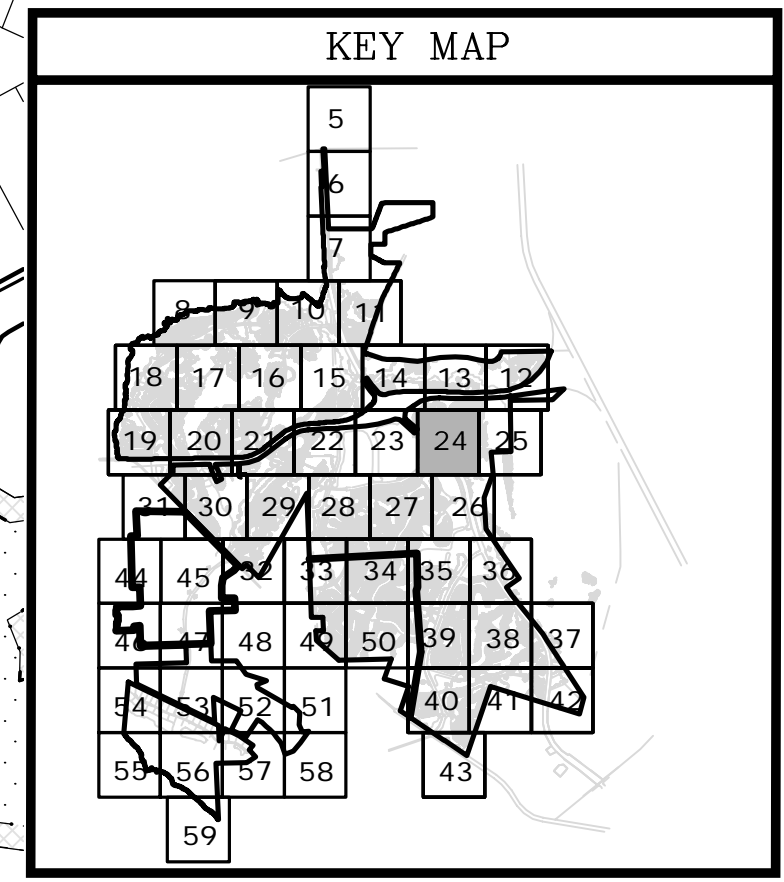


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MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA	
REVISIONS: ADOPTED REVISION 07-09-21	ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016
PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____	
DRAWING NUMBER 22 OF 59	



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

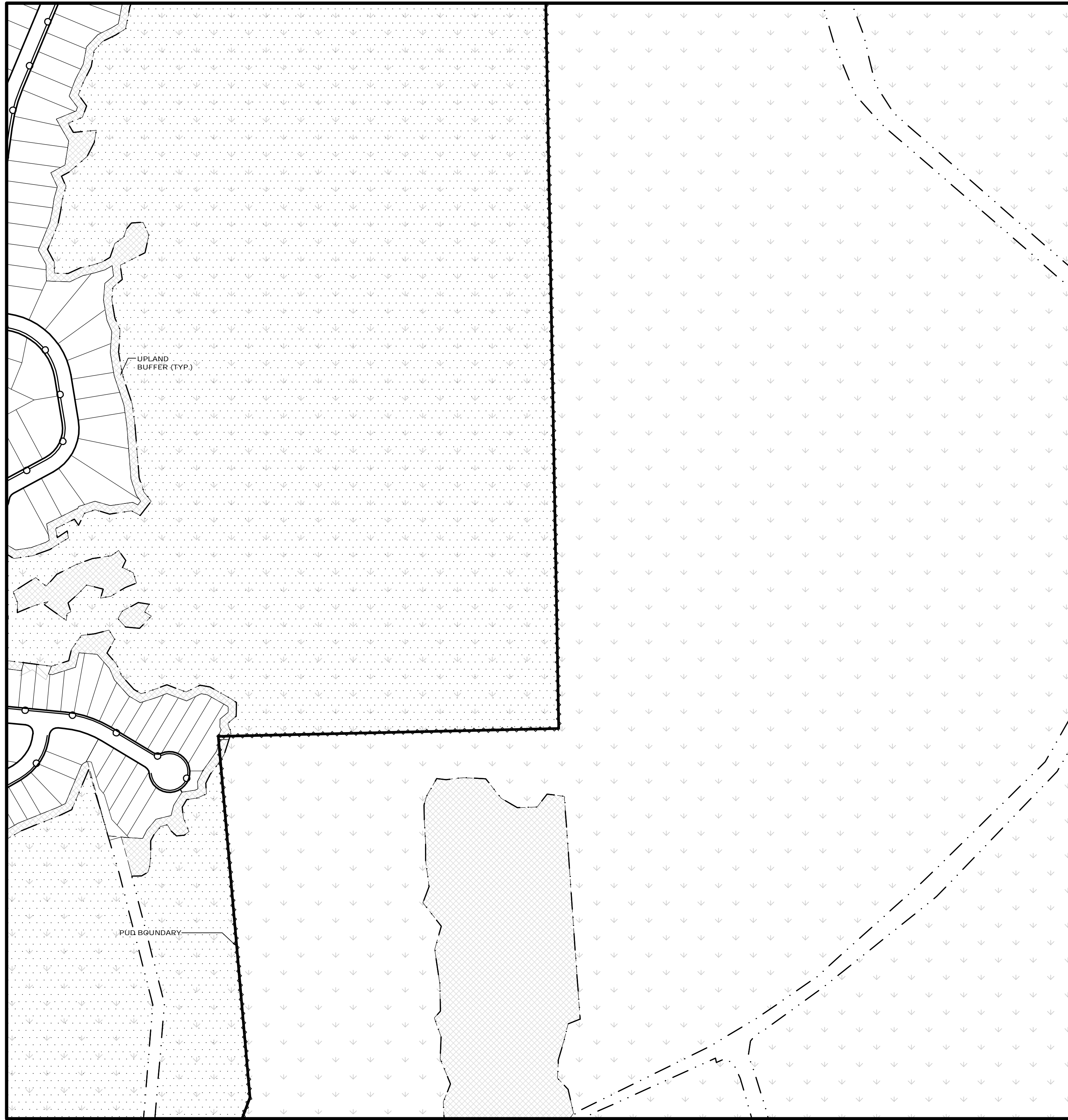
REVISIONS:
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PLANS PREPARED UNDER THE DIRECTION OF:
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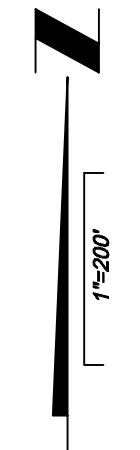
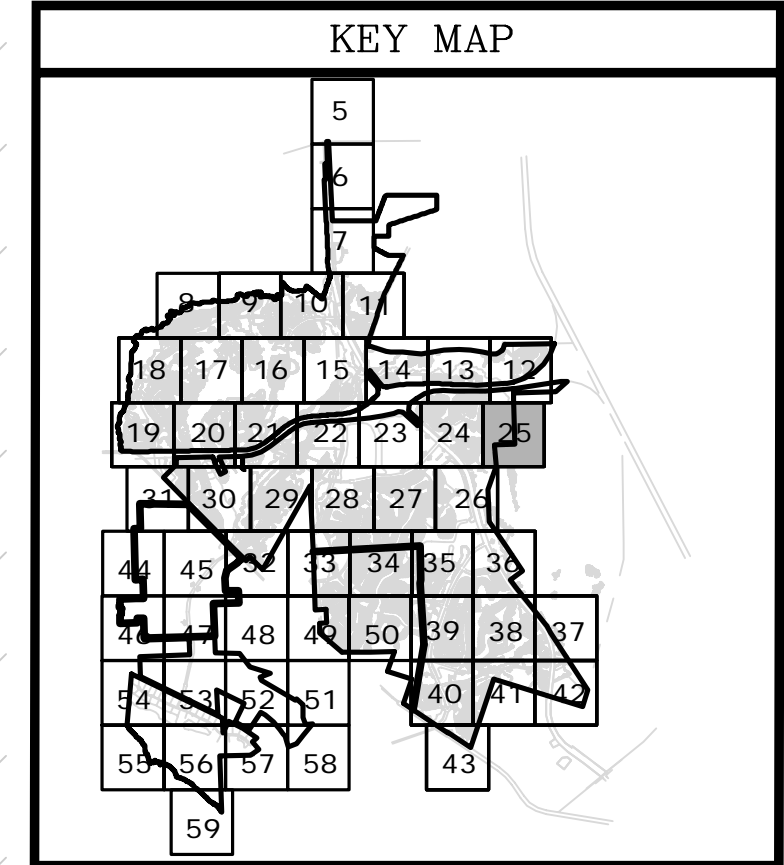
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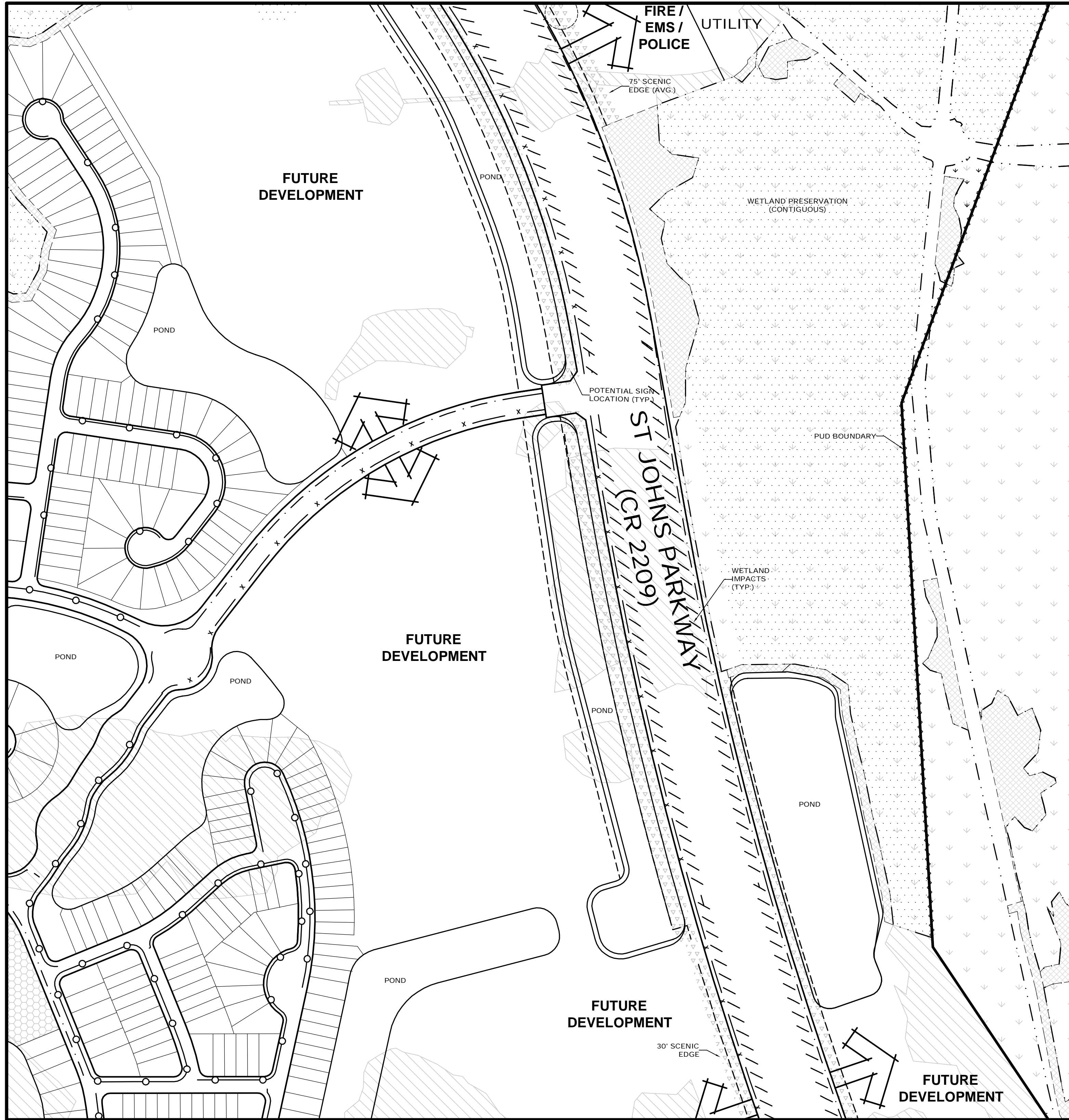


LEGEND

	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
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	SCENIC EDGES
	TREE PRESERVATION AREA

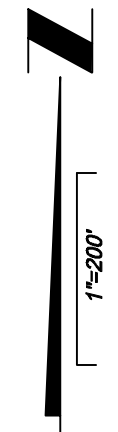
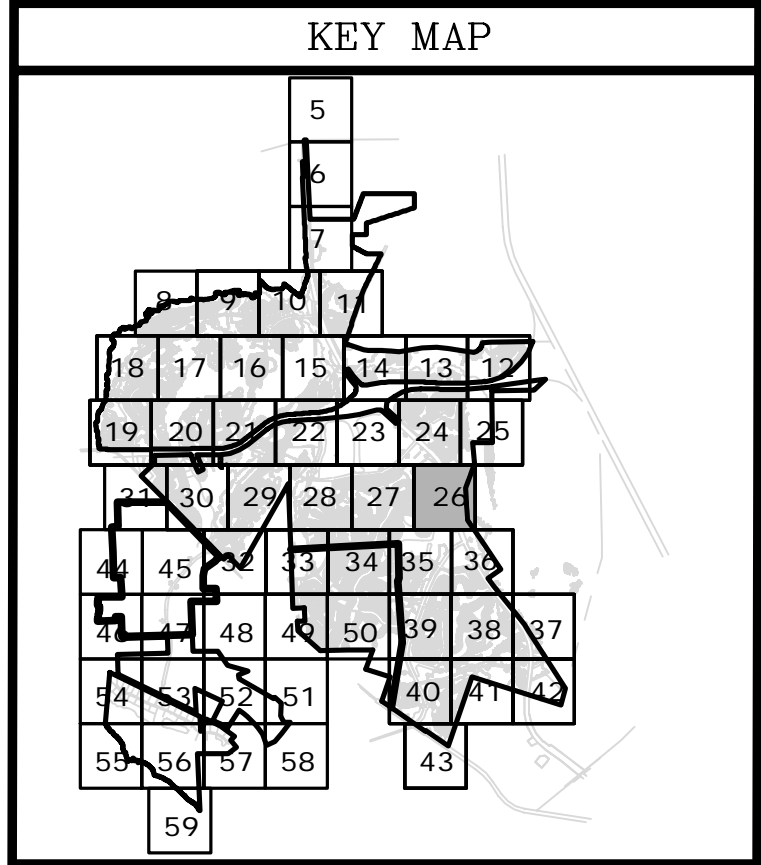


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MASTER DEVELOPMENT PLAN EXHIBIT C		SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA	
DRAWING NUMBER 25 OF 59			



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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England-Thims & Miller, Inc.
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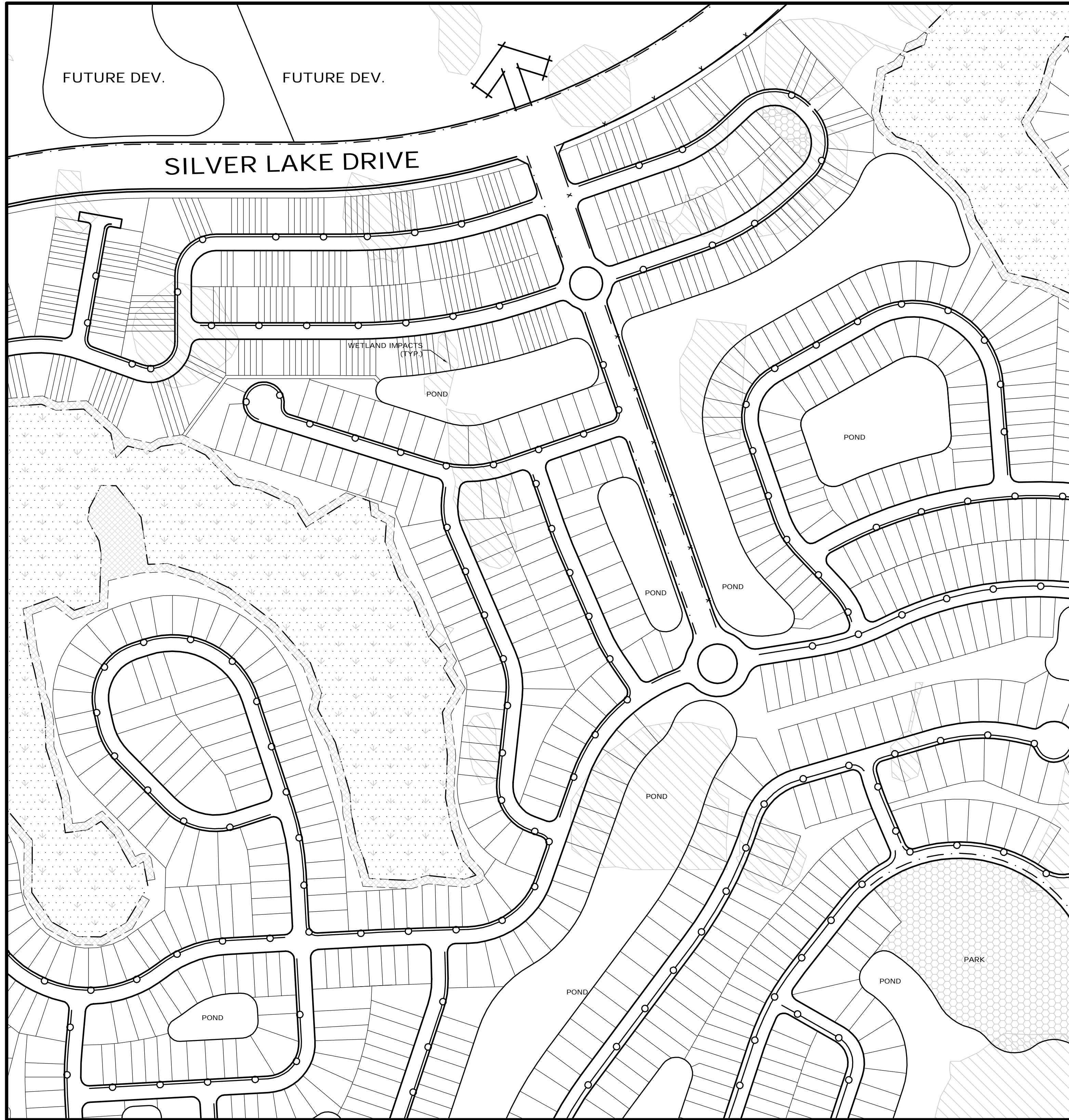
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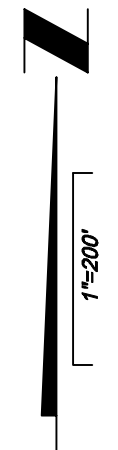
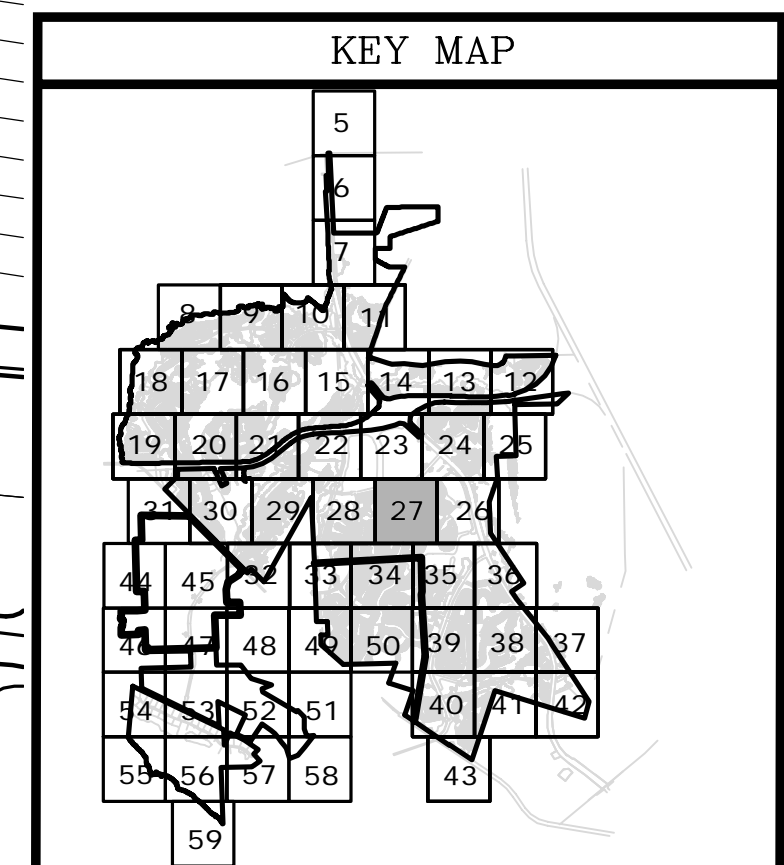
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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
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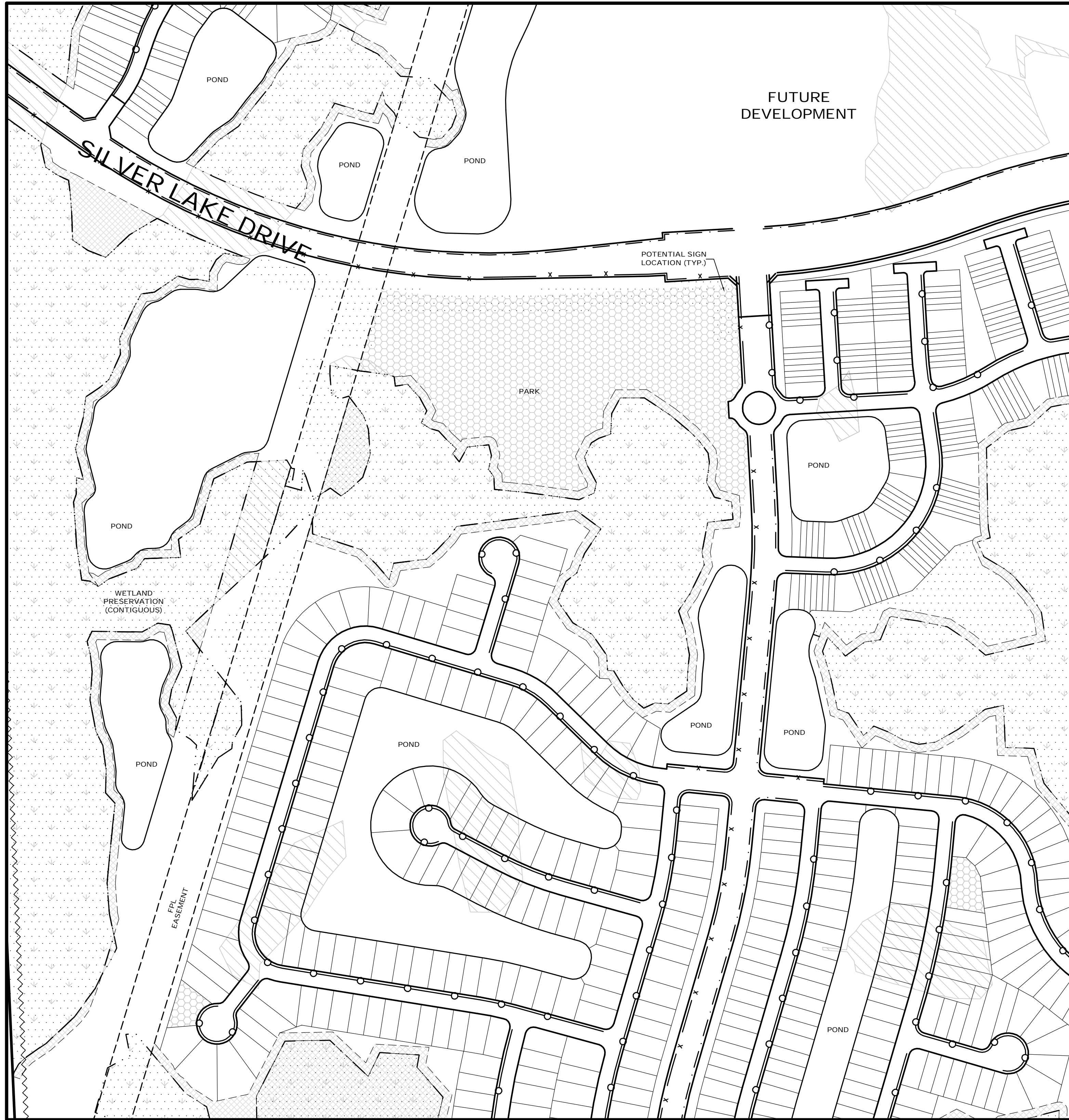
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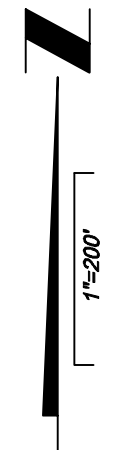
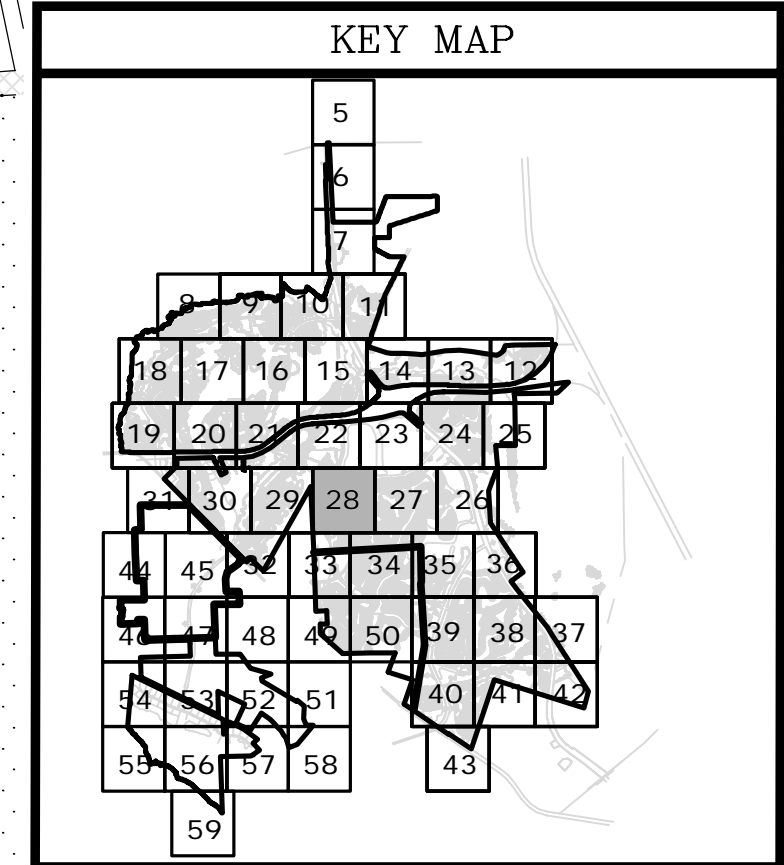
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LEGEND

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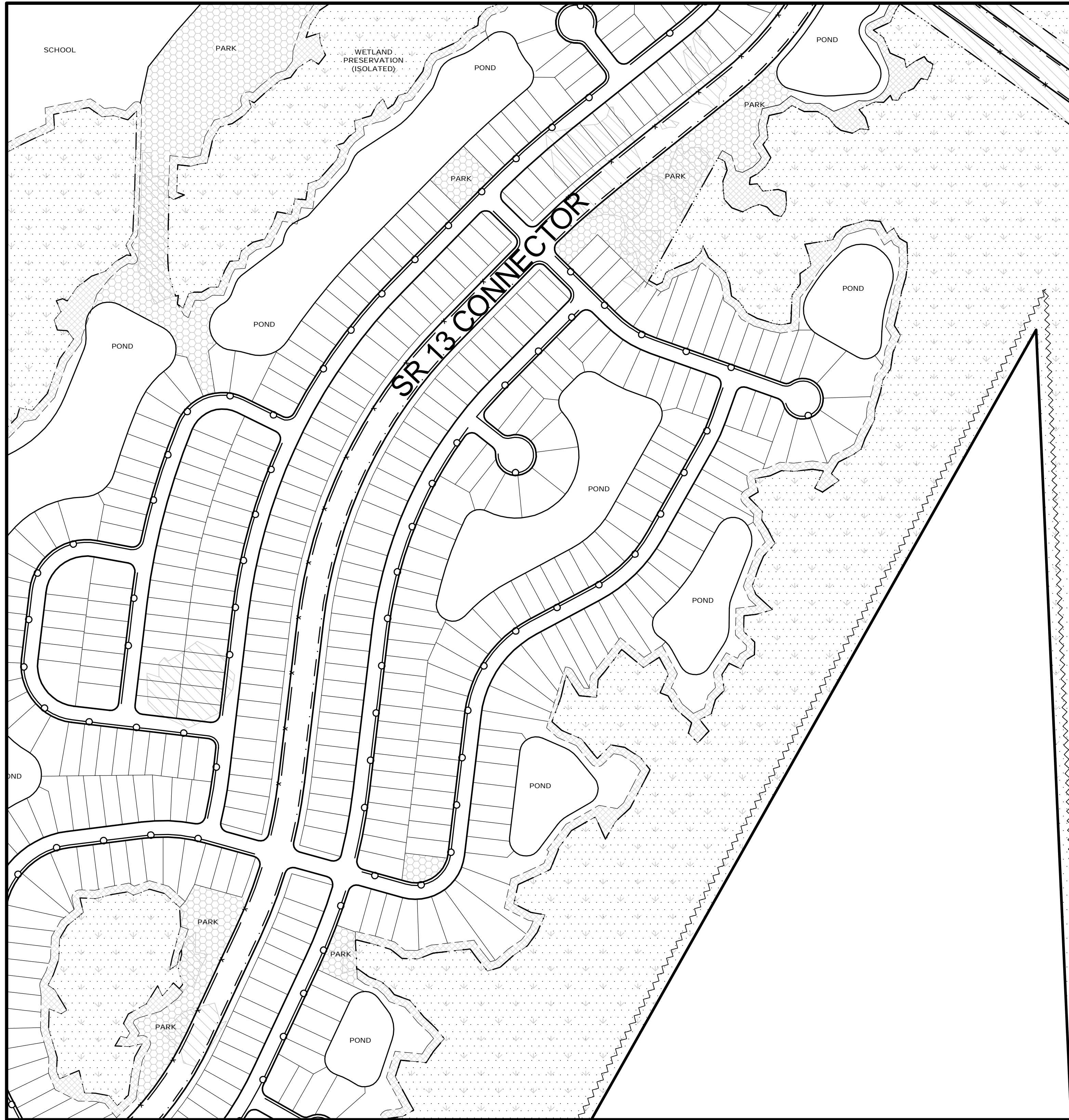
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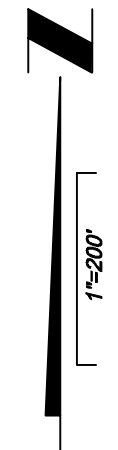
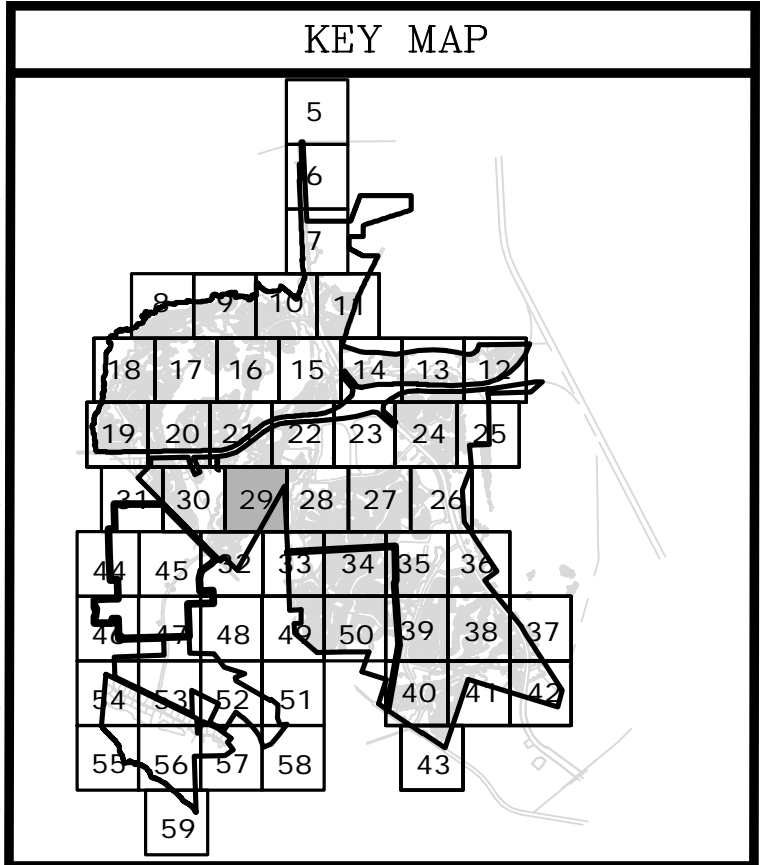
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LEGEND

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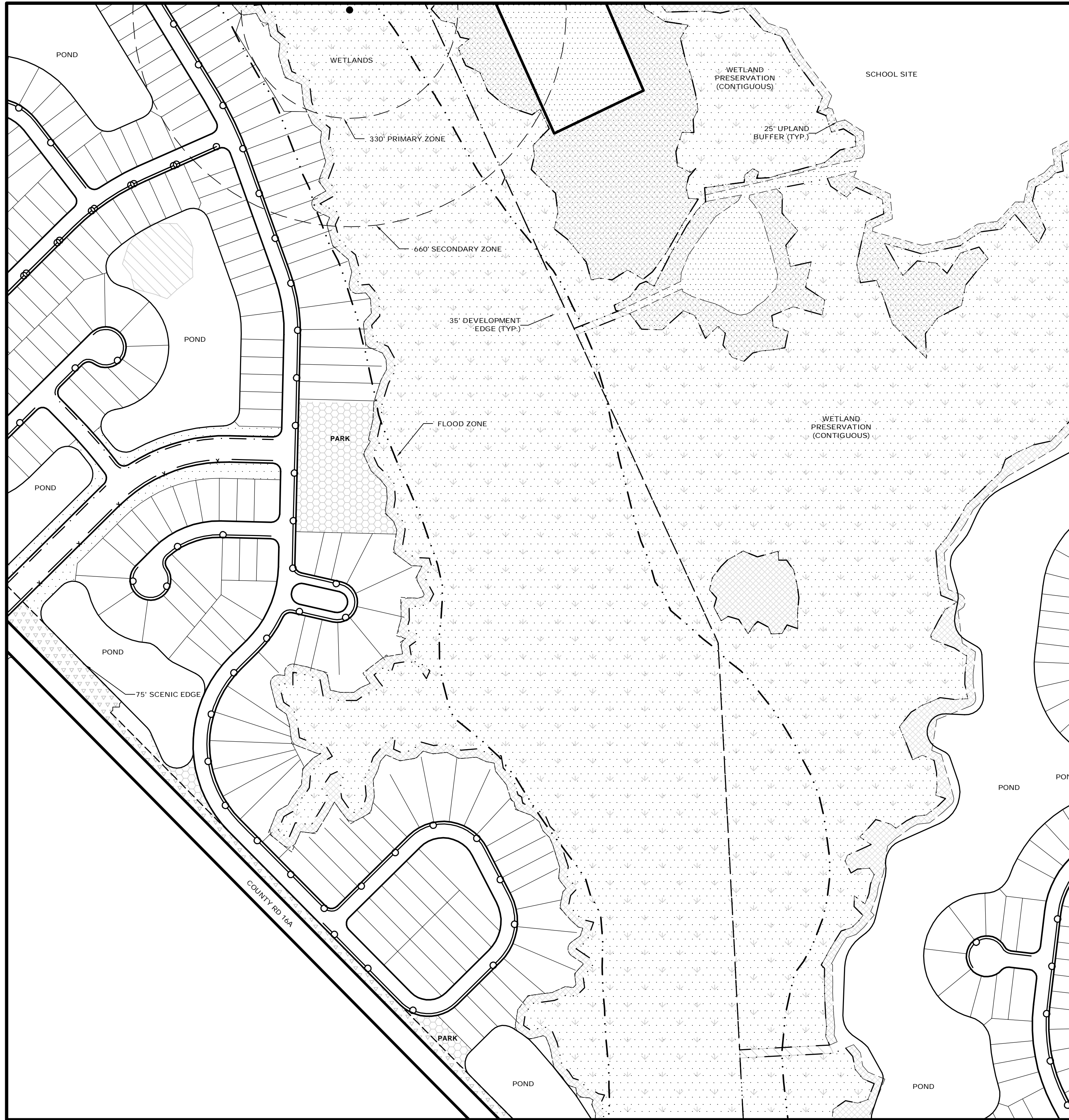
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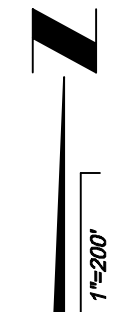
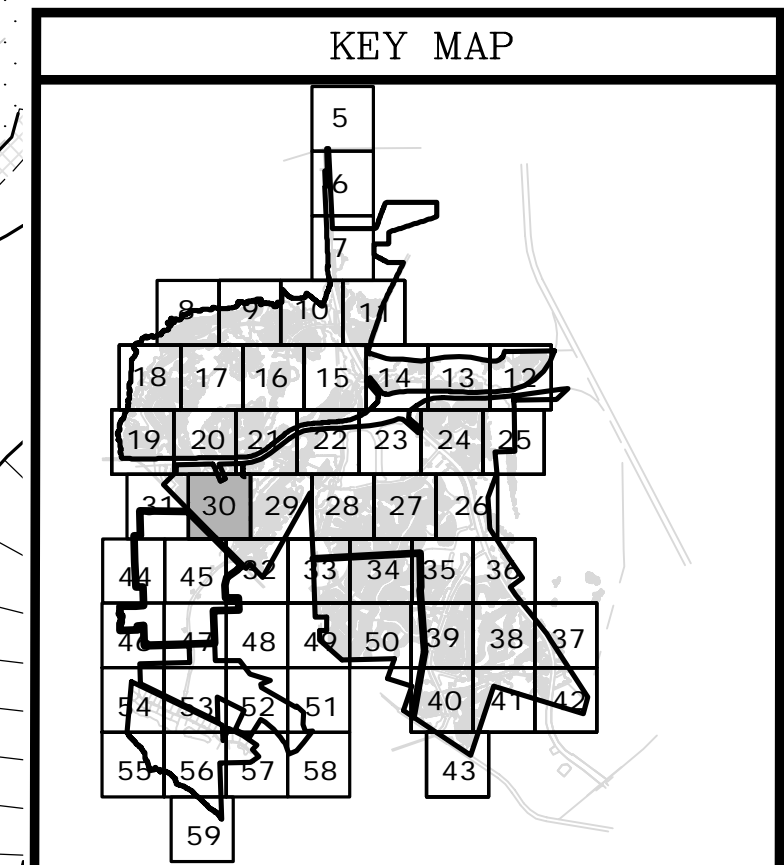
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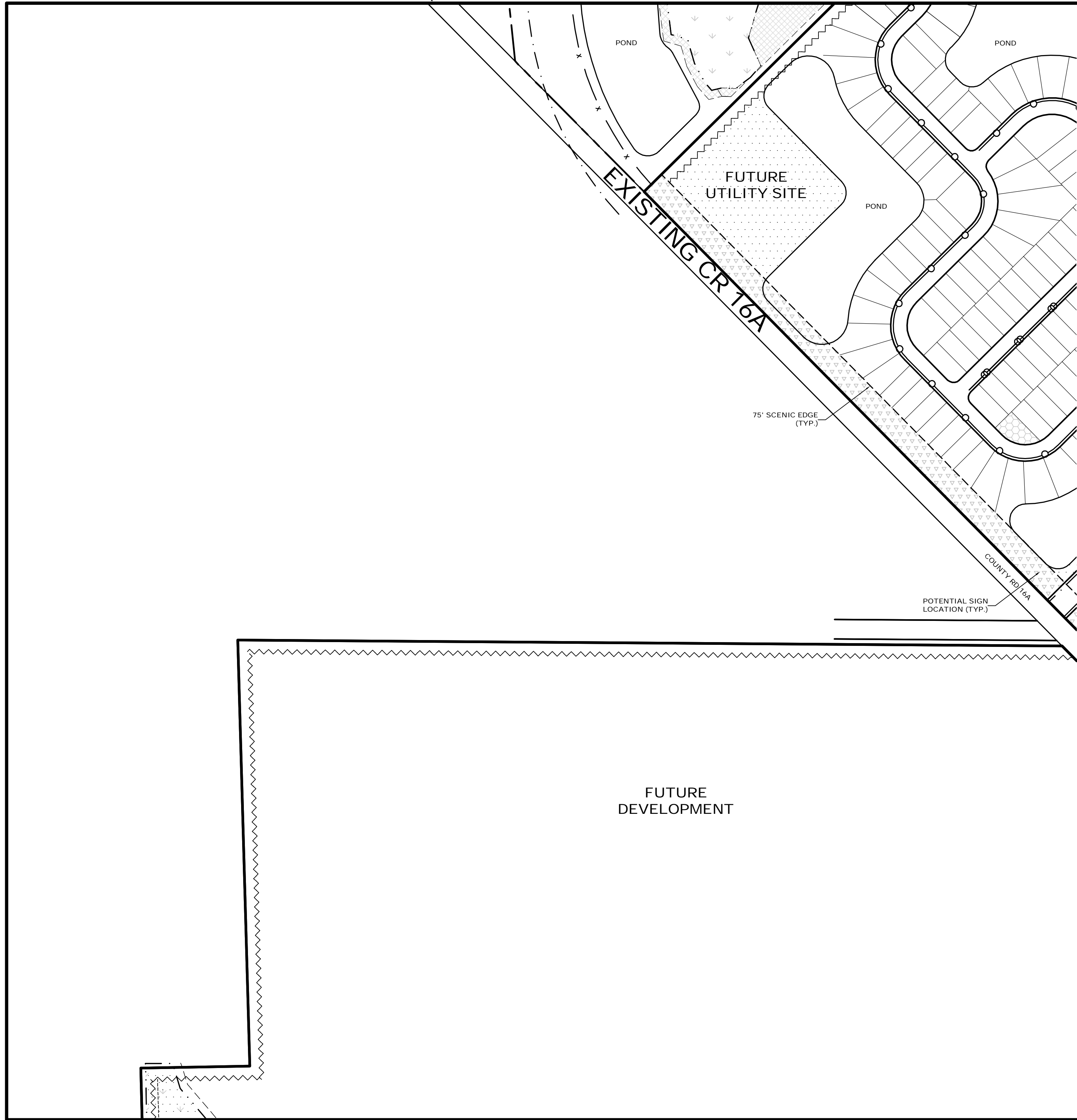
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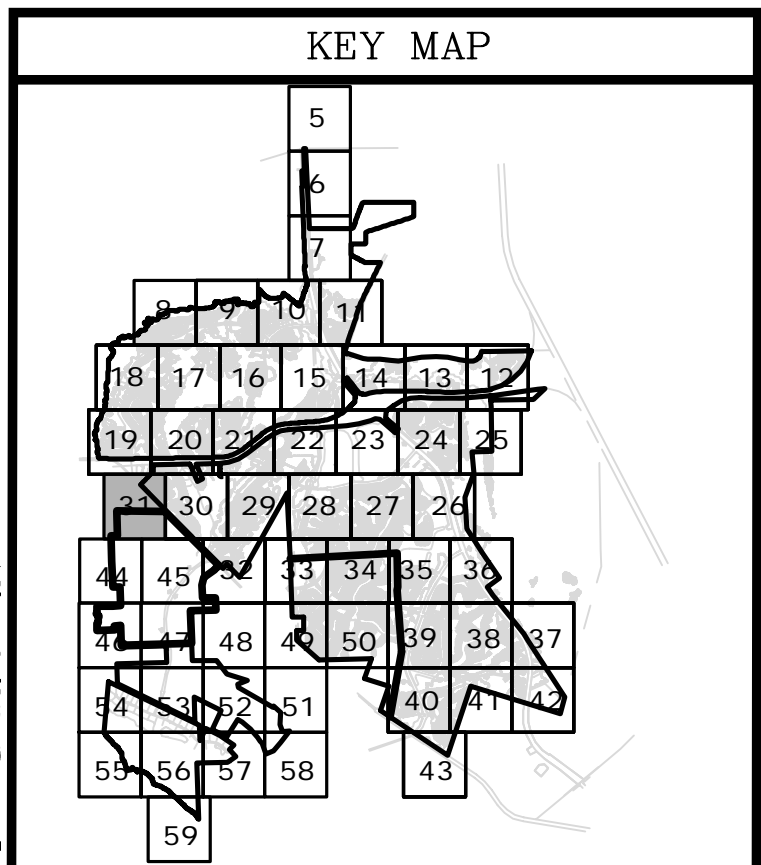
LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
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England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316		PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____
ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	REVISIONS: ADOPTED REVISION 07-09-21 _____ _____ _____	PUD BOUNDARY 25' AVERAGE UPLAND BUFFER JURISDICTIONAL WETLANDS 35' DEVELOPMENT EDGE 4' SIDEWALK 5' SIDEWALK 6' SIDEWALK 5' BIKE LANE/PAVED SHOULDER 12' MULTI-USE PATH SPECIMEN TREE AREAS WILDLIFE UNDERPASS WILDLIFE CROSSING POTENTIAL SIGN LOCATION APPROX. FORMER TIMBER TRAM ROAD WETLAND PRESERVATION (CONSERVATION AREA) WETLAND IMPACT PARKS OPEN SPACE / LANDSCAPE TRACT SCENIC EDGES TREE PRESERVATION AREA
MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA		DRAWING NUMBER 30 OF 59

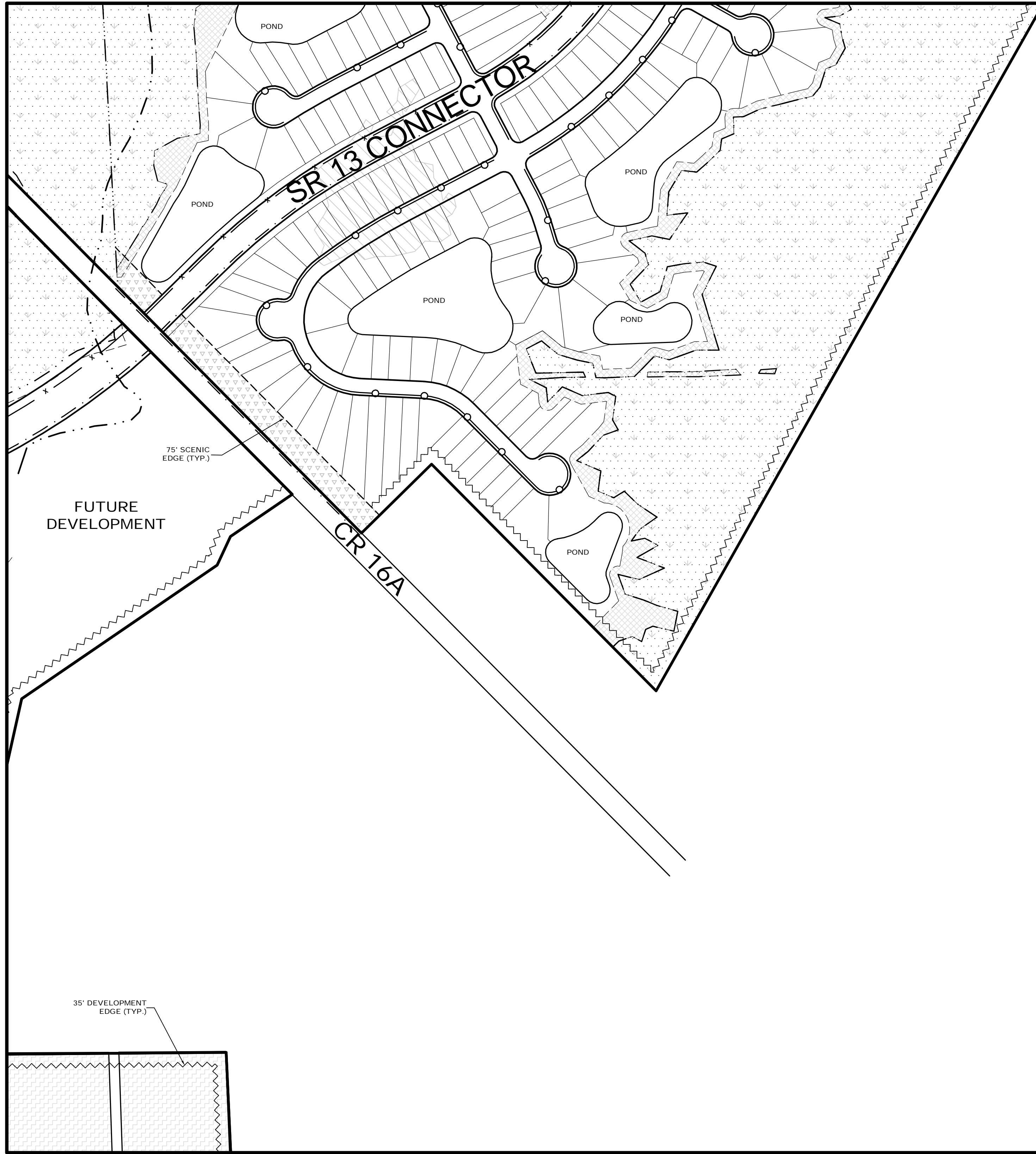


LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA

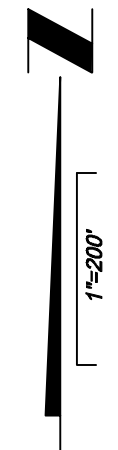
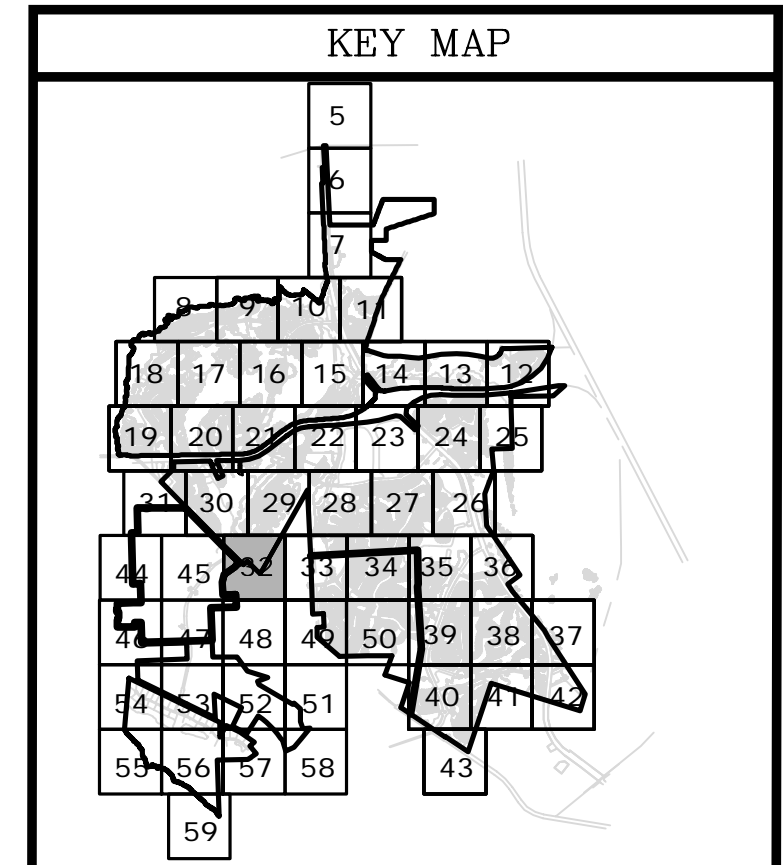


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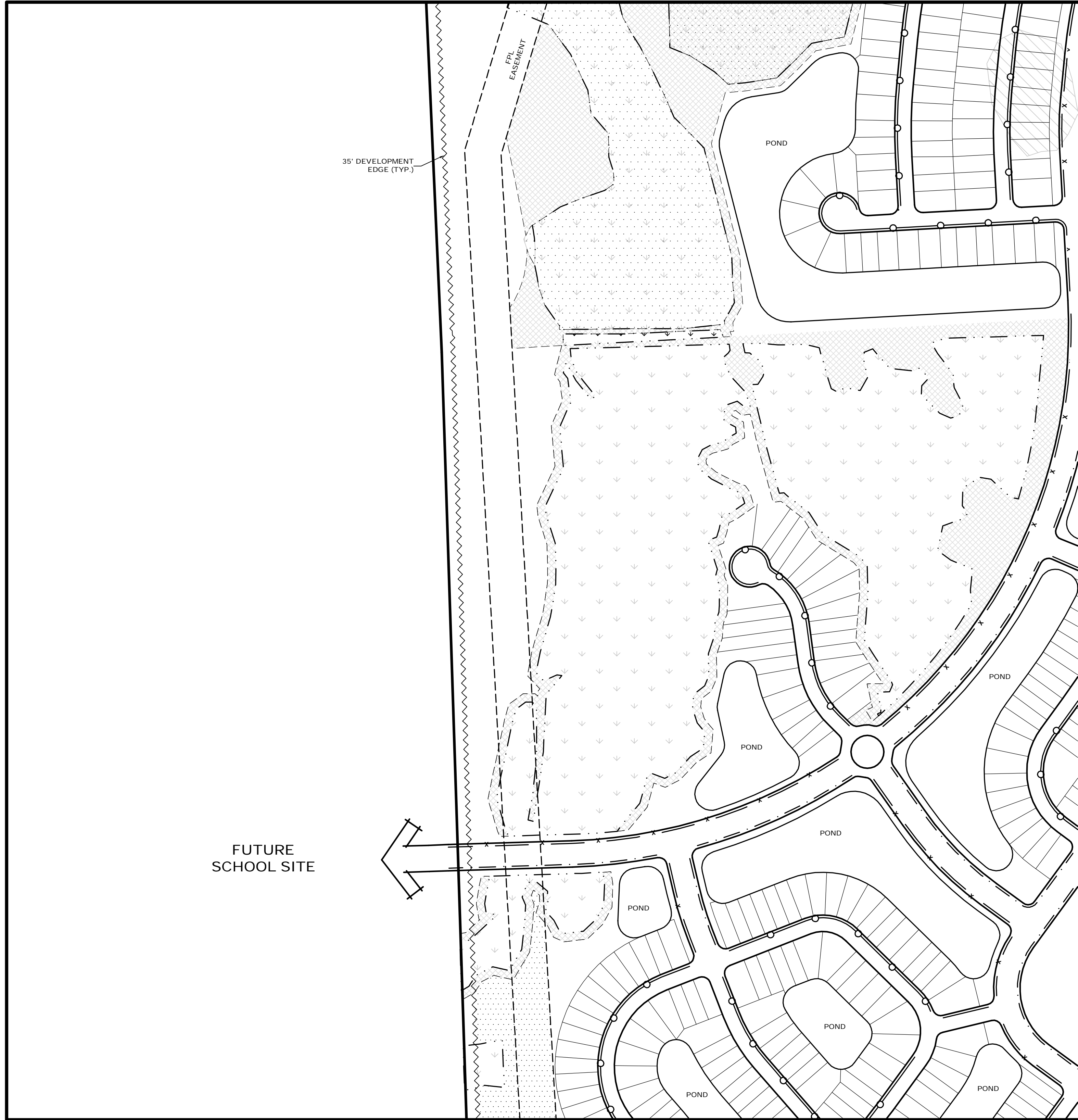
England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316	REVISIONS: ADOPTED REVISION 07-09-21	PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____
	ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	ETM VISION • EXPERIENCE • RESULTS
MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA	DRAWING NUMBER 31 OF 59	



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA

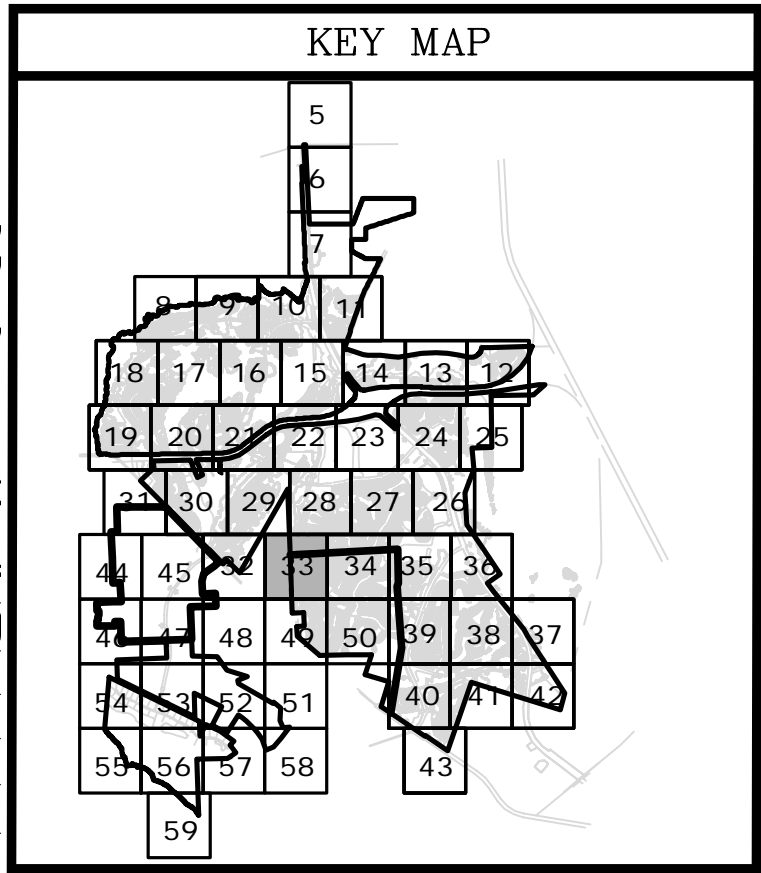


ETM VISION • EXPERIENCE • RESULTS	MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA	REVISIONS: ADOPTED REVISION 07-09-21 ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER:
	England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316	DRAWING NUMBER 32 OF 59	PLOTTED: November 3, 2021 — 11:19 AM, BY: Stephen Sims



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- POTENTIAL SIGN LOCATION
- APPROX. FORMER TIMBER TRAM ROAD
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- PARKS
- OPEN SPACE / LANDSCAPE TRACT
- SCENIC EDGES
- TREE PRESERVATION AREA



PLANS PREPARED UNDER THE DIRECTION OF:

REVISIONS:

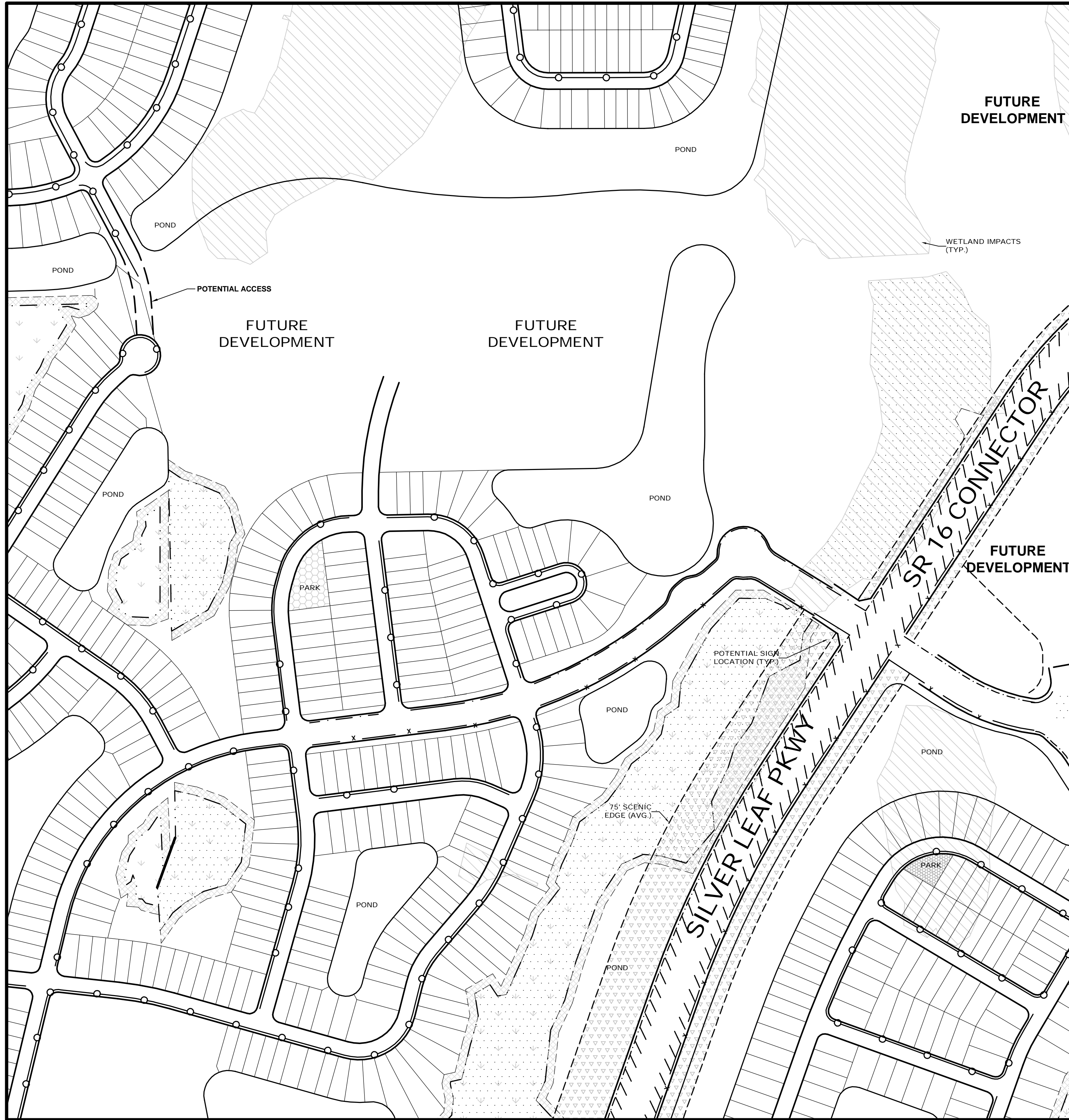
ETM NO. 03-069-121	ADOPTED REVISION 07-09-21
DRAWN BY: S.S.	DESIGNED BY: R.C.
CHECKED BY: C.D.	DATE: FEBRUARY, 2016

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 FAX: (904) 646-9485
 CA - 0002564 LC - 0000316

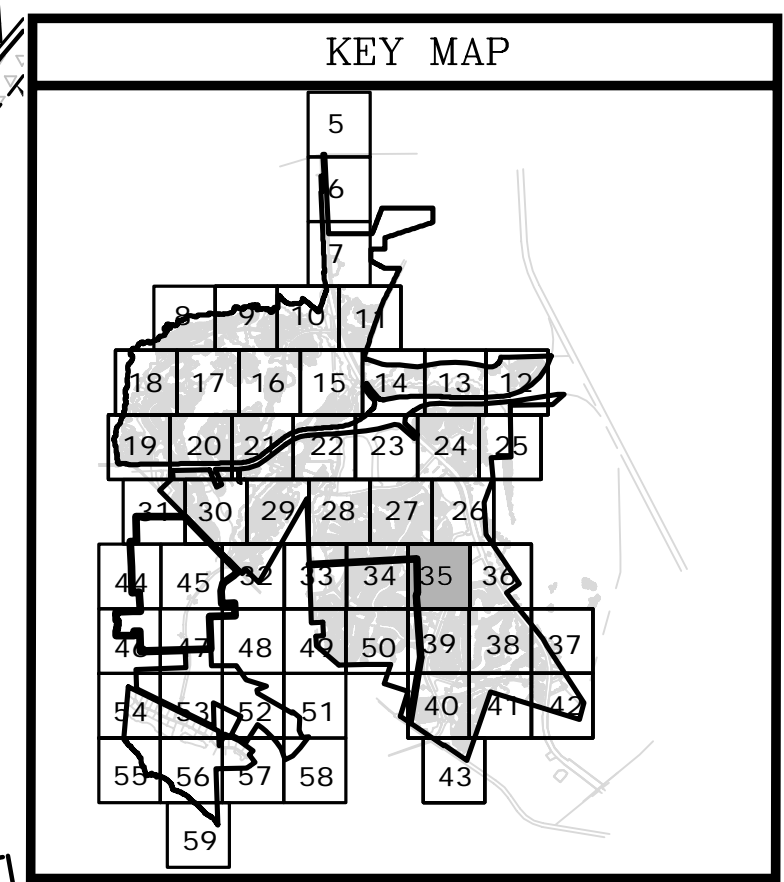
ETM
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
33 OF 59



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



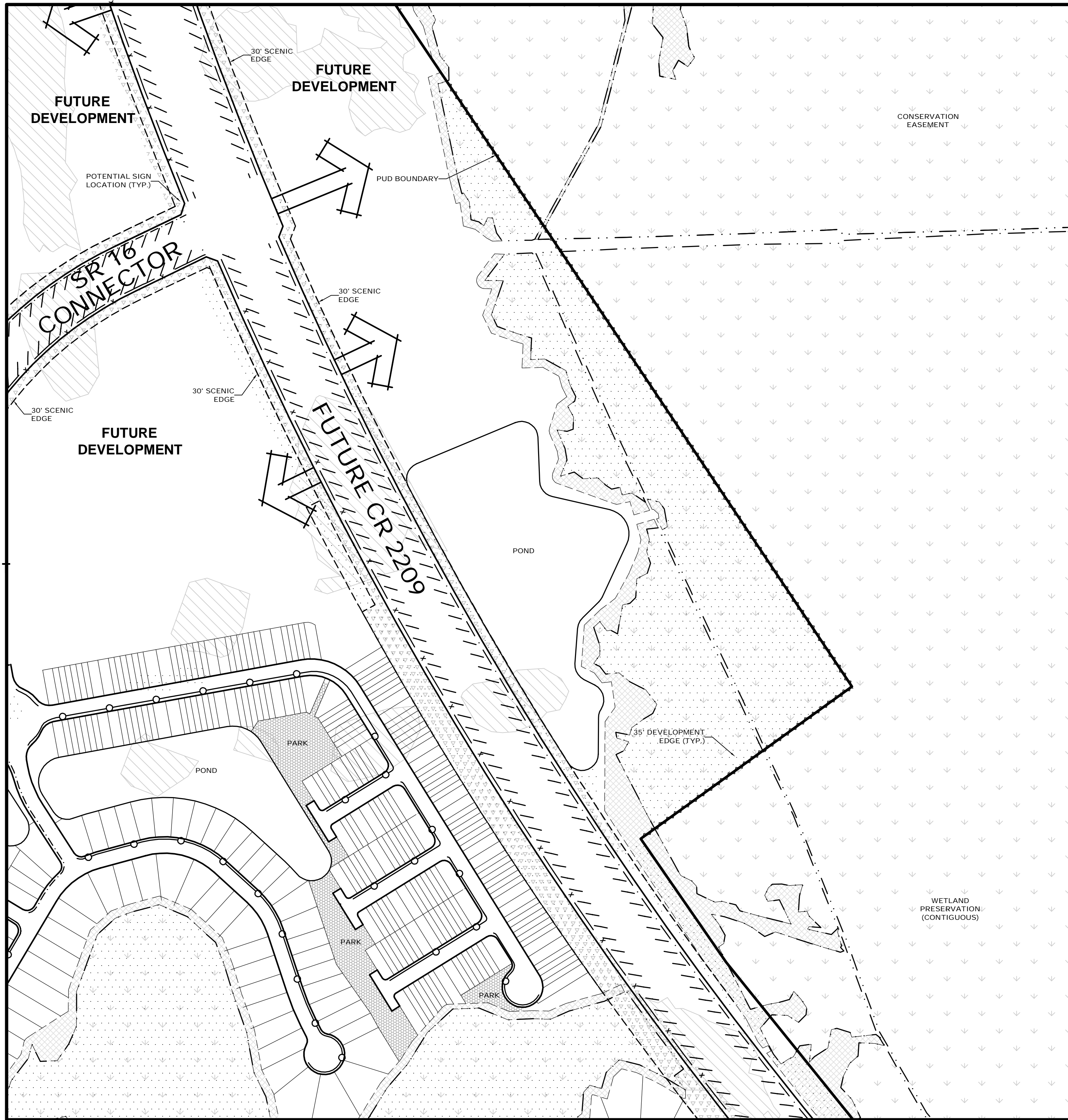
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REVISIONS: ADOPTED REVISION 07-09-21				
PLANS PREPARED UNDER THE DIRECTION OF:				
P.E. NUMBER: -----				

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 14775 Old St. Augustine Road
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 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 0002564 LC - 0000316

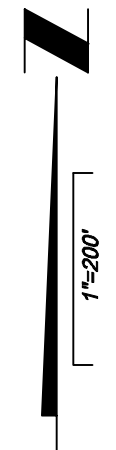
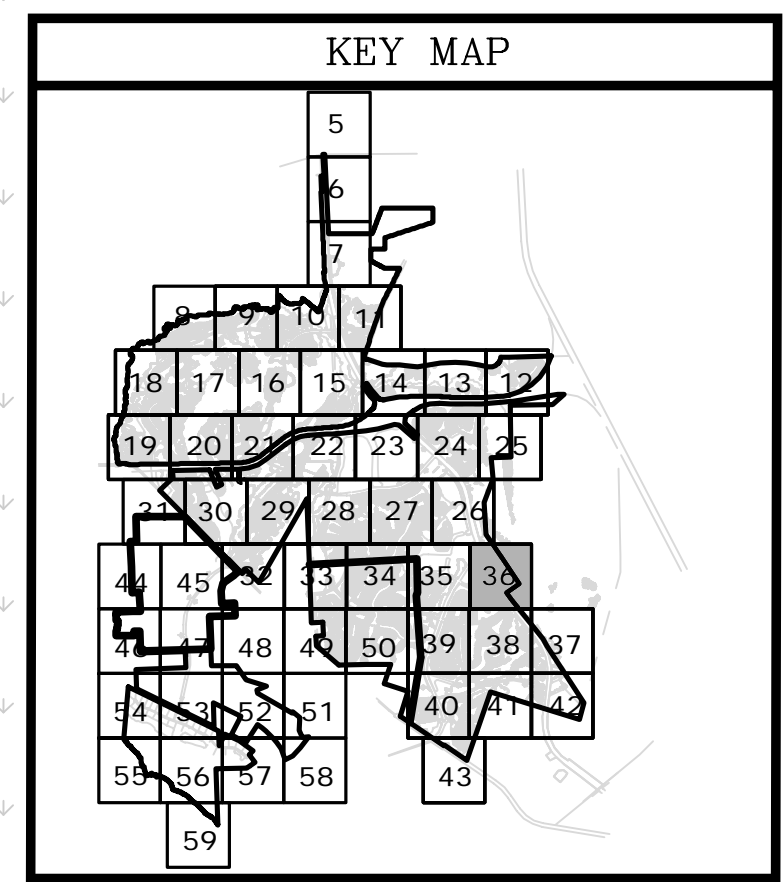
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
35 OF 59



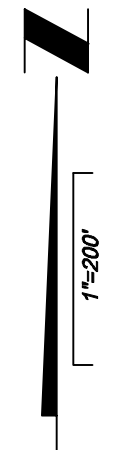
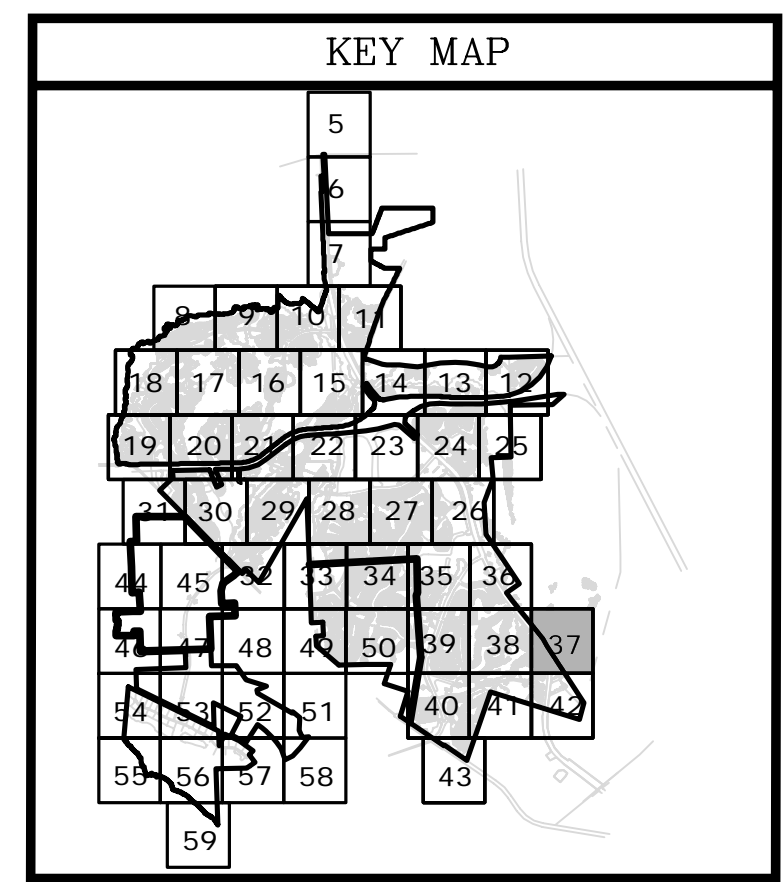
LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



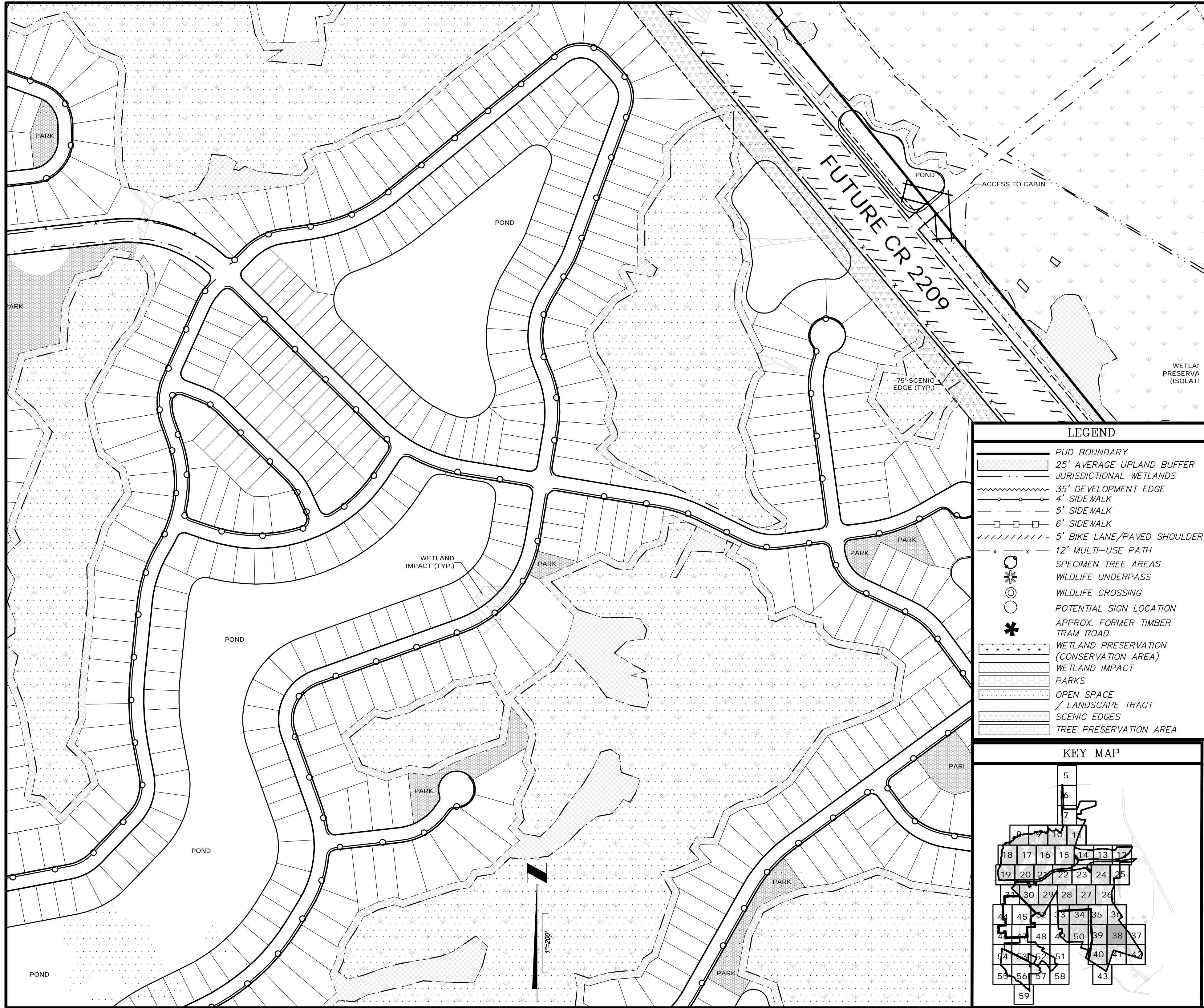
MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA		PLANS PREPARED UNDER THE DIRECTION OF: P.E. NUMBER: _____
ETM VISION • EXPERIENCE • RESULTS		REVISIONS: ADOPTED REVISION 07-09-21
England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316		ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016
DRAWING NUMBER 36 OF 59		PLOTTED: November 3, 2021 - 11:20 AM, BY: Stephen Sims



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA

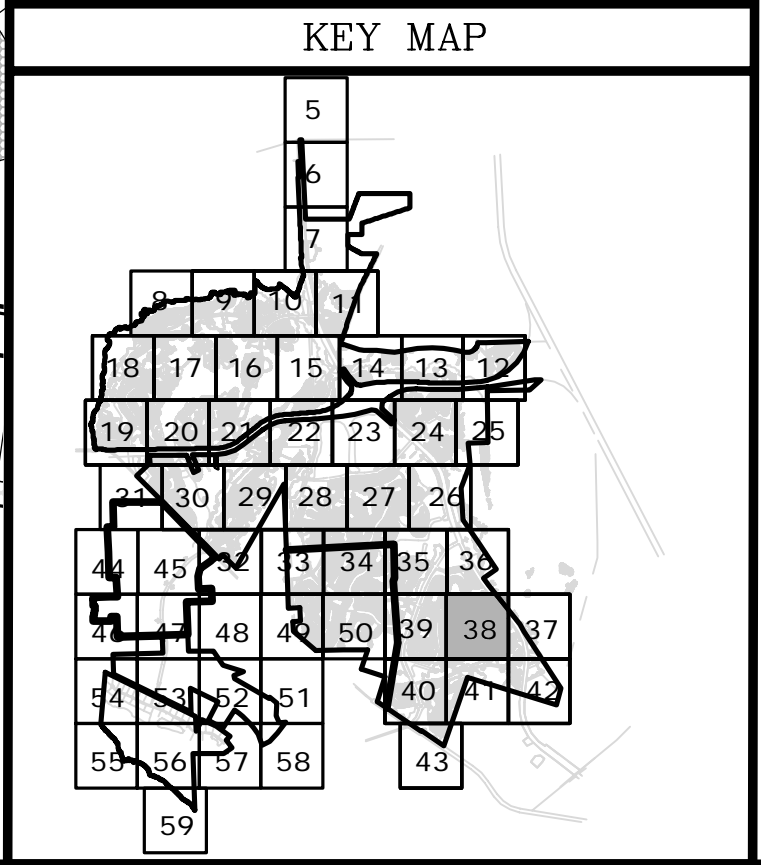


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ETM NO. 03-069-121 DRAWN BY: S.S. DESIGNED BY: R.C. CHECKED BY: C.D. DATE: FEBRUARY, 2016	REVISIONS: ADOPTED REVISION 07-09-21 _____ _____ _____	MASTER DEVELOPMENT PLAN EXHIBIT C SILVERLEAF PUD WHITES FORD TIMBER, LLC ST. JOHNS COUNTY, FLORIDA
DRAWING NUMBER 37 OF 59		G:\SilverLeaf\03-069-33\Planning\MDP\03-069-33_MDP_SAS.dwg



LEGEND

	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



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 FAX: (904) 646-9485
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ETM
 VISION • EXPERIENCE • RESULTS

MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

REVISIONS:
 ADOPTED REVISION 07-09-21

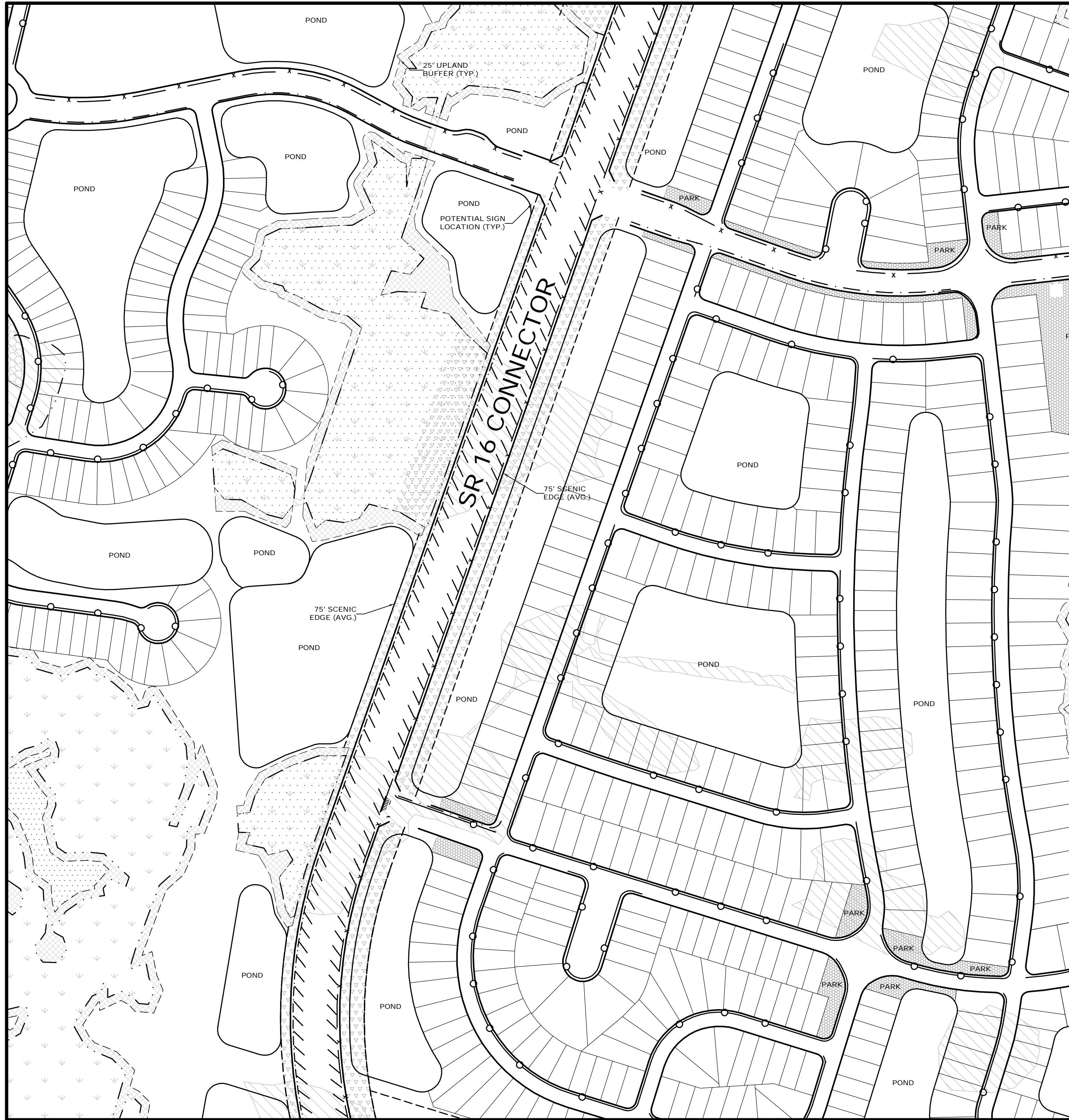
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 DRAWN BY: S.S.
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 DATE: FEBRUARY, 2016

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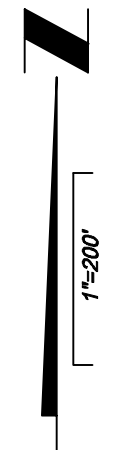
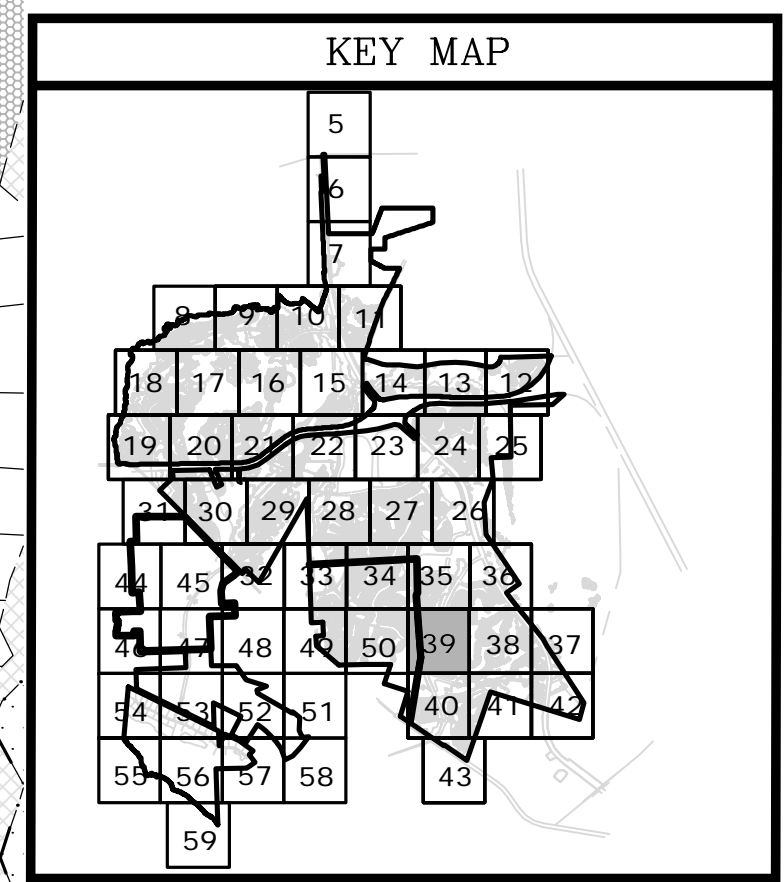
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38 OF 59

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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- POTENTIAL SIGN LOCATION
- APPROX. FORMER TIMBER TRAM ROAD
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- PARKS
- OPEN SPACE / LANDSCAPE TRACT
- SCENIC EDGES
- TREE PRESERVATION AREA



MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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 14775 Old St. Augustine Road
 Jacksonville, FL 32256
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 CA - 0002564 LC - 0000316

DRAWING NUMBER
39 OF 59

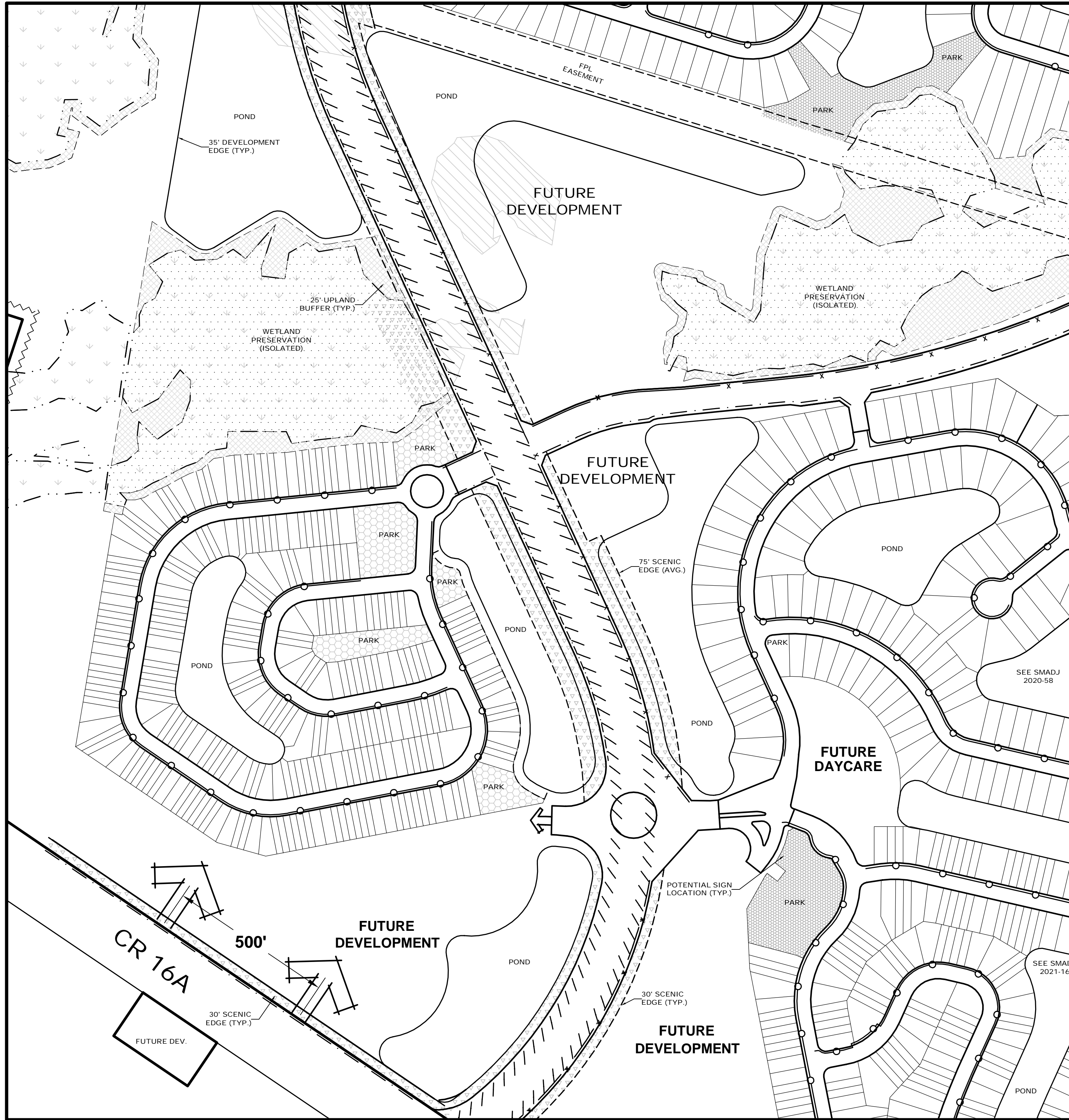
REVISIONS:
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PLANS PREPARED UNDER THE DIRECTION OF:
 P.E. NUMBER: _____

ETM NO. 03-069-121
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 DATE: FEBRUARY, 2016

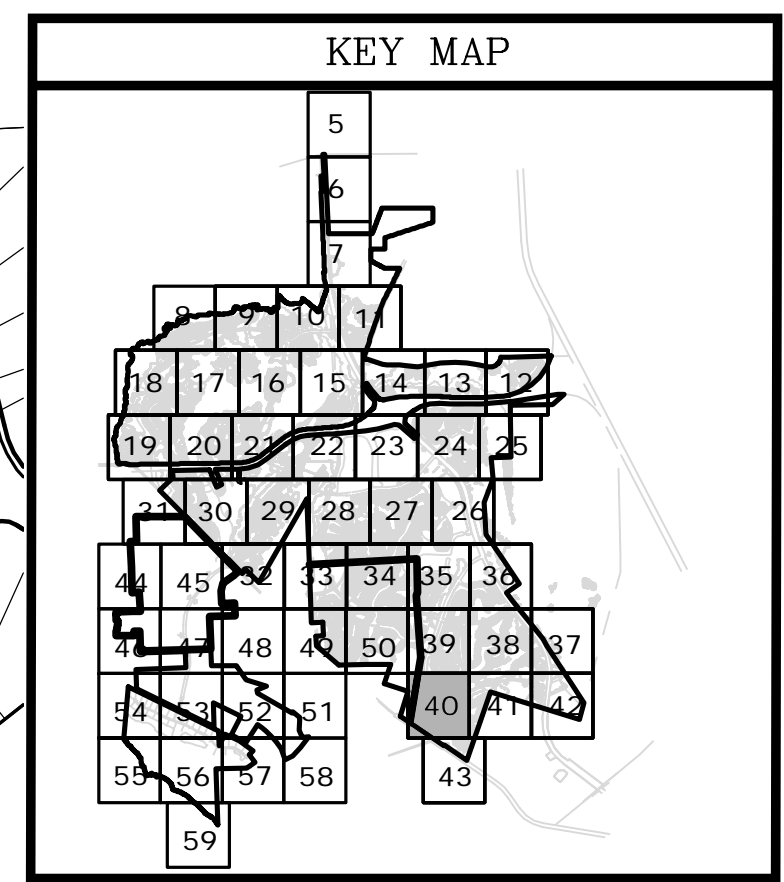
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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
- WILDLIFE CROSSING
- POTENTIAL SIGN LOCATION
- APPROX. FORMER TIMBER TRAM ROAD
- WETLAND PRESERVATION (CONSERVATION AREA)
- WETLAND IMPACT
- PARKS
- OPEN SPACE / LANDSCAPE TRACT
- SCENIC EDGES
- TREE PRESERVATION AREA



P.L.E. NUMBER: -----
PLOTTED: November 3, 2021 - 11:20 AM, BY: Stephen Sims

PLANS PREPARED UNDER THE DIRECTION OF: _____

REVISIONS: _____
ADOPTED REVISION 07-09-21

ETM NO. 03-069-121	DRAWN BY: S.S.	DESIGNED BY: R.C.	CHECKED BY: C.D.	DATE: FEBRUARY, 2016
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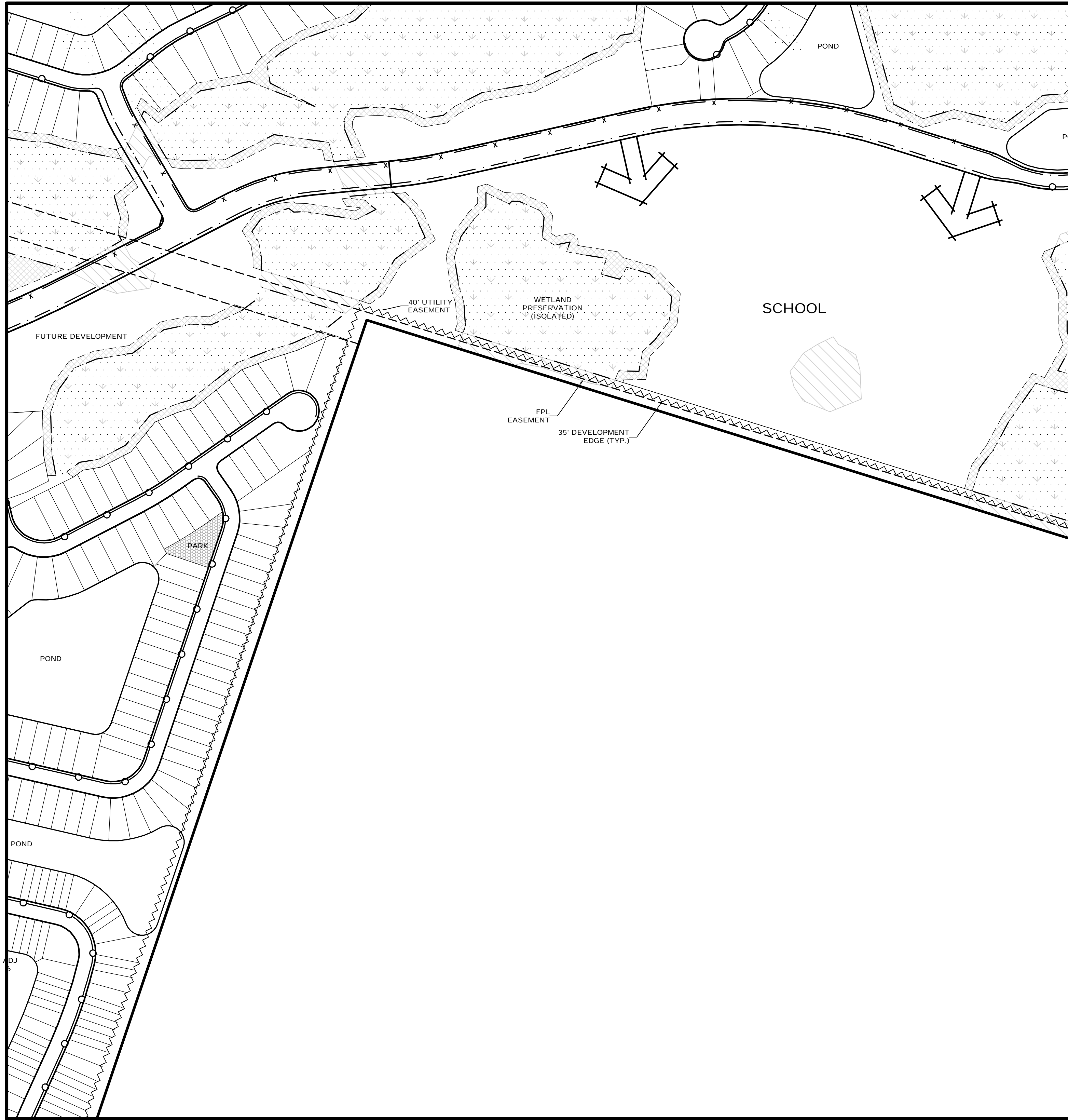
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Jacksonville, FL 32256
TEL: (904) 642-8990
FAX: (904) 646-9485
CA - 0002564 LC - 0000316

ETM

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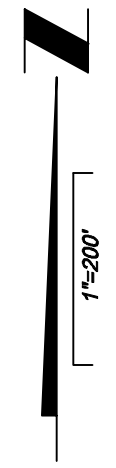
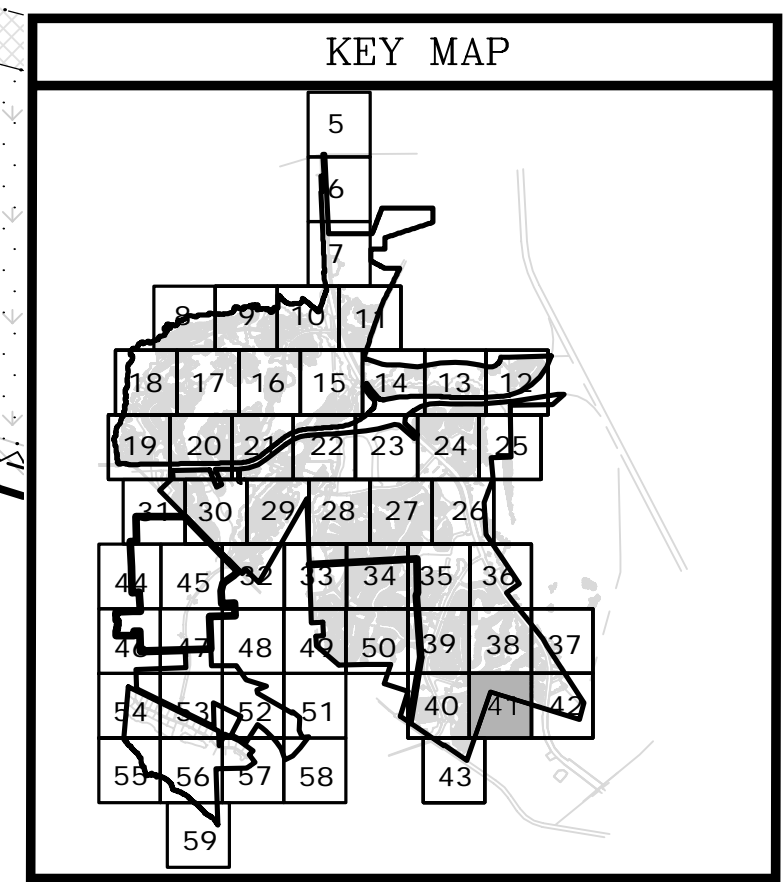
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
40 OF 59



LEGEND

	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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41 OF 59

ETM
VISION • EXPERIENCE • RESULTS

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CA - 0002564 LC - 0000316

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PLANS PREPARED UNDER THE DIRECTION OF:
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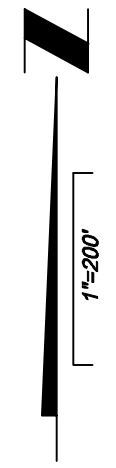
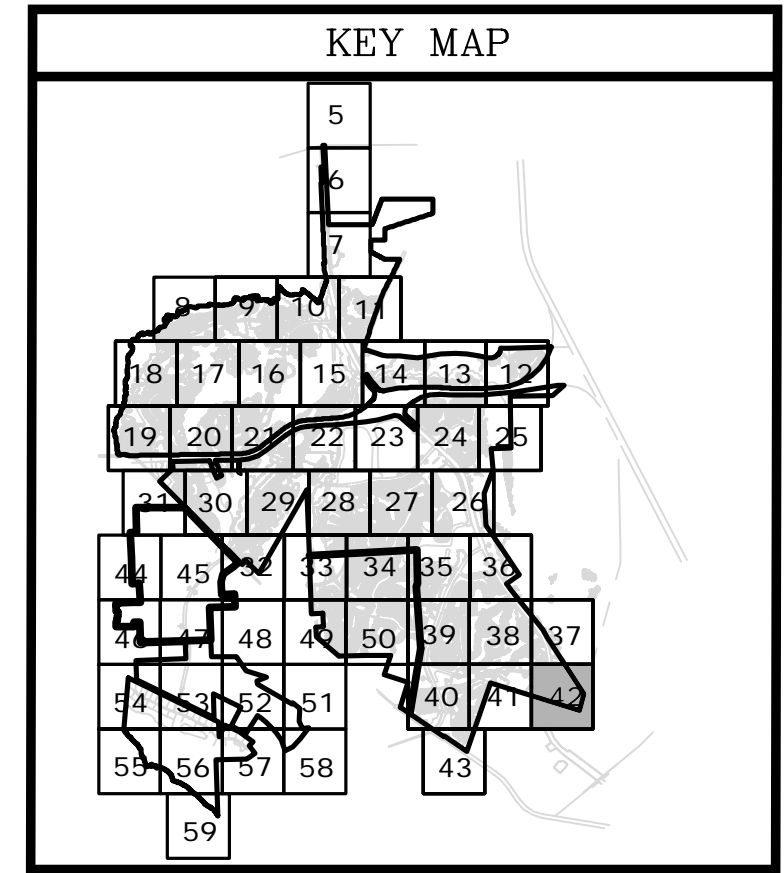
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LEGEND

	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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CA - 0002564 LC - 0000316

DRAWING NUMBER
42 OF 59

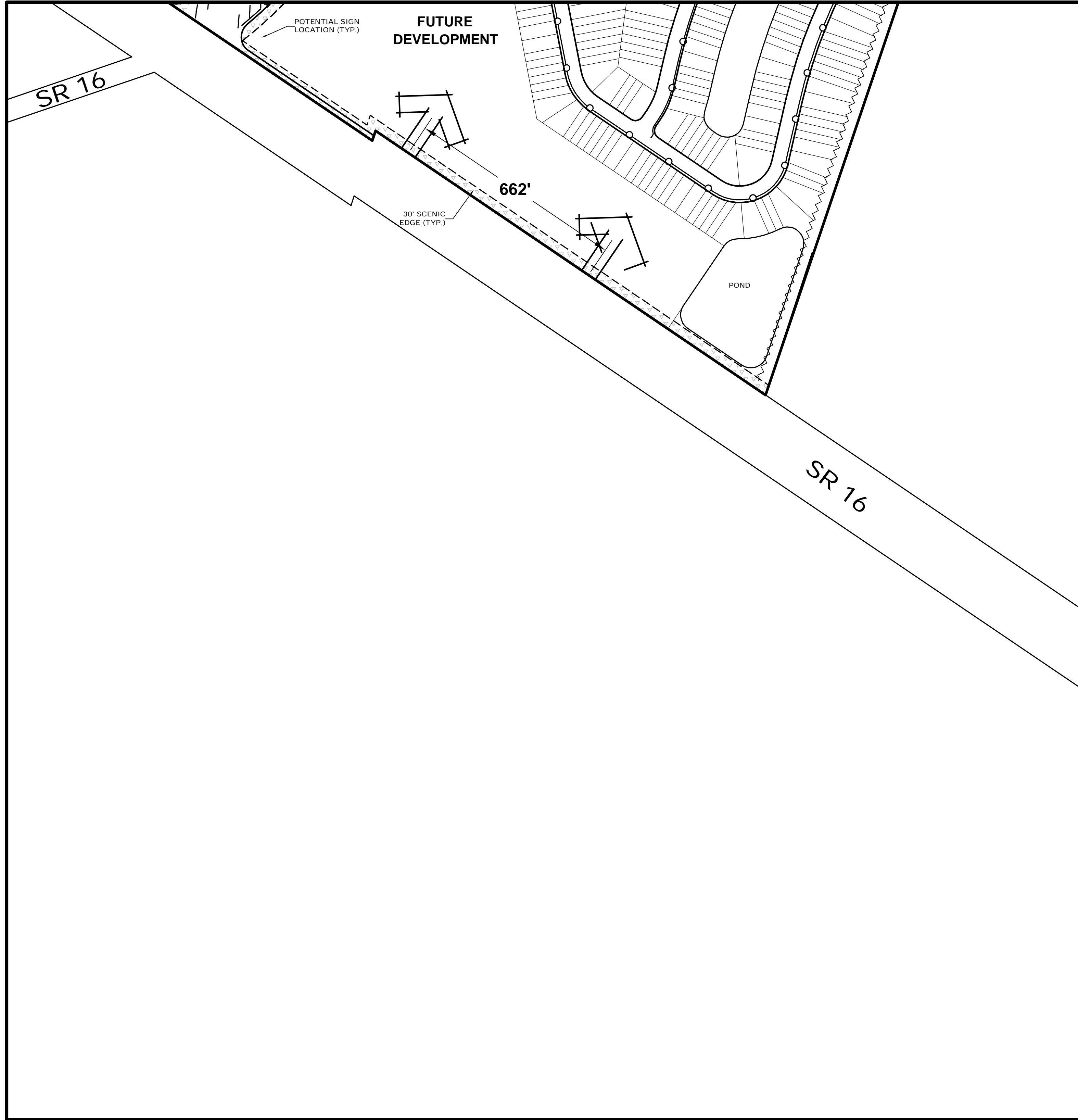
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DATE: FEBRUARY, 2016

REVISIONS:
ADOPTED REVISION 07-09-21

PLANS PREPARED UNDER THE DIRECTION OF:

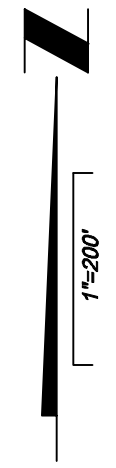
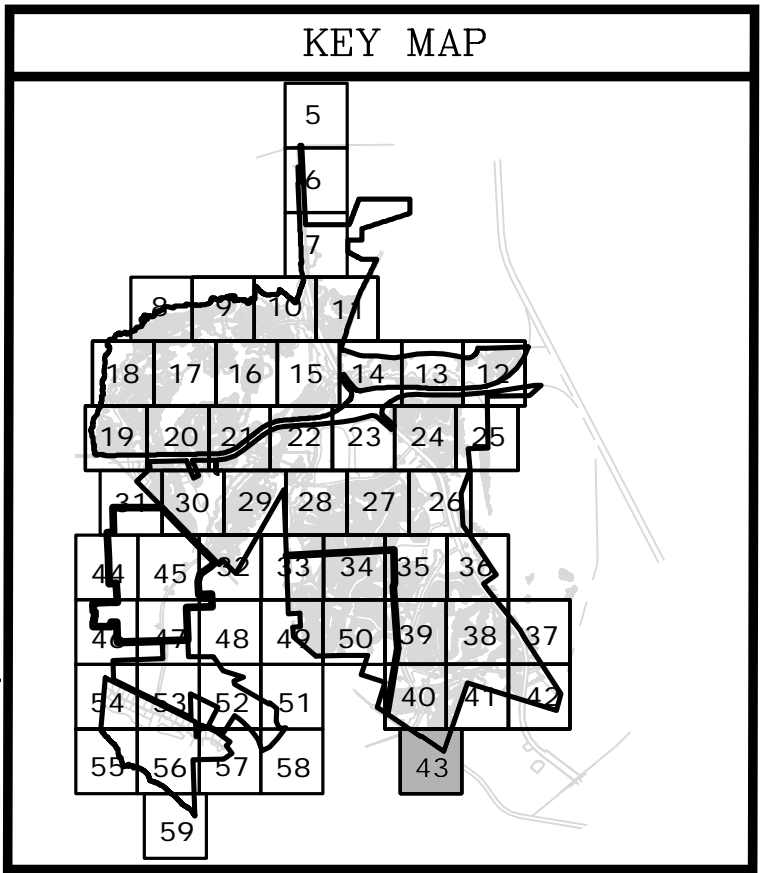
P.E. NUMBER: _____

PLOTTED: November 3, 2021 — 11:20 AM, BY: Stephen Sims



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
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- POTENTIAL SIGN LOCATION
- APPROX. FORMER TIMBER TRAM ROAD
- WETLAND PRESERVATION (CONSERVATION AREA)
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

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CA - 0002564 LC - 0000316

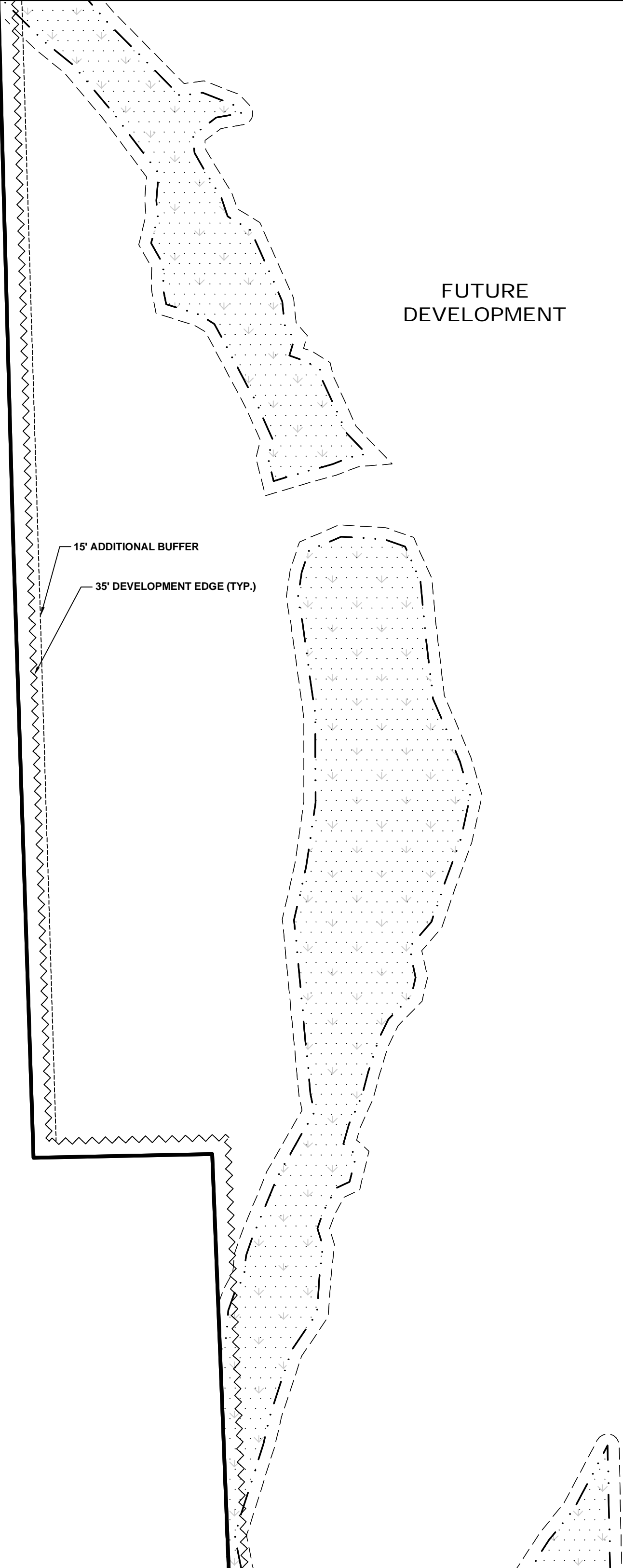
REVISIONS:
ADOPTED REVISION 07-09-21

ETM NO. 03-069-121
DRAWN BY: S.S.
DESIGNED BY: R.C.
CHECKED BY: C.D.
DATE: FEBRUARY, 2016

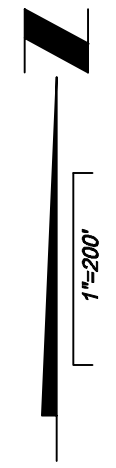
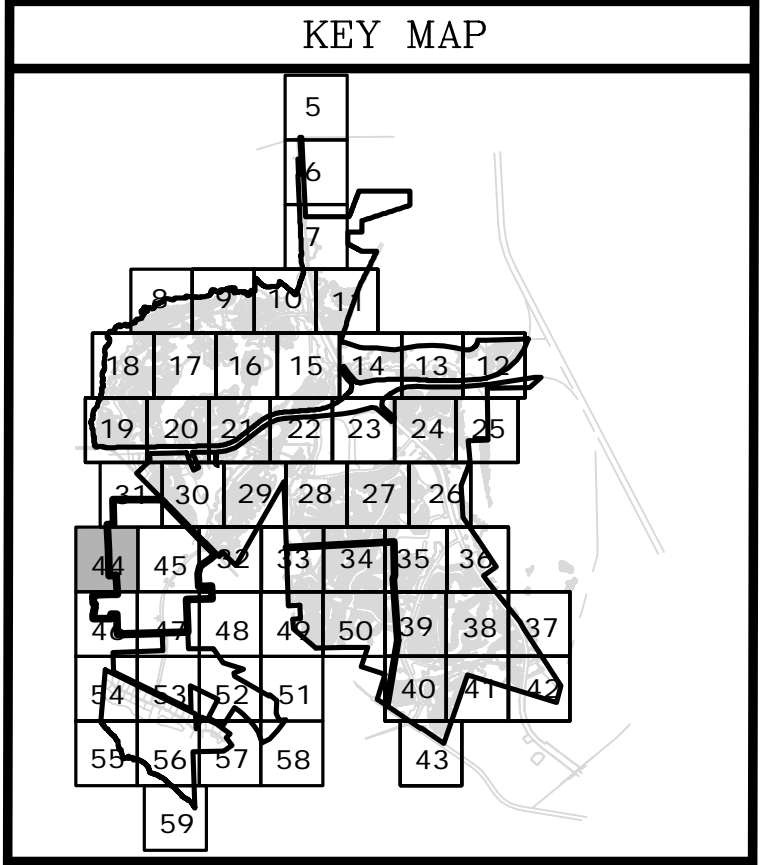
PLANS PREPARED UNDER THE DIRECTION OF:
P.E. NUMBER: _____

DRAWING NUMBER
43 OF 59

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PLOTTED: November 3, 2021 - 11:20 AM, BY: Stephen Sims



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
	SCENIC EDGES
	TREE PRESERVATION AREA



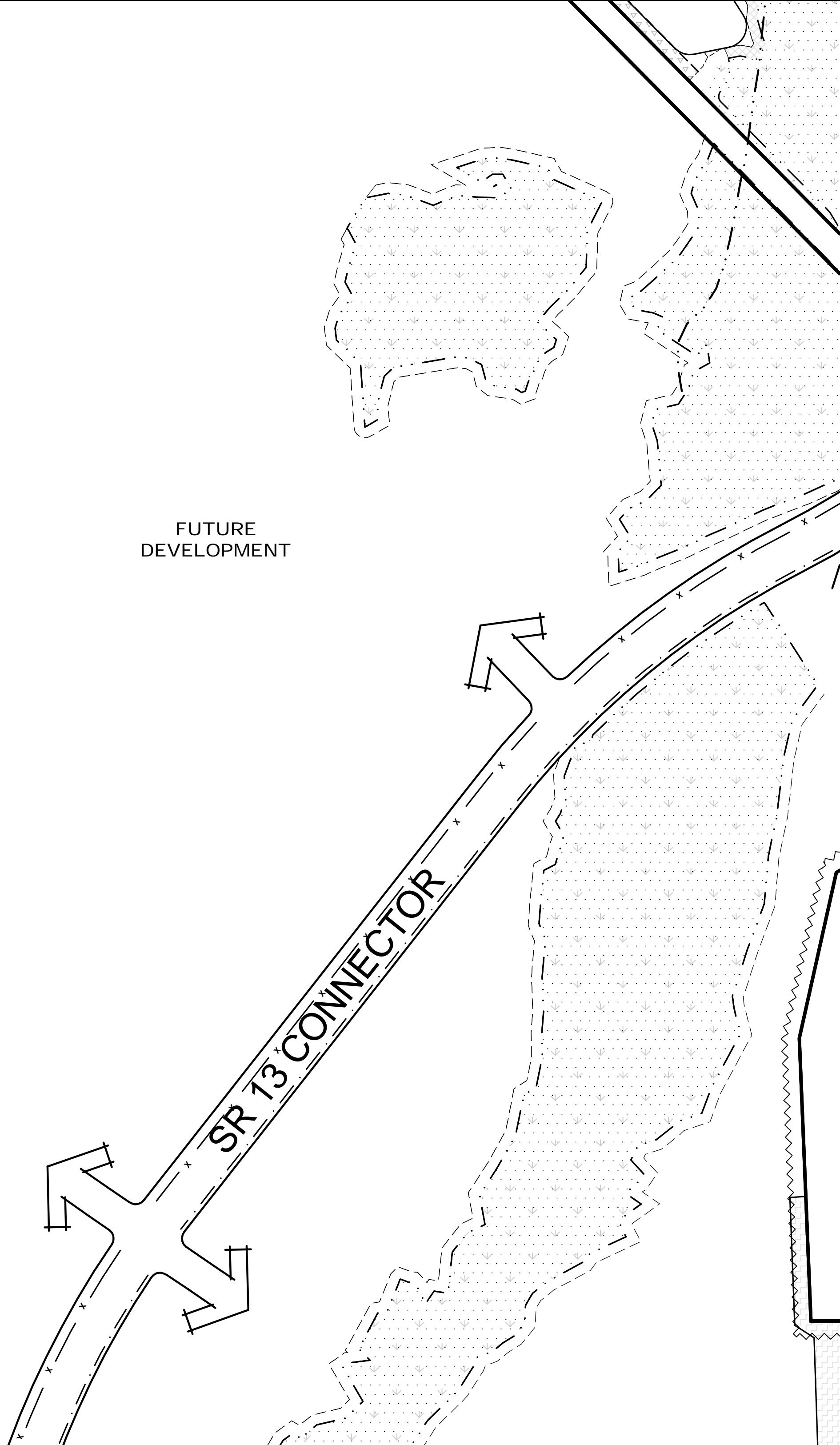
ETM NO. 03-069-121	REVISIONS:	PLANS PREPARED UNDER THE DIRECTION OF:
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DATE: FEBRUARY, 2016		P.E. NUMBER: -----

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 14775 Old St. Augustine Road
 Jacksonville, FL 32256
 TEL: (904) 642-8990
 FAX: (904) 646-9485
 CA - 0002564 LC - 0000316

VISION • EXPERIENCE • RESULTS

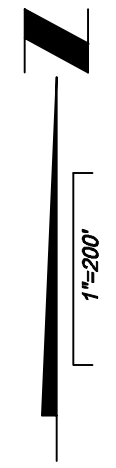
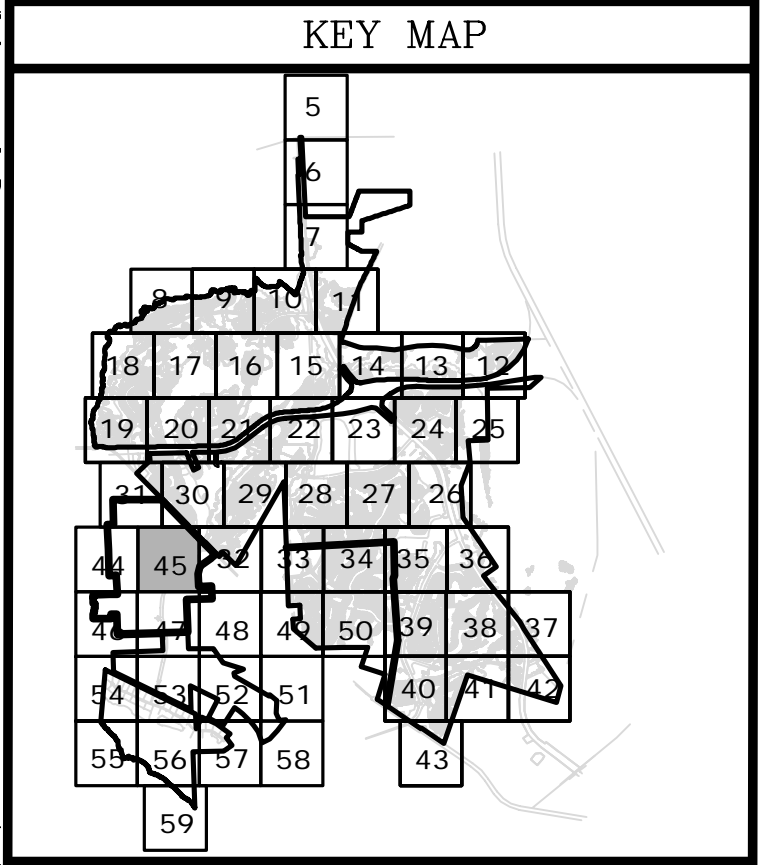
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
44 OF 59



LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
- 12' MULTI-USE PATH
- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
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REVISIONS:
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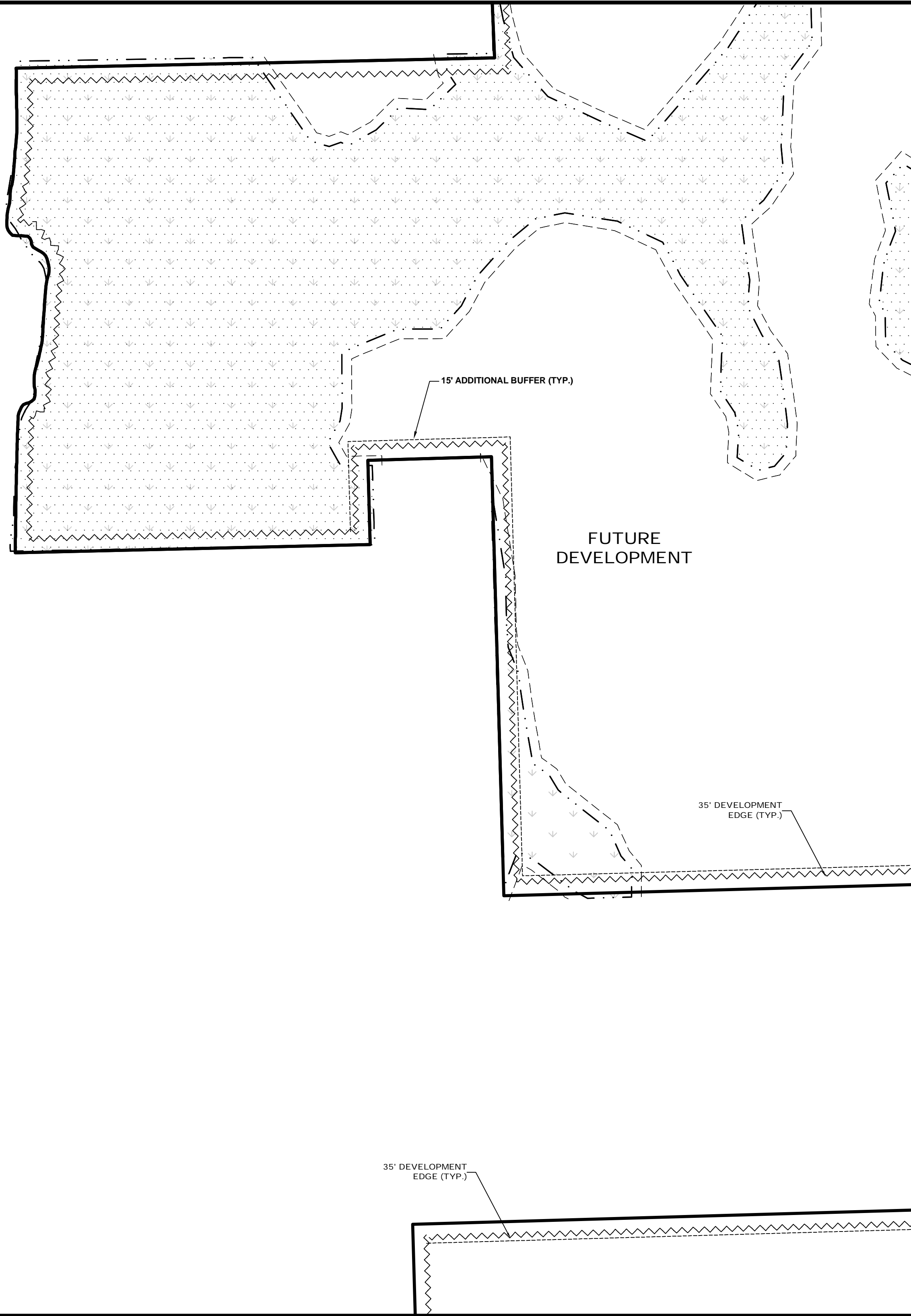
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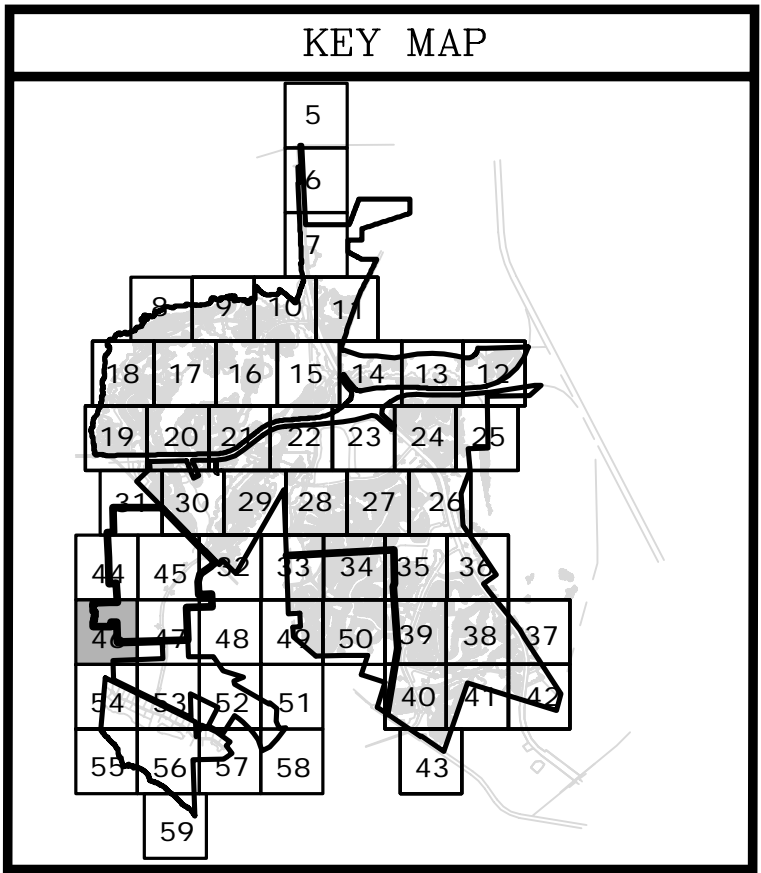
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PLOTTED: November 3, 2021 - 11:20 AM, BY: Stephen Sims



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
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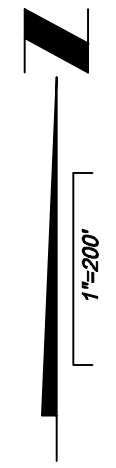
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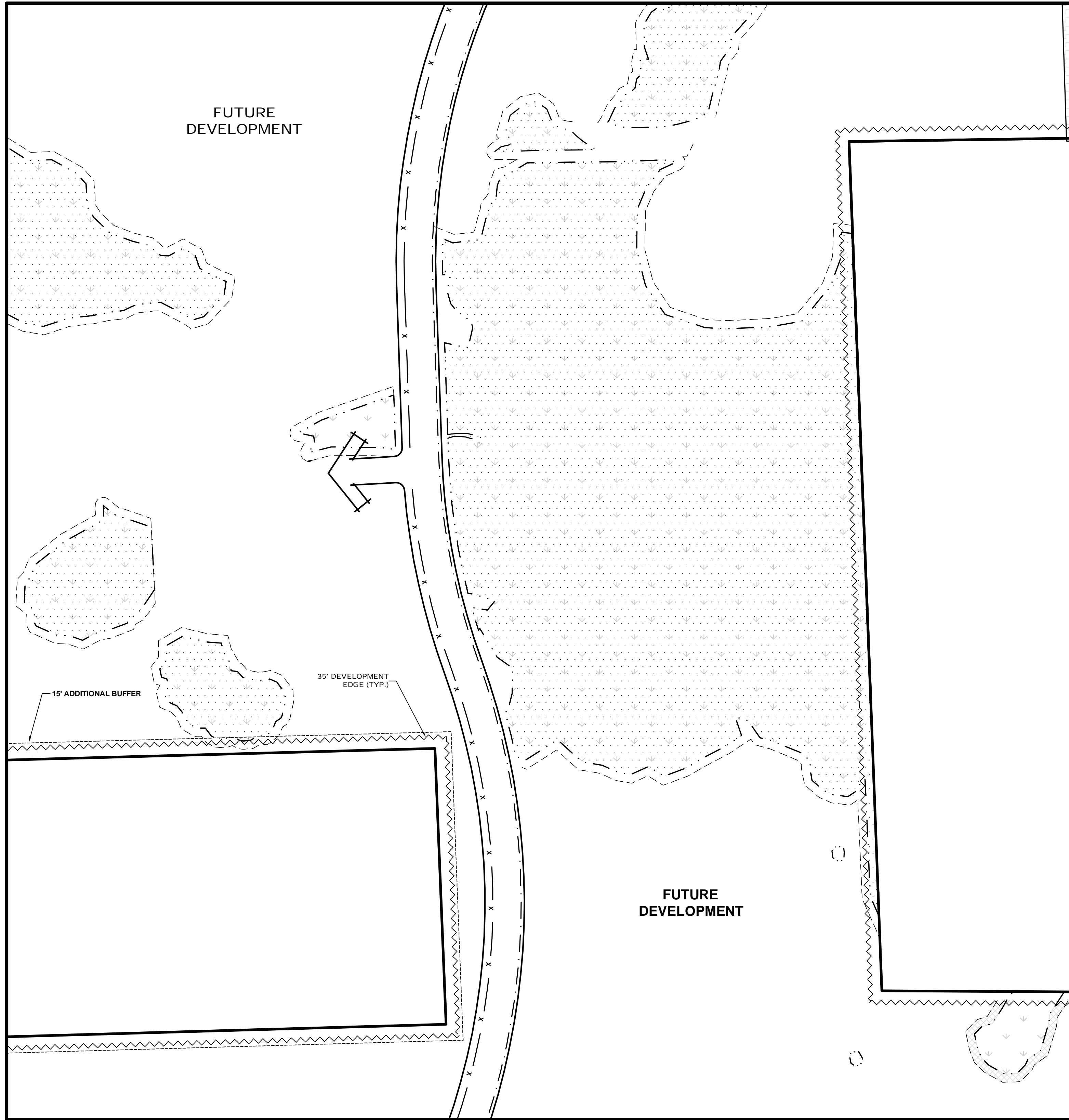
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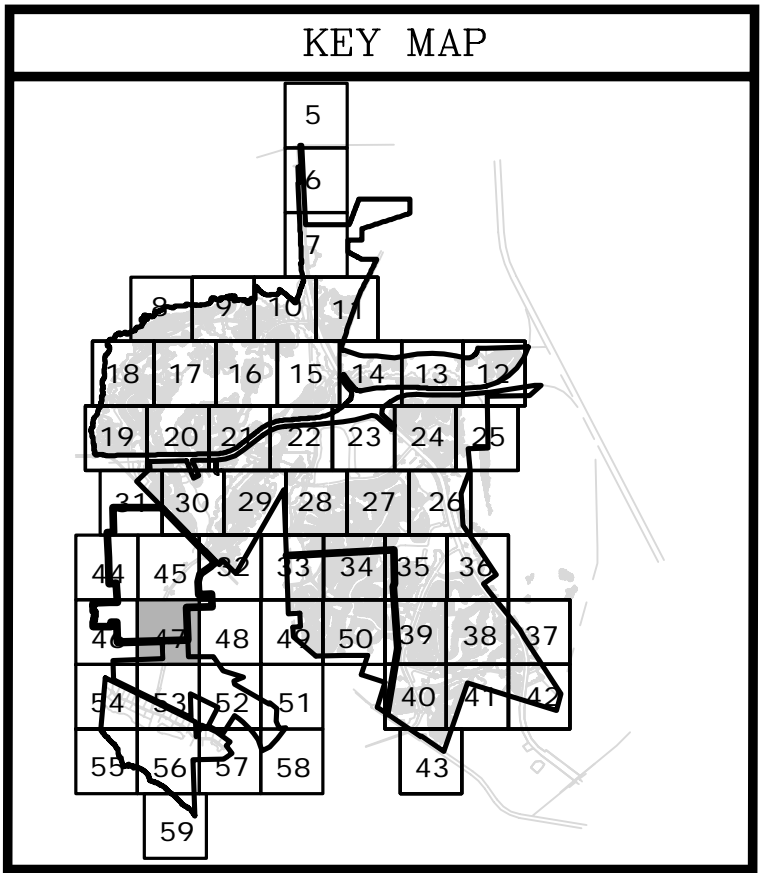
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
46 OF 59





LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
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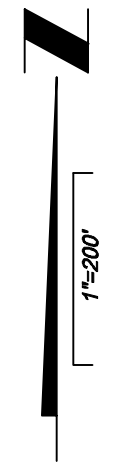
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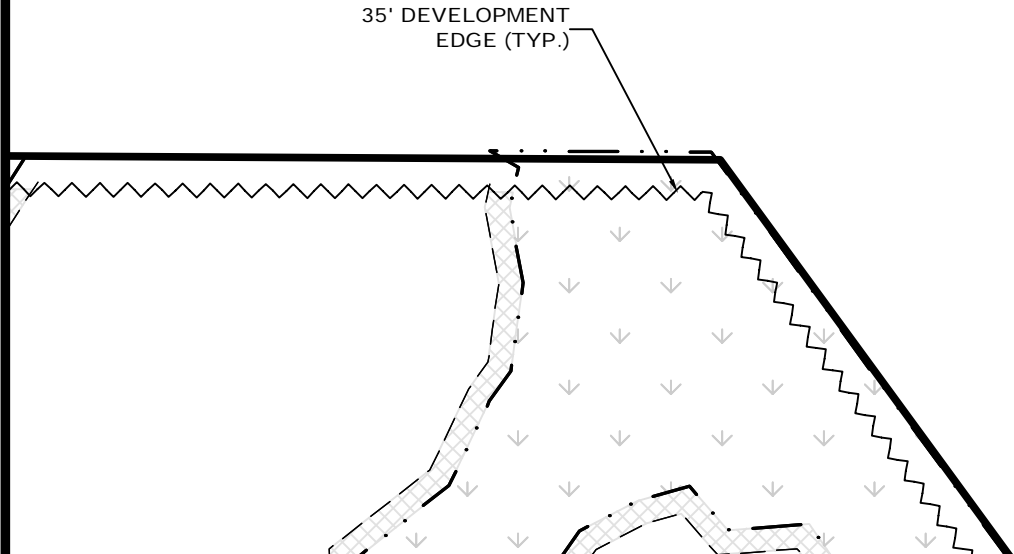
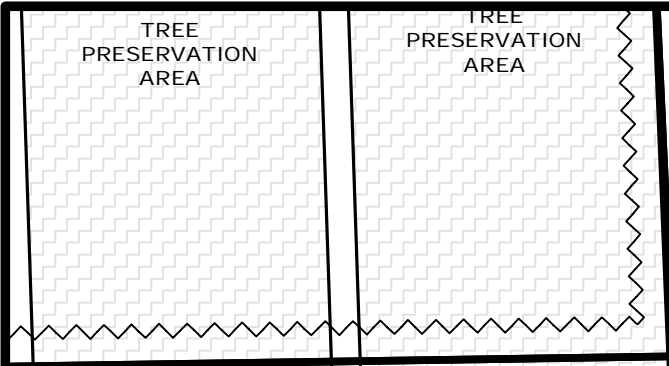
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VISION • EXPERIENCE • RESULTS

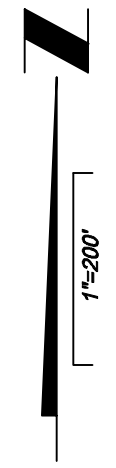
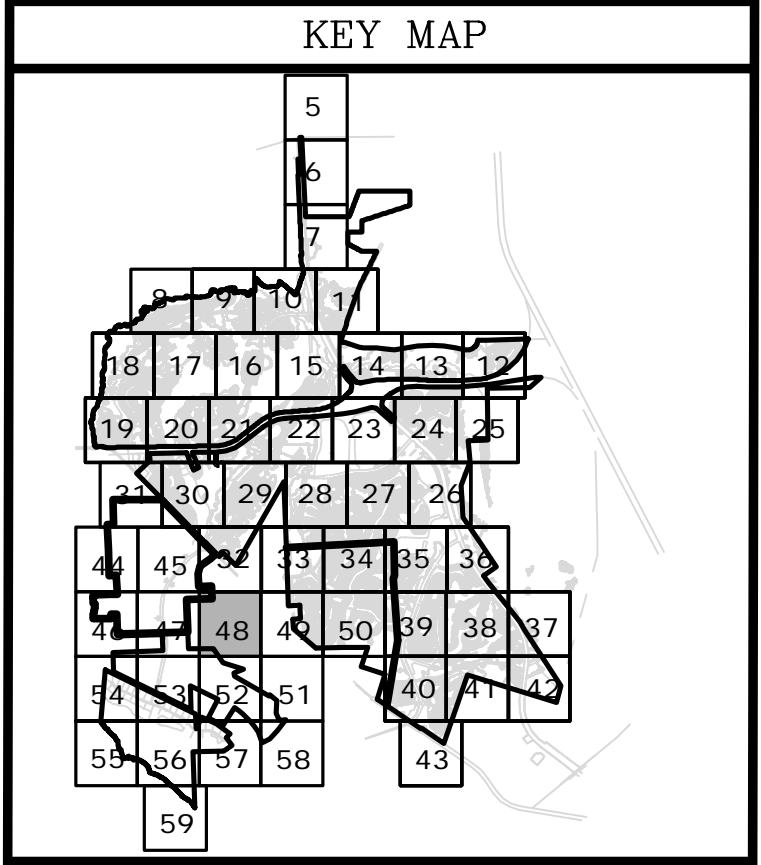
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
47 OF 59





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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
48 OF 59

35' DEVELOPMENT
EDGE (TYP.)

FPL
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POND

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

















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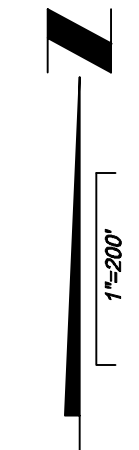
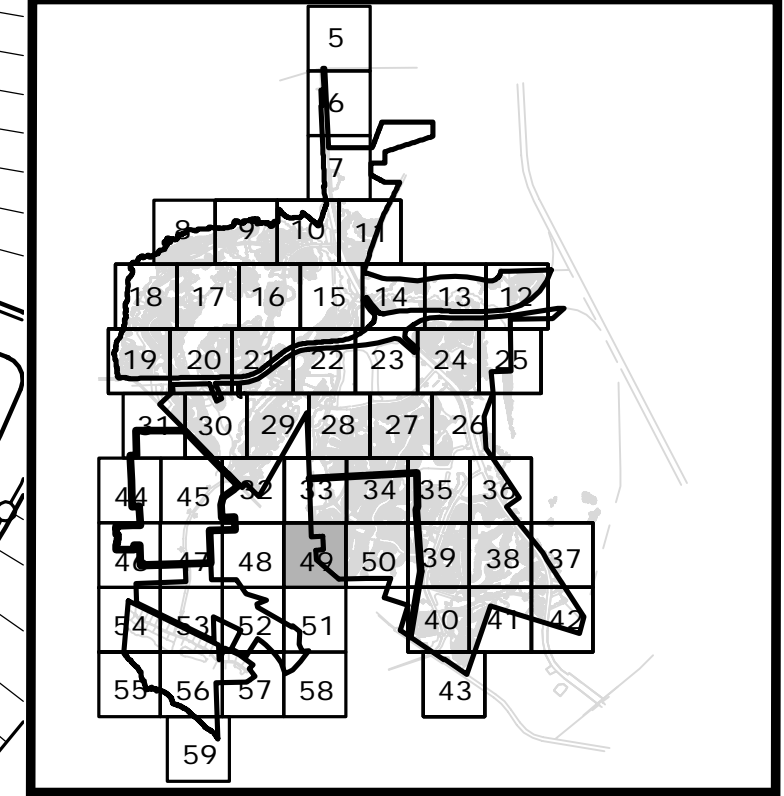
PARK

PARK

LEGEND

-  PUD BOUNDARY
-  25' AVERAGE UPLAND BUFFER
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KEY MAP



MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
49 OF 59

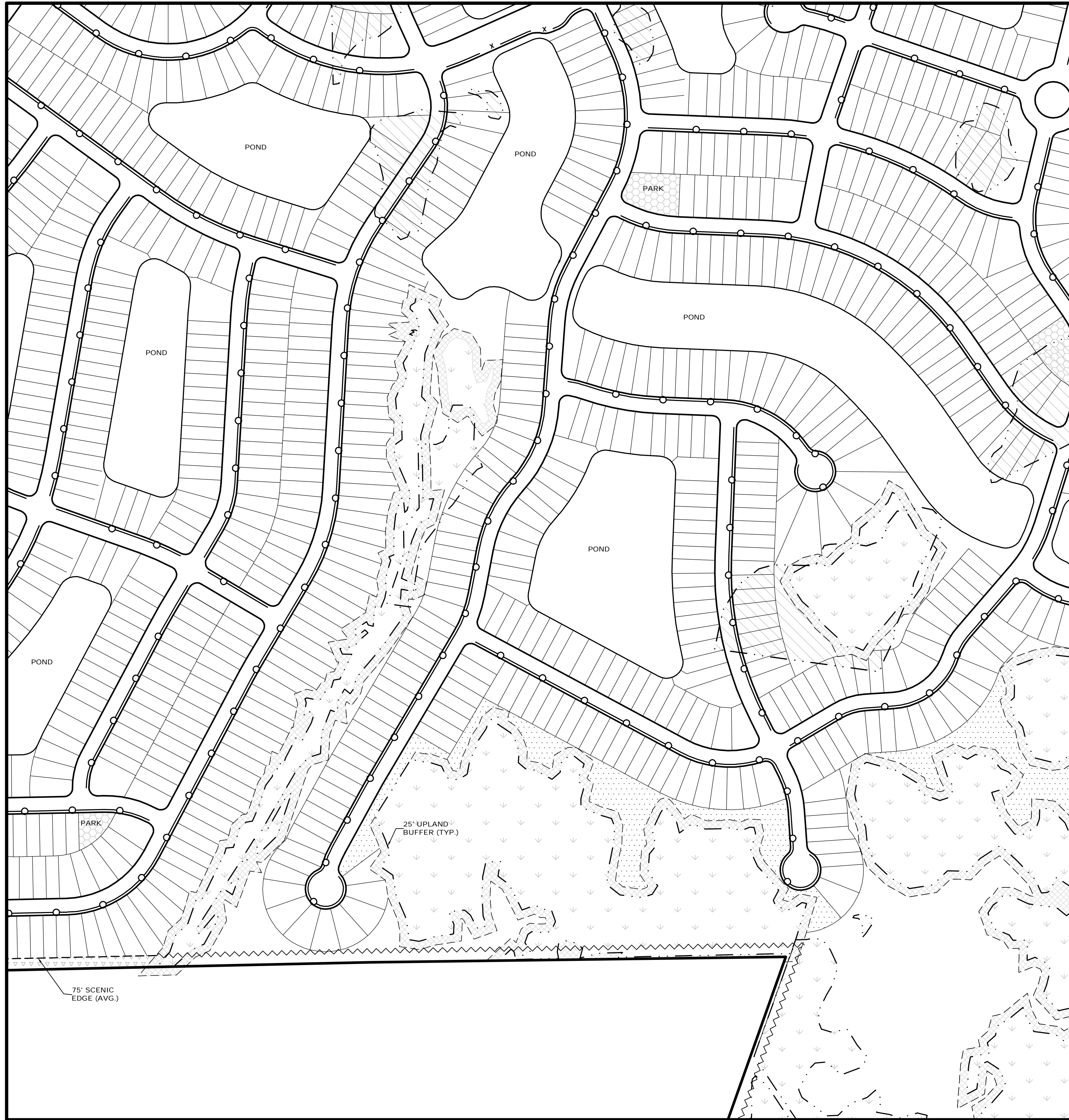
ETM
VISION • EXPERIENCE • RESULTS

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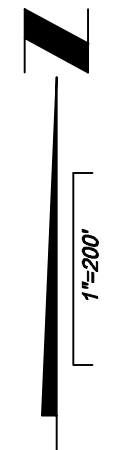
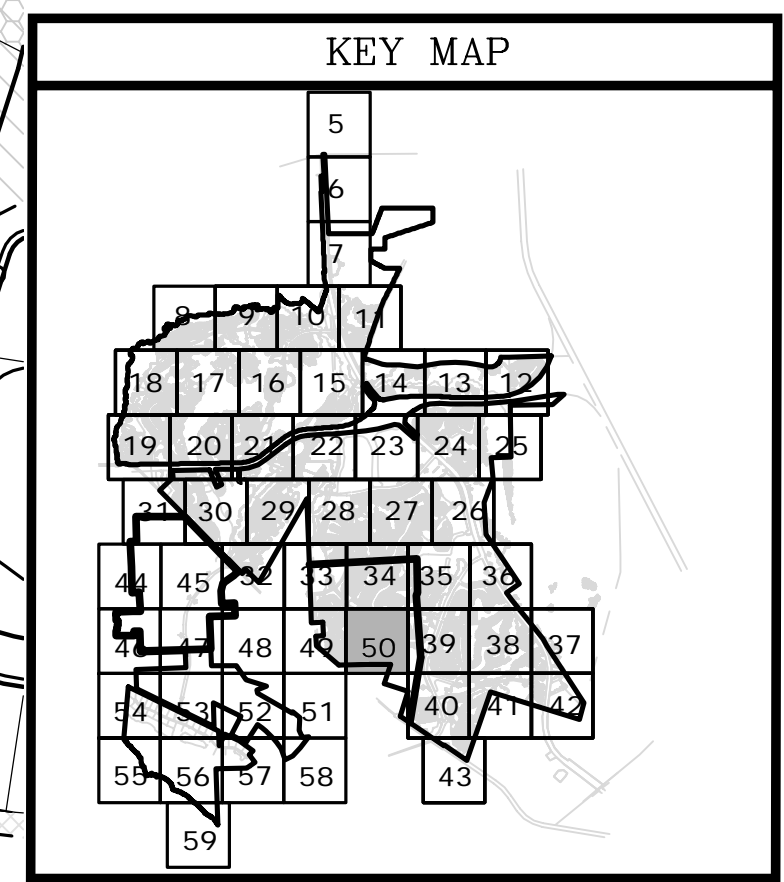
REVISIONS:
ADOPTED REVISION 07-09-21

PLANS PREPARED
UNDER THE DIRECTION
OF:
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ST. JOHNS COUNTY, FLORIDA

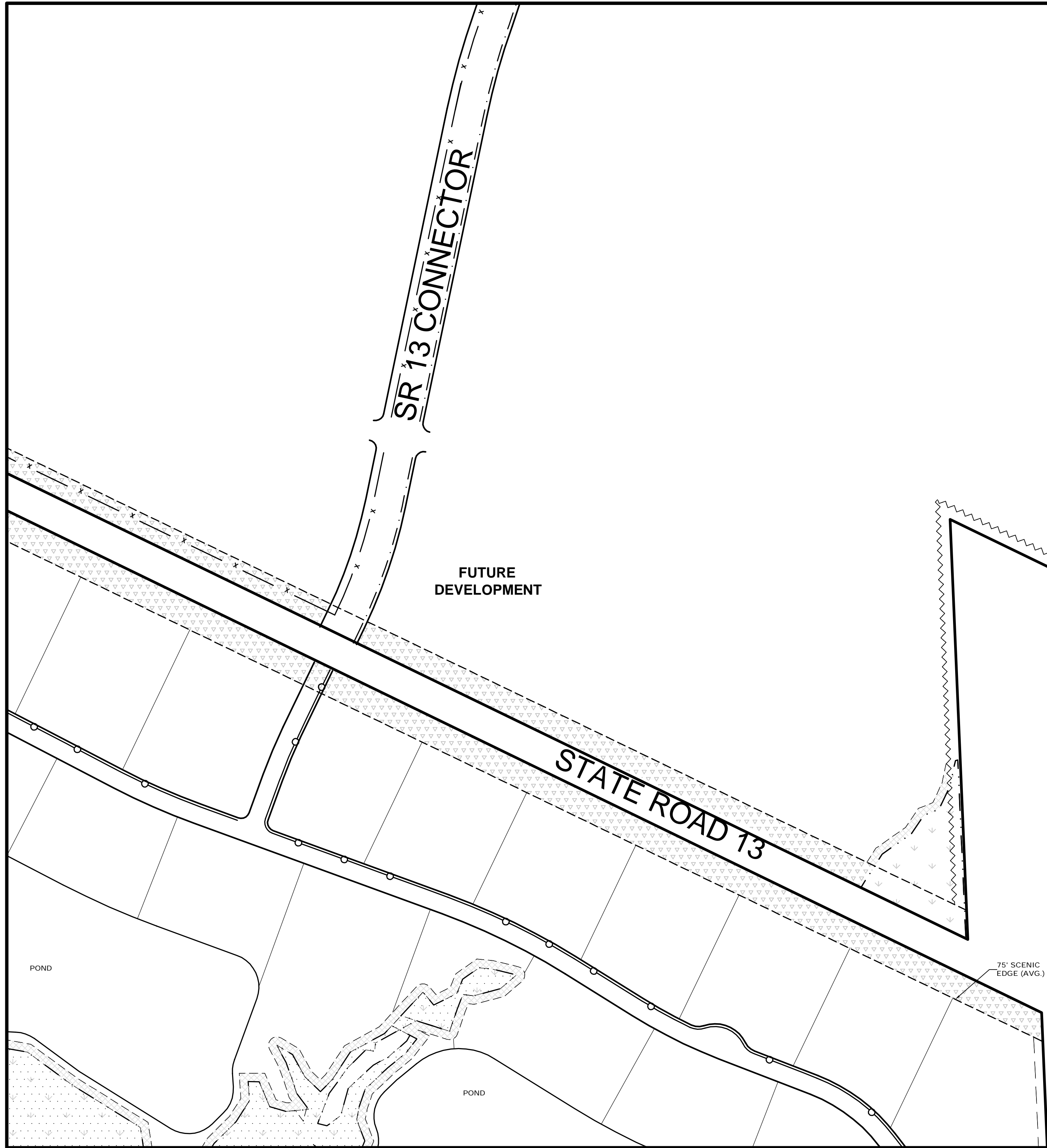
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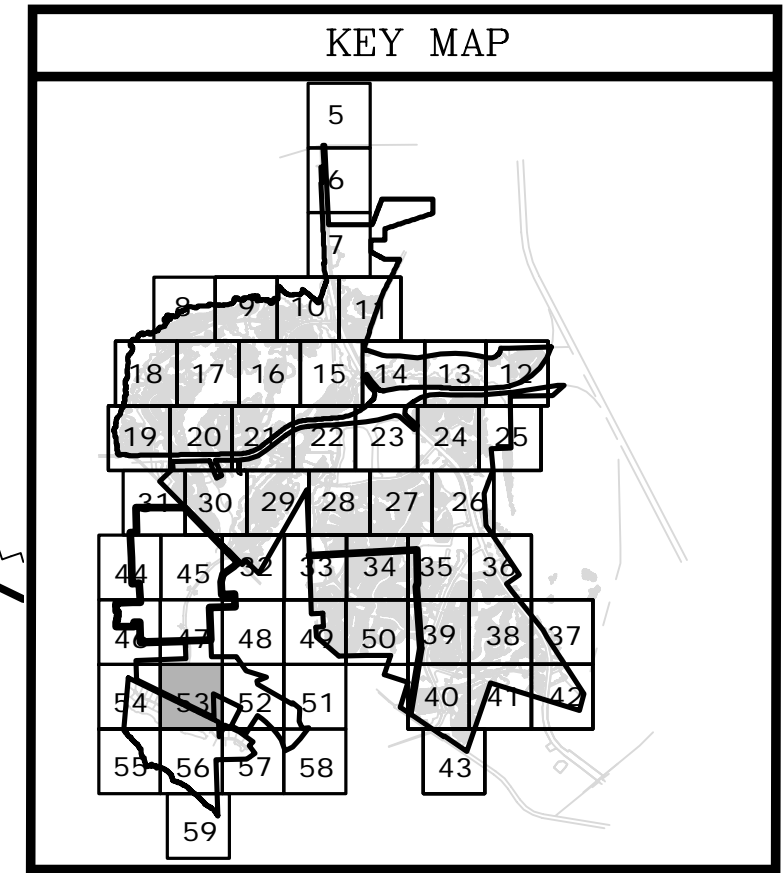
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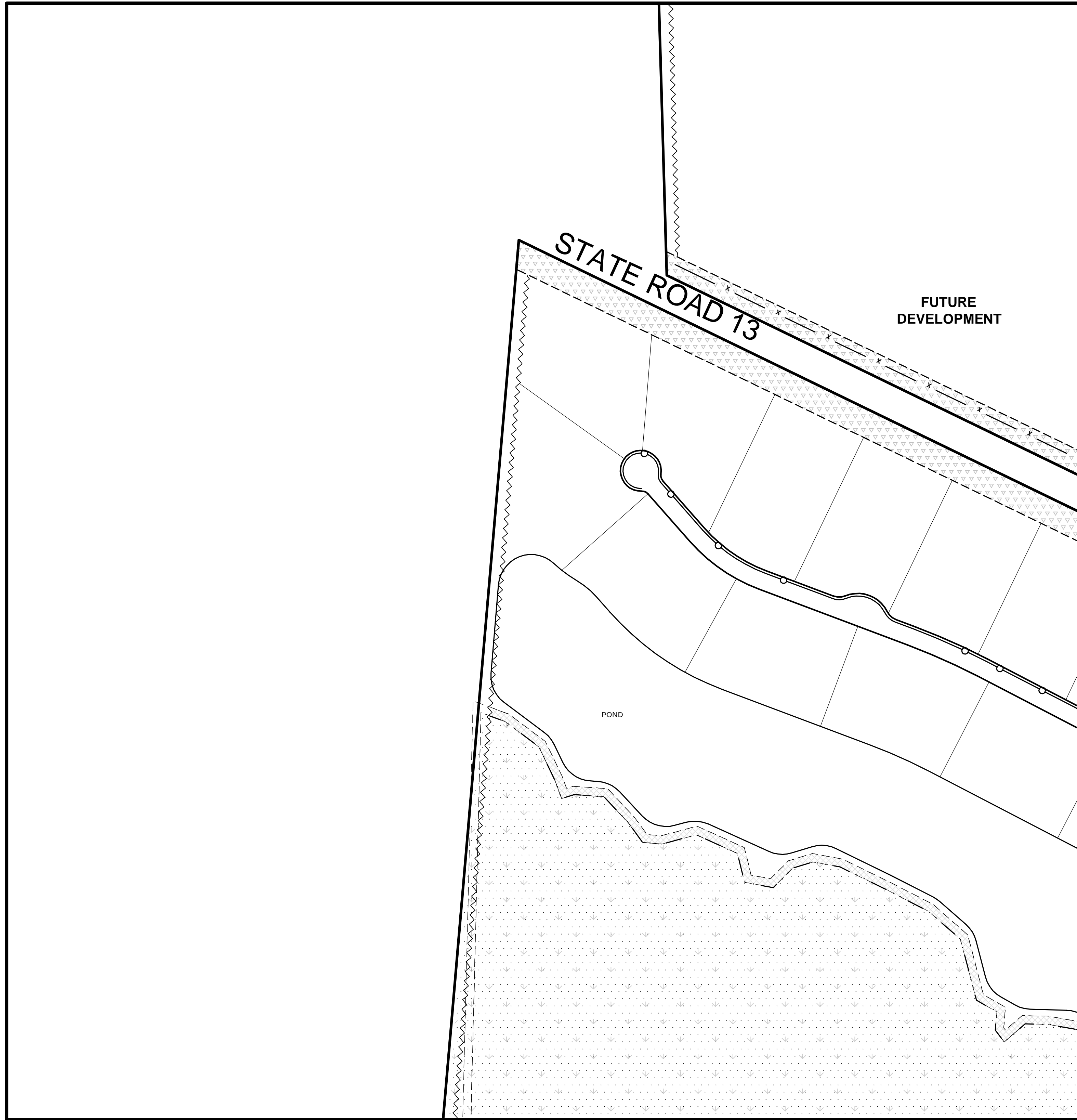
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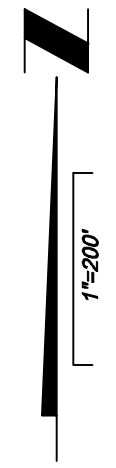
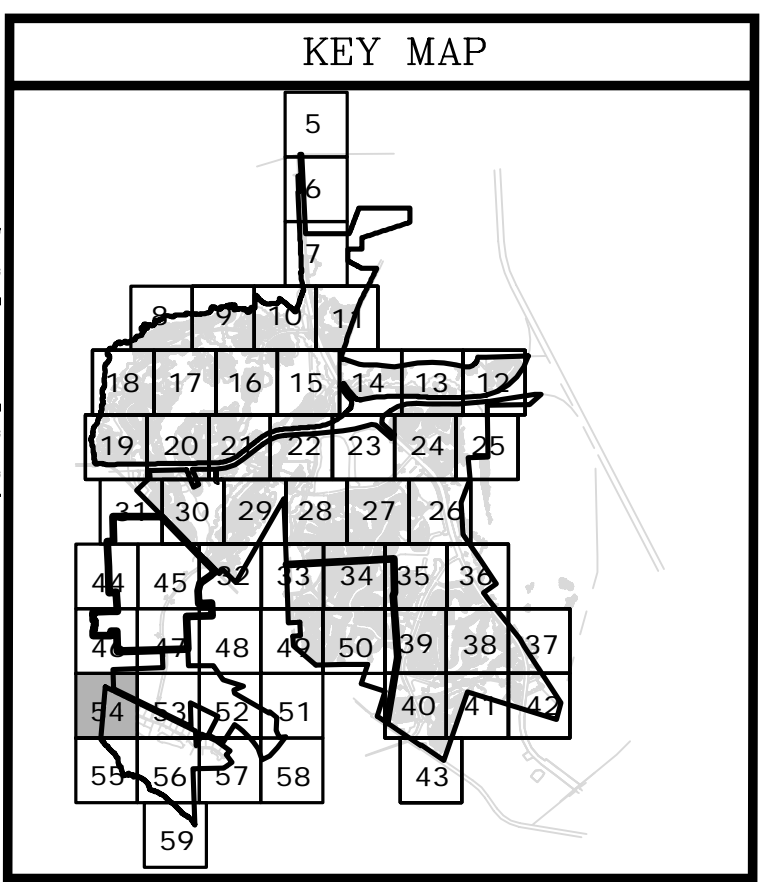
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MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
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ST. JOHNS COUNTY, FLORIDA

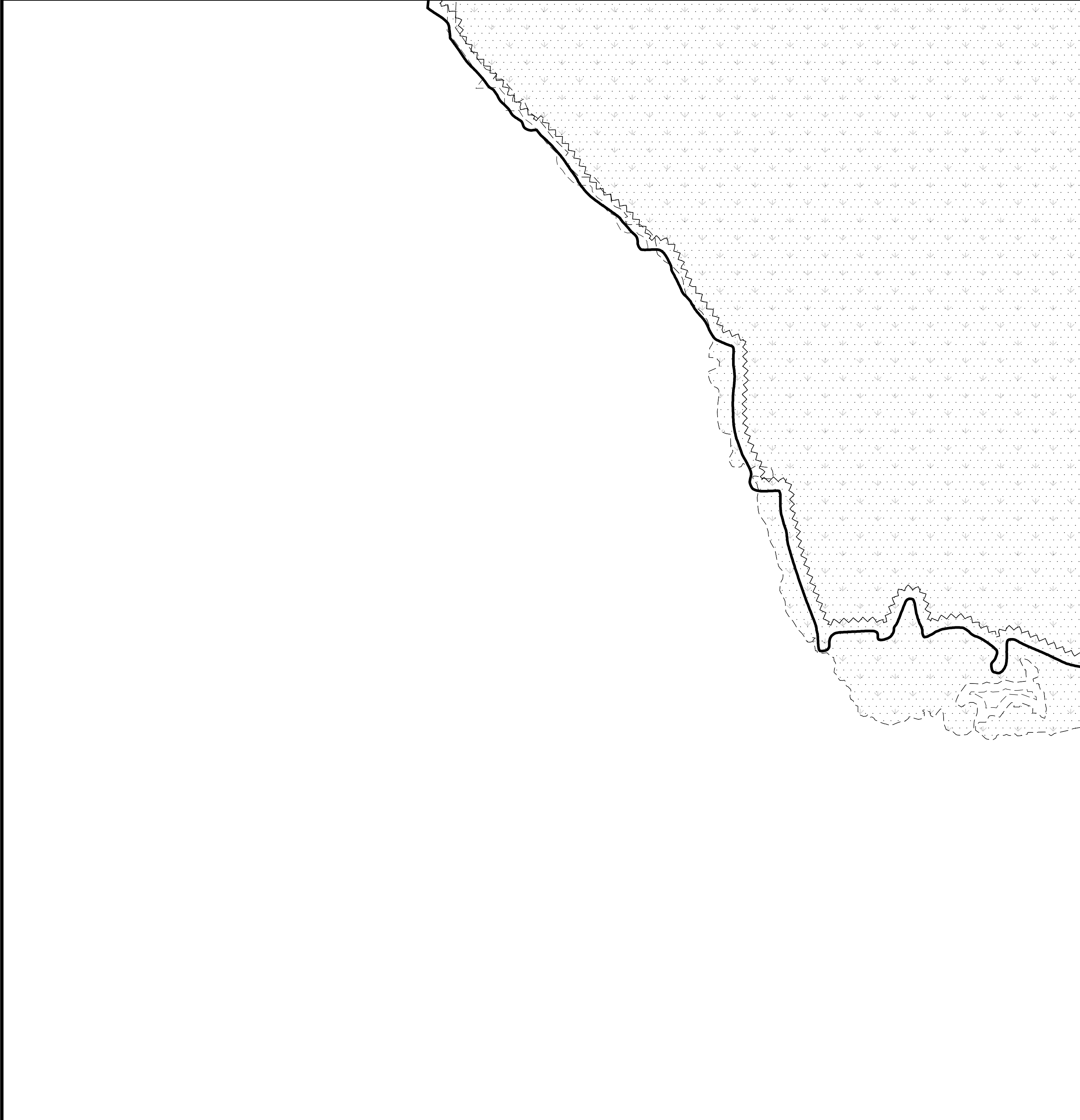
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53 OF 59



LEGEND	
	PUD BOUNDARY
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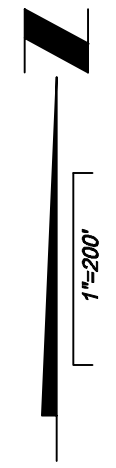
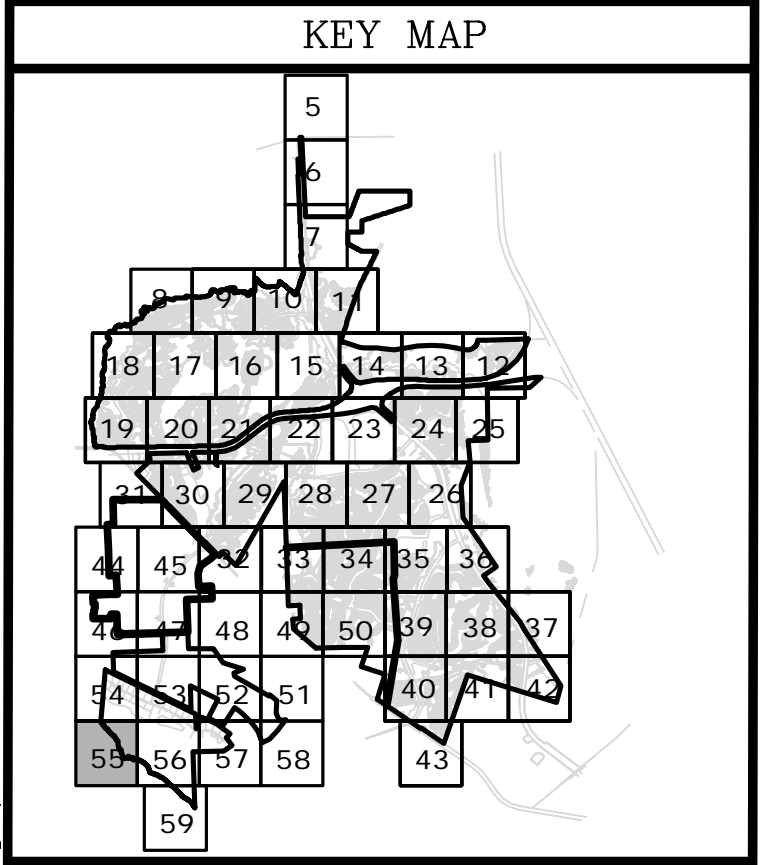


England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316		PLANS PREPARED UNDER THE DIRECTION OF: _____ P.E. NUMBER: _____
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DRAWING NUMBER 54 OF 59		PLOTTED: November 3, 2021 - 11:21 AM, BY: Stephen Sims

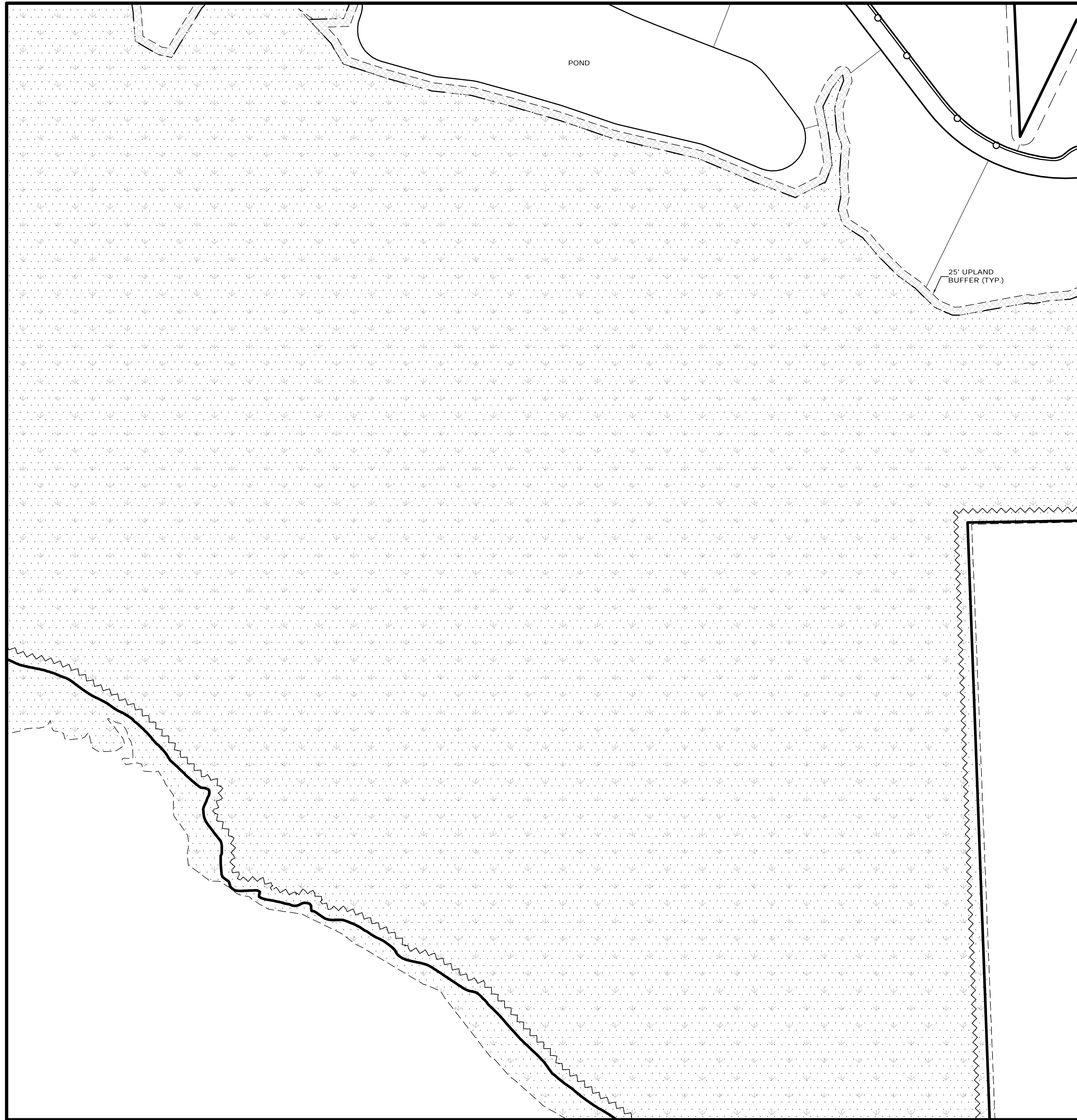


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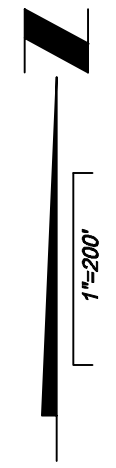
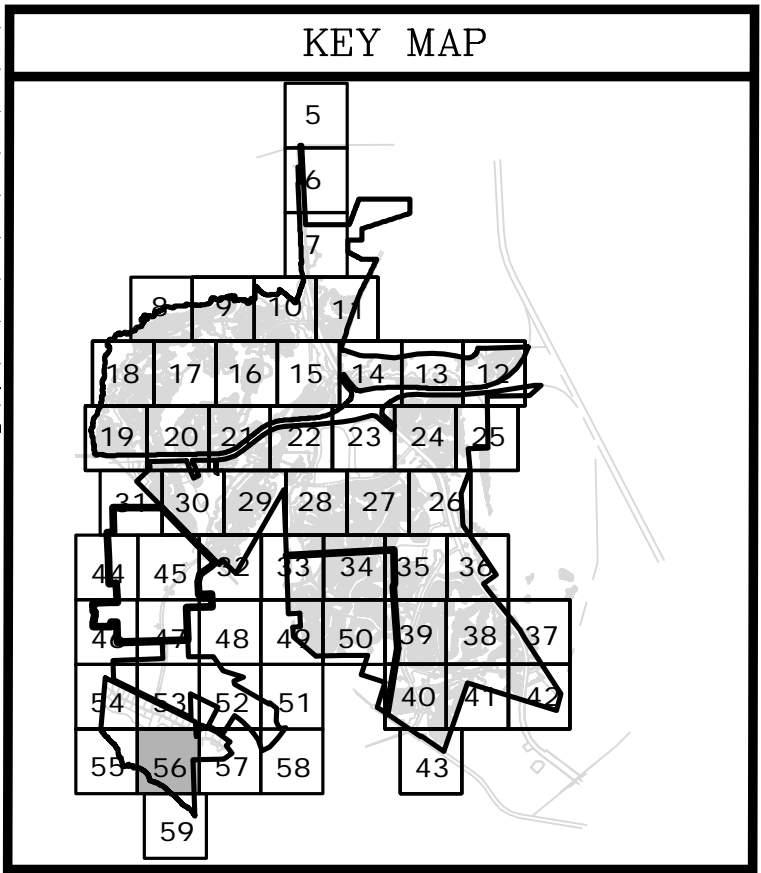
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<p>MASTER DEVELOPMENT PLAN</p> <p>EXHIBIT C</p> <p>SILVERLEAF PUD</p> <p>WHITES FORD TIMBER, LLC</p> <p>ST. JOHNS COUNTY, FLORIDA</p>	<p>ETM</p> <p>VISION • EXPERIENCE • RESULTS</p> <p>England-Thims & Miller, Inc. 14775 Old St. Augustine Road Jacksonville, FL 32256 TEL: (904) 642-8990 FAX: (904) 646-9485 CA - 0002564 LC - 0000316</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF:</p> <p>REVISIONS: ADOPTED REVISION 07-09-21</p> <p>ETM NO. 03-069-121</p> <p>DRAWN BY: S.S.</p> <p>DESIGNED BY: R.C.</p> <p>CHECKED BY: C.D.</p> <p>DATE: FEBRUARY, 2016</p>
DRAWING NUMBER		P.E. NUMBER: _____
55 OF 59		OF:



LEGEND	
	PUD BOUNDARY
	25' AVERAGE UPLAND BUFFER
	JURISDICTIONAL WETLANDS
	35' DEVELOPMENT EDGE
	4' SIDEWALK
	5' SIDEWALK
	6' SIDEWALK
	5' BIKE LANE/PAVED SHOULDER
	12' MULTI-USE PATH
	SPECIMEN TREE AREAS
	WILDLIFE UNDERPASS
	WILDLIFE CROSSING
	POTENTIAL SIGN LOCATION
	APPROX. FORMER TIMBER TRAM ROAD
	WETLAND PRESERVATION (CONSERVATION AREA)
	WETLAND IMPACT
	PARKS
	OPEN SPACE / LANDSCAPE TRACT
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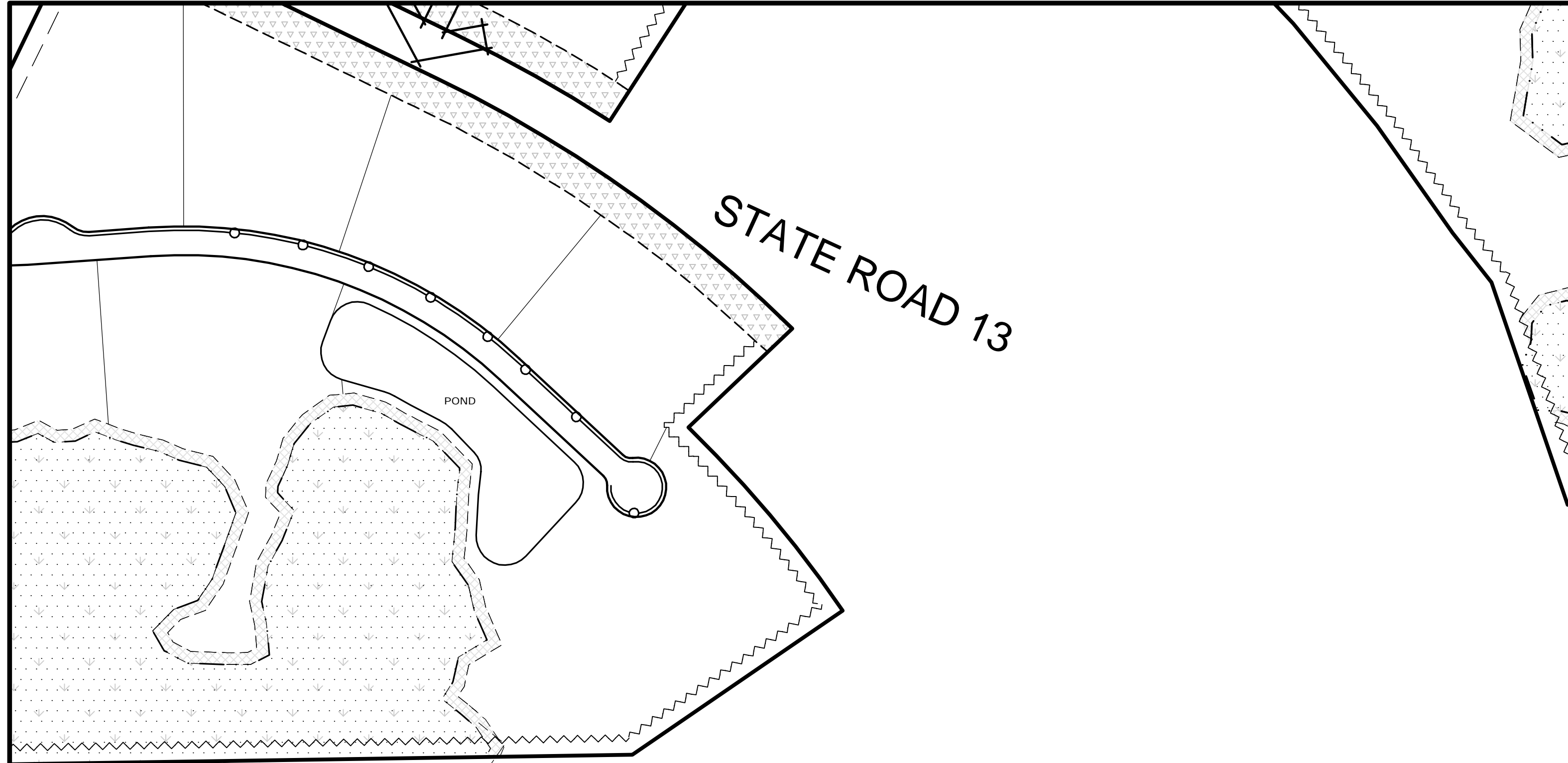
England-Thims & Miller, Inc.
 14775 Old St. Augustine Road
 Jacksonville, FL 32256
 TEL: (904) 642-8990
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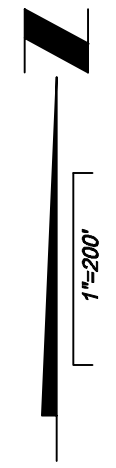
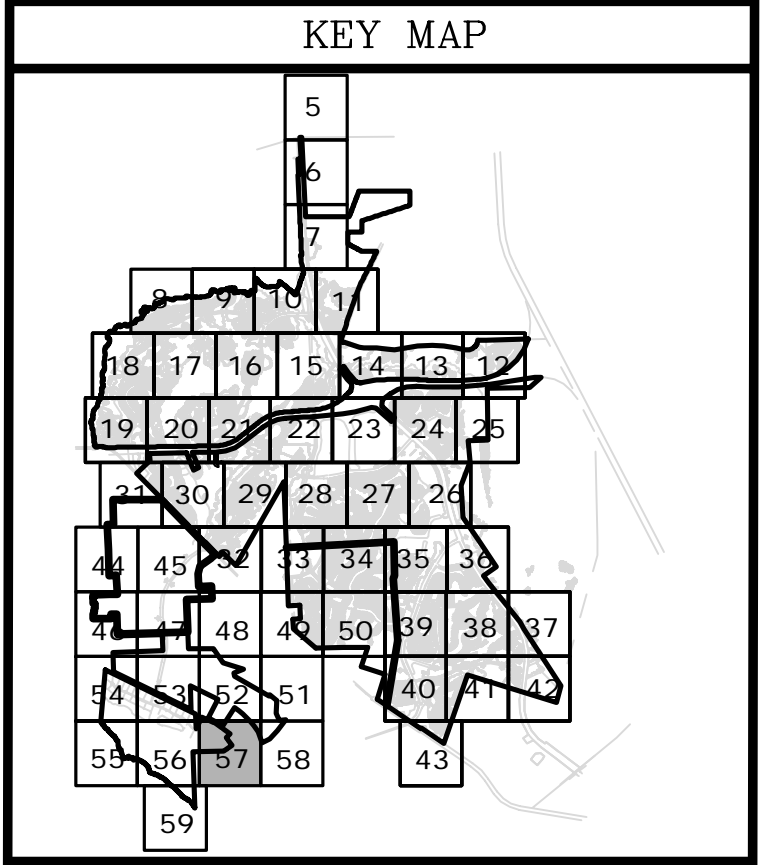
MASTER DEVELOPMENT PLAN
EXHIBIT C
SILVERLEAF PUD
WHITES FORD TIMBER, LLC
ST. JOHNS COUNTY, FLORIDA

DRAWING NUMBER
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LEGEND

- PUD BOUNDARY
- 25' AVERAGE UPLAND BUFFER
- JURISDICTIONAL WETLANDS
- 35' DEVELOPMENT EDGE
- 4' SIDEWALK
- 5' SIDEWALK
- 6' SIDEWALK
- 5' BIKE LANE/PAVED SHOULDER
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- SPECIMEN TREE AREAS
- WILDLIFE UNDERPASS
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REVISIONS:

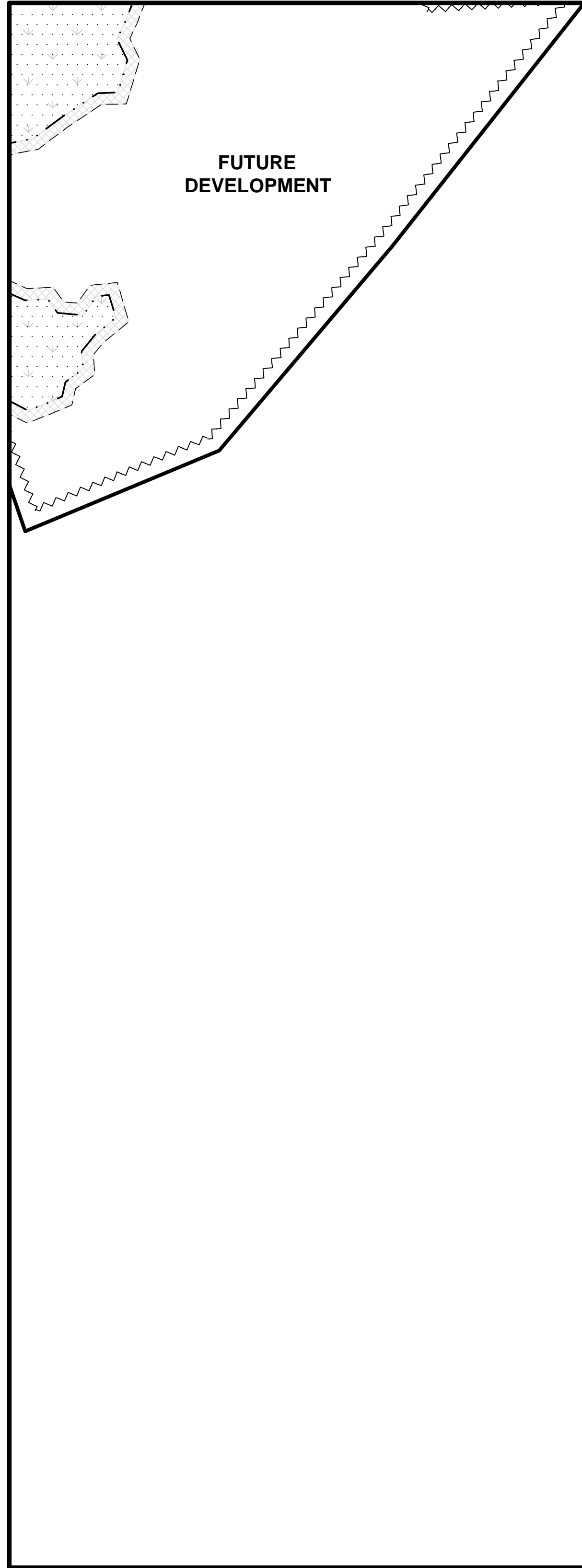
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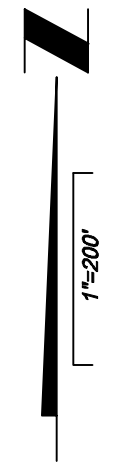
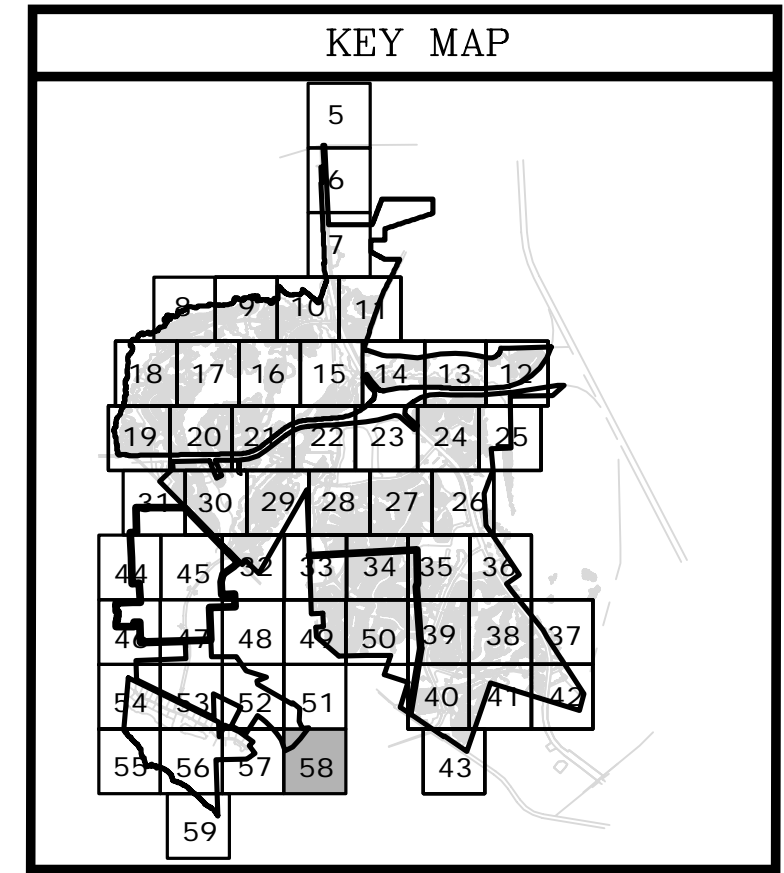
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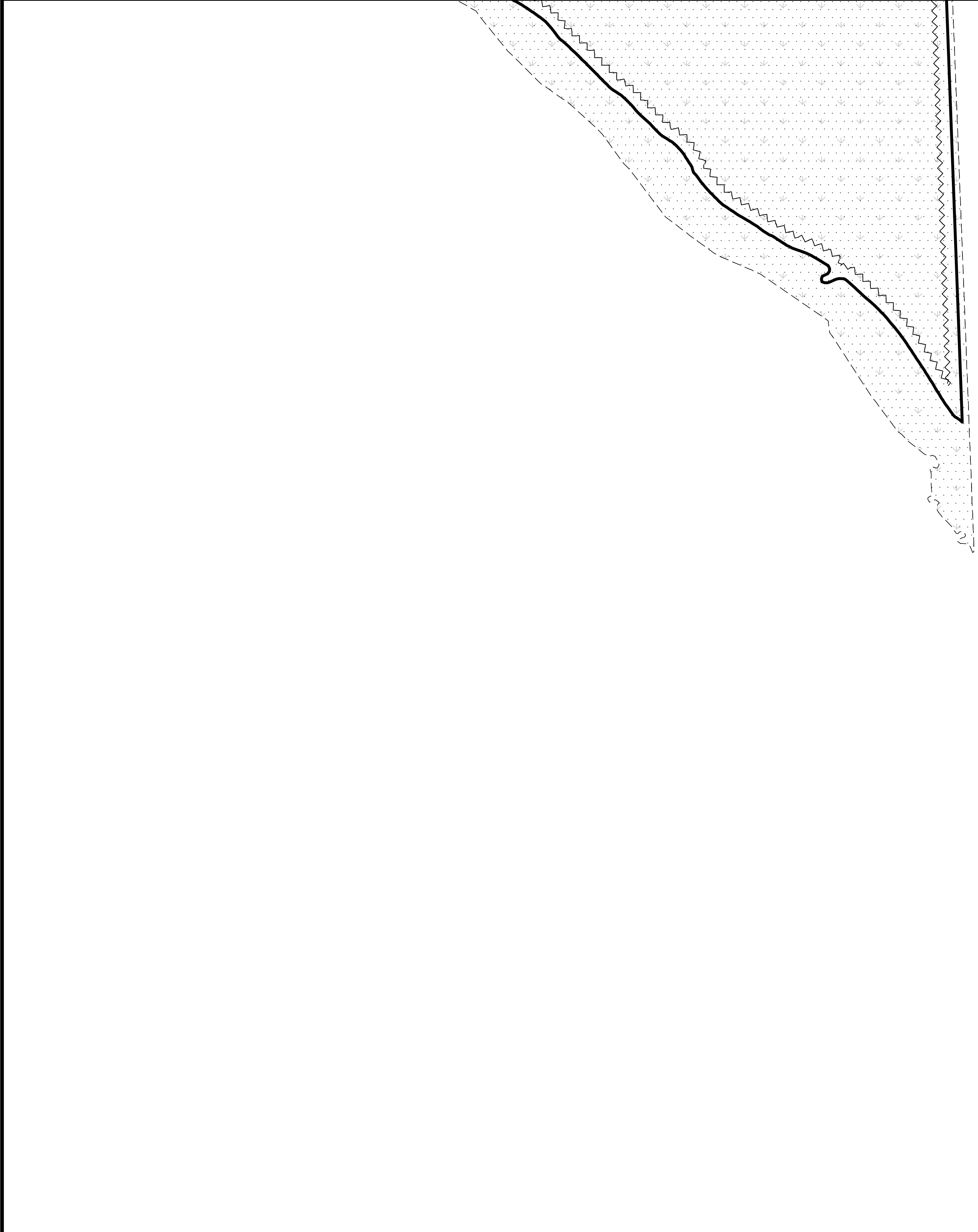
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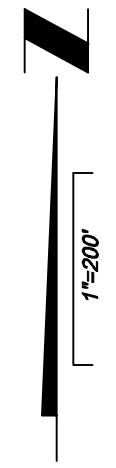
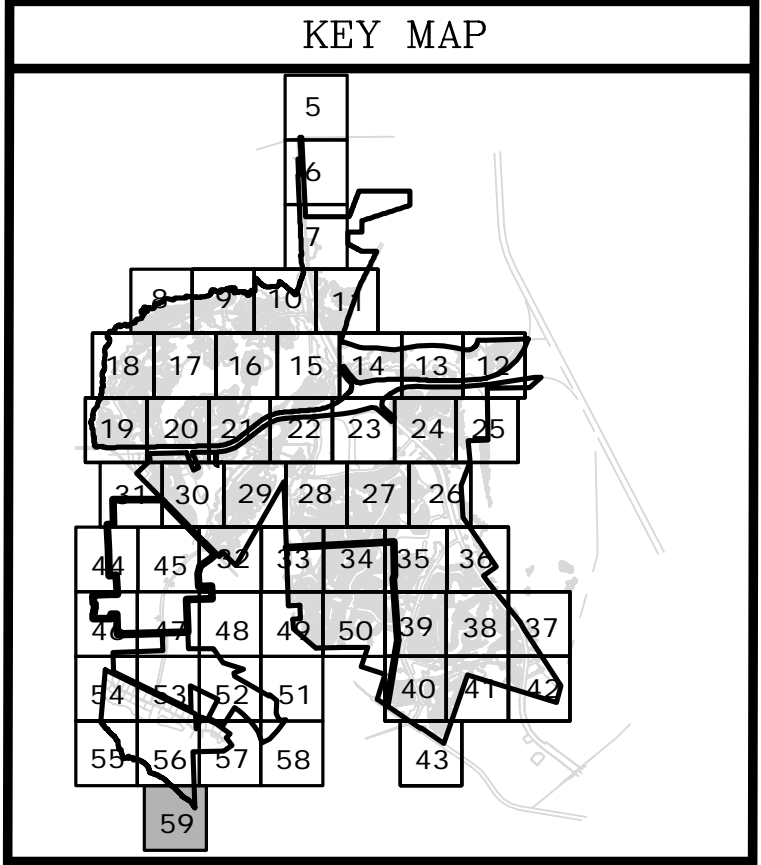
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