Instr #2015057642 BK: 4083 PG: 1542, Filed & Recorded: 9/11/2015 11:03 AM #Pgs:21
Cheryl Strickland,Clerk of the Circuit Court St. Johns County FL Recording $180.00

Doc # 2015208821, OR BK 17298 Page 1288, Number Pages: 21, Recorded 09/11/2015 at 08:22 AM, Ronnie Fussell CLERK CIRCUIT COURT DUVAL COUNTY RECORDING $180.00

This document prepared by and return to:

D. Kendel Briley, Esq.
Briley & Deal, LLC
3215 S. Third Street, Suite 101
Jacksonville Beach, FL 32250

THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE

This THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE is made effective the 10th day of September, 2015 by DFH LAND, LLC, a Florida limited liability company, hereinafter the "Owner" and The PALMS AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation hereinafter, the "Association".

Recitals:

Copy

A. The DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE is recorded in official Records Book 17064, at Page 1826 of the current public records of Duval County, Florida, hereinafter the "Declaration".
B. THE Declaration has been amended by the FIRST AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE, recorded in official Records Book 17124, at Page 2093 of the current public records of Duval County, Florida, hereinafter the "First Amendment".
C. The Declaration is recorded in Official Records Book 4073, at Page 1172 of the public records of St. Johns County, Florida.
D. The First Amendment is recorded in Official Records Book 4073, at Page 1361 of the public records of St. Johns County, Florida.
E. THE Declaration has been amended by the SECOND AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE, recorded in Official Records Book 17275, at Page 2054 of the current public records of Duval County, Florida and Official Records Book 4073, at Page 1826 of the public records of St. Johns County, Florida, hereinafter the "Second Amendment".
F. Section 13.7 of the Declaration provides that a two thirds (2/3) vote of the total votes of the Association may amend the Declaration.
G. A vote has been taken and more than two thirds of the total votes of the Association have approved this THIRD AMENDMENT TO DECLARATION OF EASEMENTS, COVENANTS CONDITIONS AND RESTRICTIONS FOR THE PALMS AT NOCATEE which provides as more particularly described below:

NOW THEREFORE, the Association hereby amends the Declaration as follows:

1. All terms capitalized herein shall have the meaning as contained herein or if not defined herein shall have the same meaning as provided in the Declaration.

2. Exhibit A as referred to in the Recitals and the Declaration paragraph shall be amended to add the land contained within Palms at Nocatee North. An Addendum to Exhibit "A" is attached hereto and made a part thereof.

   The Developer hereby subjects the land described as Palms at Nocatee North to the Declaration, the First Amendment and the Second Amendment. All references in the Declaration, the First Amendment and the Second Amendment to the Property or the Land shall refer to The Palms at Nocatee, the Palms at Nocatee East and the Palms at Nocatee North.

3. Section 4.4 shall be amended to read as follows:

   Section 4.4 Tracts Retained by Developer & Assigns. The Plat of the Palms at Nocatee Phase I provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G, I, J and K as indicated on the Plat for the Palms at Nocatee Phase I, attached hereto as Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

   The Plat of the Palms at Nocatee East provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, Y, Z, AA and BB as indicated on the Plat for the Palms at Nocatee East, attached hereto as a part of Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

   The Plat of the Palms at Nocatee North provides that the Developer or its successors and assigns shall retain ownership and be responsible for maintenance of Tracts A, B, C, D, E, F, G and , H as indicated on the Plat for the Palms at Nocatee North, attached hereto as a part of Exhibit "A". Developer or its successors and assigns shall be responsible for maintenance of those tracts listed in this Section 4.4 and the Assessments provide under Article VII shall be used for such maintenance.

DFH Land, LLC (Developer)
a Florida limited liability company

Print Name Patrick Murrell

By: Patrick Zalupski
Its Manager

Print Name Linda J. Richardson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of September, 2015, by Patrick Zalupski, as Manager of DFH Land, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me.

LINDA JAYNE RICHARDSON
Commission # FF 023388
Expires June 3, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

Notary Public, State and County aforesaid

COPY

The PALMS AT NOCATEE HOMEOWNERS ASSOCIATION, INC.,
a Florida not-for-profit corporation

Print Name Patrick Murrell

By: Batey McGraw
Its President

Print Name Linda J. Richardson

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 10th day of September, 2015, by Batey McGraw, as President of The PALMS AT NOCATEE HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, who is personally known to me.

Notary Public, State and County aforesaid

LINDA JAYNE RICHARDSON
Commission # FF 023388
Expires June 3, 2017
Bonded Thru Troy Fain Insurance 800-385-7019

PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 120

SHEET 1 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

Other Easements Affecting Platted Lands As Included Into Subdivision Roads:

(SURVEYOR'S COMMENTS CAPITALIZED AND BE PARAPHRASED)

1. Amended Installation and Service Agreement by and between Developer of Greater Nocatee/Crosspoint Inc. and SONOC Company LLC dated June 3, 2008; (1st Amendment dated April 12, 2007; Second Amendment dated September 22, 2008) (PLOTTED LANDS AFFECTED, CONTAINS BLANKET EASEMENTS (NOT PLOTTABLE)

2. Terms and conditions of Covenants, conditions and restrictions contained in Special Warranty Deed recorded July 6, 2007 in Official Records Book 14284, page 864 (PLOTTED LANDS AFFECTED, CONTAINS BLANKET EASEMENTS AND OTHER UNPLOTTABLE ENTITIES)

3. Terms and conditions of Construction, Drainage and Maintenance Easement between The Rybolt Group, Inc., a surround corporation, Nocatee Community Development District and SONOC Company, LLC, a Delaware limited liability company as set out in instrument recorded July 1, 2007 in Official Records Book 14282, page 309 (SOME EASEMENTS DO NOT AFFECT PLATTED LANDS, HOWEVER, SECTION 4 OF SAID INSTRUMENT GRANTS A BLANKET EASEMENT OVER ENTIRE PLATTED LANDS FOR RIGHTS & BENEFITS TO PONDS "AS MAY BE NECESSARY" NOT PLOTTABLE) ; (First Amendment recorded August 9, 2010 in Official Records Book 15331, page 2222) (PLATTED LANDS NOT AFFECTED.)

4. Restrictions, covenants, conditions and easements, which include provisions for a private charge or assessments, as contained in the Declaration of Easements, Covenants, Conditions and Restrictions for The Palms at Nocatee recorded February 13, 2015 in Official Records Book 17304, page 1929. (PLATTED LANDS AFFECTED, CONTAINS BLANKET EASEMENTS AND OTHER UNPLOTTABLE MATTERS ALSO INCLUDES EASEMENTS FOR UTILITIES ALONG THE INSIDE OF EVERY LOT LINE, BOTH ABUTTING AS FOLLOWS: FRONT, 10', REAR, 10', AND SIDES, 5' NOT PLOTTED)

ADOPTION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, that Nocatee Development, LLC, a Florida limited liability company, hereby certifies that it is the owner of the lands described in the Certificate of Ownership and Dedication hereon and that said lands are platted as shown hereon and does hereby adopt this plat as the plat of The Palms at Nocatee - North.

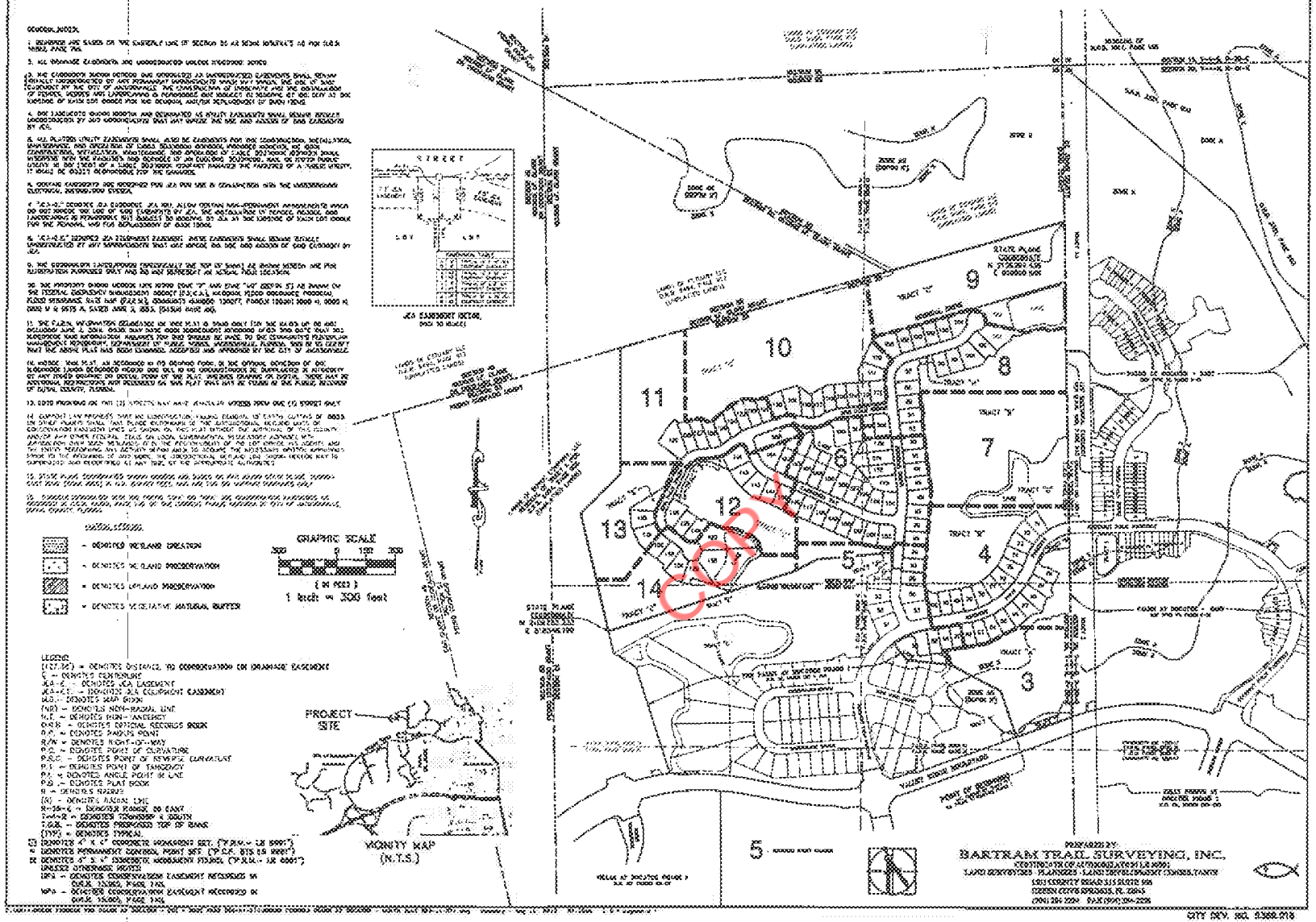
All streets, alleys, roads, thoroughfares, avenues, boulevards and easements for drainage are hereby dedicated for public use, except those designated as private, and the utility easements are hereby dedicated for the use of all public and private utility companies, cable television companies and governmental agencies, for the construction, operation, maintenance, repair and replacement of utility and cable television lines and appurtenances, drainage facilities and for the purposes of providing ingress and egress to public and private service personnel, both police and fire, and to any and all

PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 18G THROUGH 18S, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 21

SHEET 2 OF 14 SHEETS



COPY

BK: 4083 PG: 1546

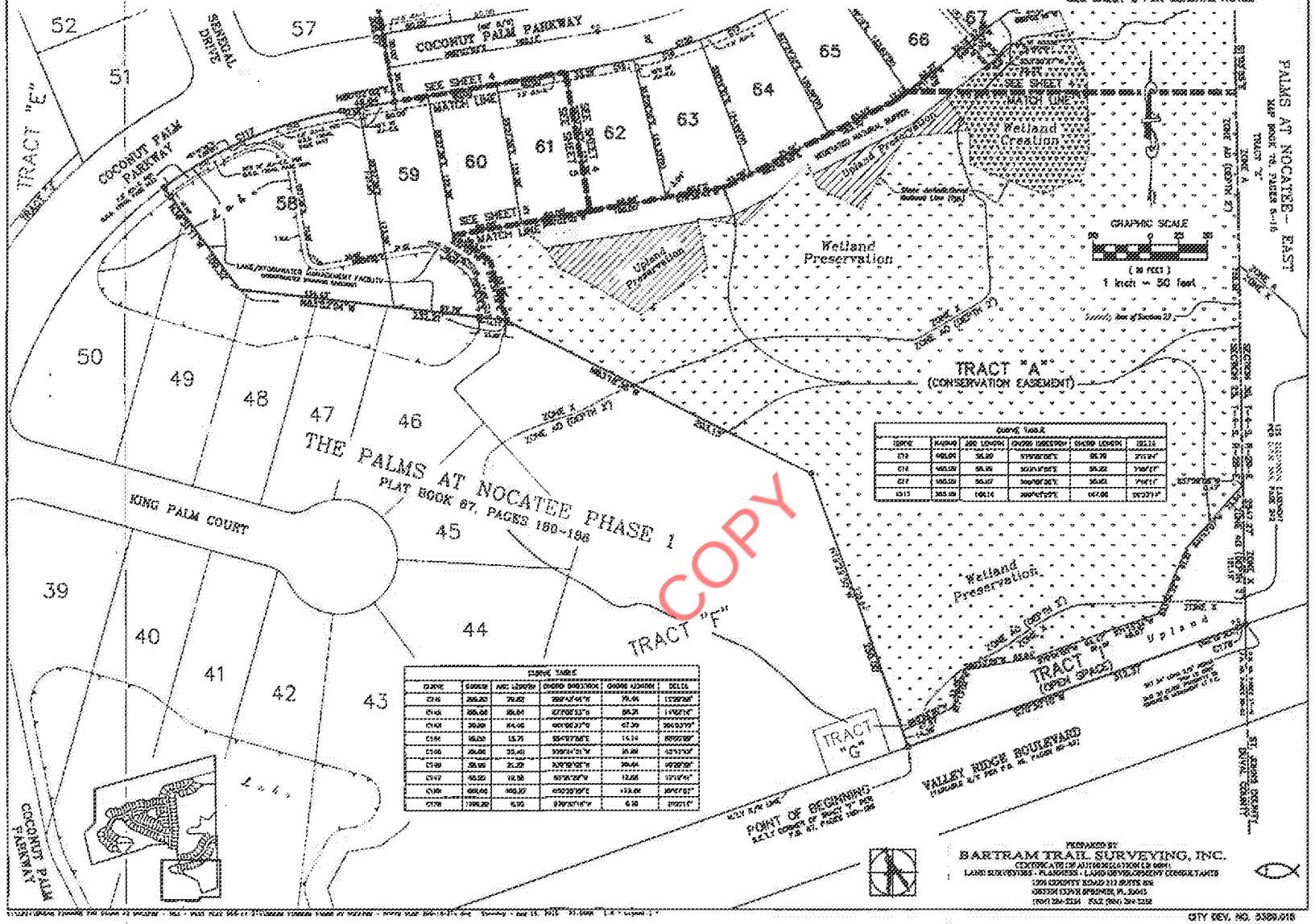
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "E", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 122

SHEET 3 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



COPY

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 6991
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MERRITT ISLAND, FL 32953
(321) 504-2334 FAX (866) 364-7258

CITY DEV. NO. 5389.015

BK: 4083 PG: 1547

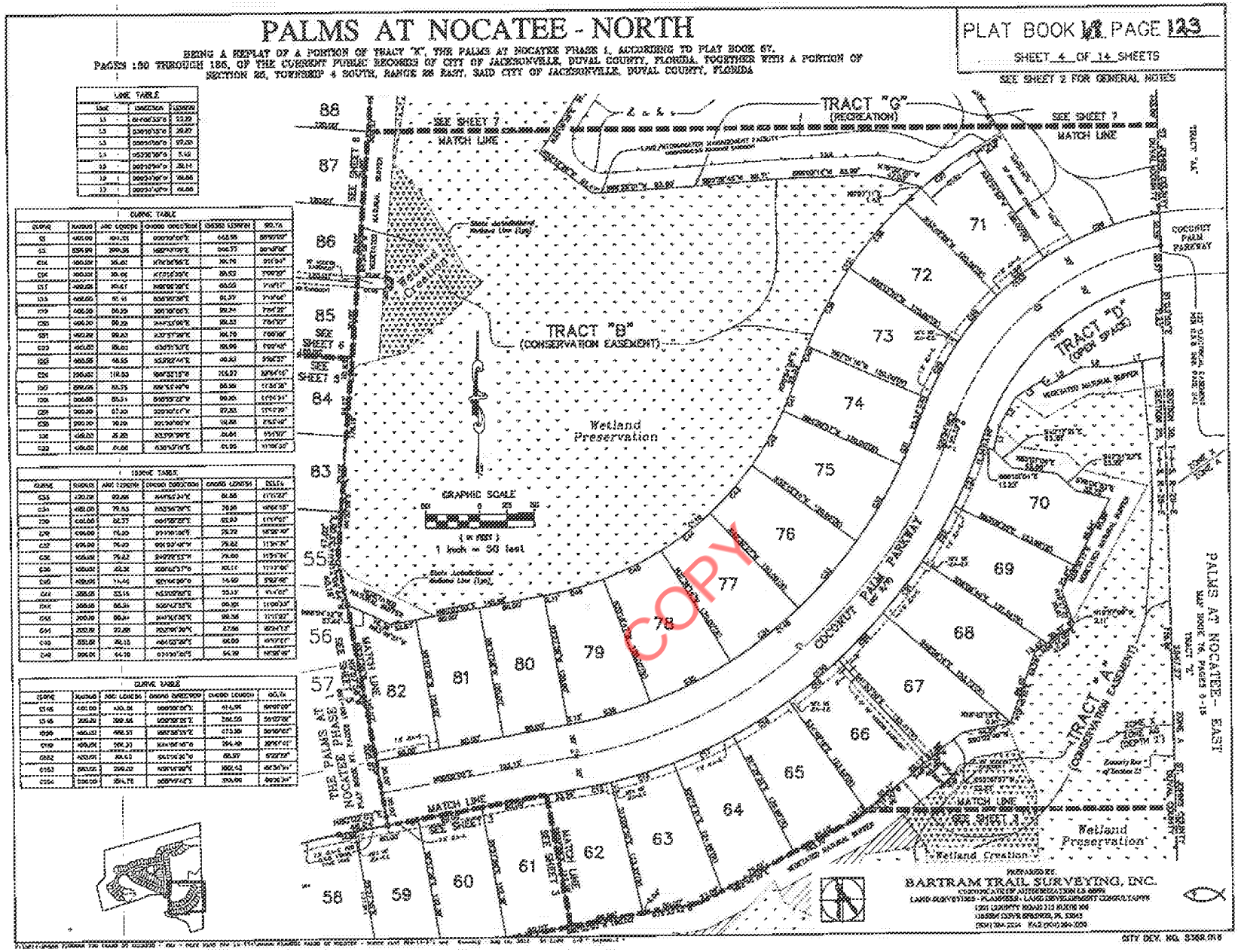
PALMS AT NOCATEE - NORTH

PLAT BOOK 61 PAGE 123

SHEET 4 OF 14 SHEETS

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 57, PAGES 150 THROUGH 165, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES



BK: 4083 PG: 1548

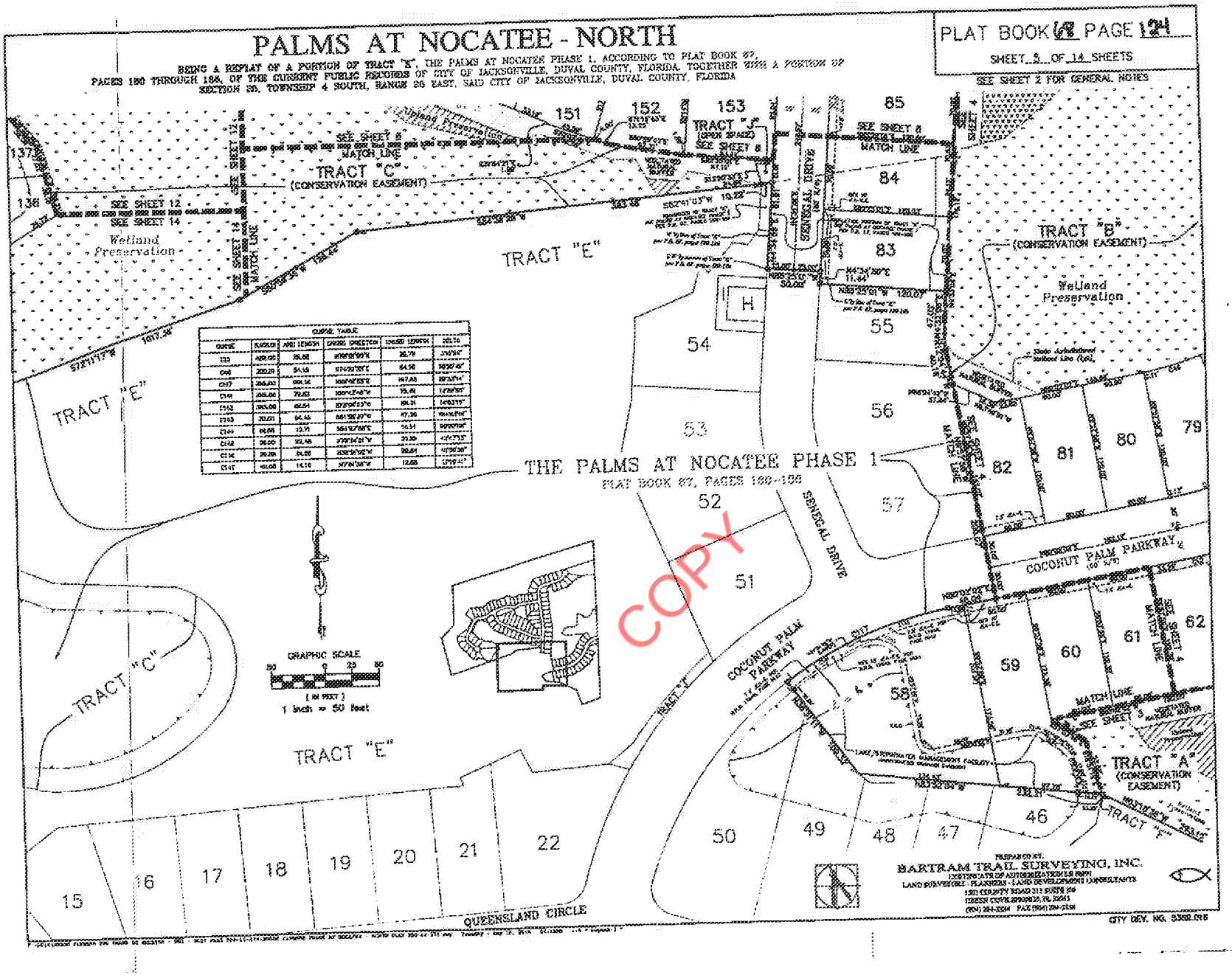
PALMS AT NOCATEE - NORTH

PLAT BOOK 62 PAGE 124

SHEET 5 OF 14 SHEETS

BEING A REPLAT OF A PORTION OF TRACT "E", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 57, PAGES 100 THROUGH 108, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

SEE SHEET 2 FOR GENERAL NOTES



BK: 4083 PG: 1549

PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 150 THROUGH 166, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 126

SHEET 6 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

1 inch = 50 feet

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C1	200.00	64.38	N78°51'57"W	64.10	18°26'34"
C2	225.00	63.28	N79°03'47"E	63.08	16°06'56"
C3	150.00	35.22	N76°25'43"E	35.13	13°27'30"
C4	150.00	105.66	N36°23'09"E	103.44	40°21'10"
C5	150.00	30.63	S68°28'48"E	30.58	11°42'07"
C6	275.00	39.60	N60°51'17"E	39.56	8°15'02"
C7	225.00	73.25	N63°34'25"E	72.91	18°39'18"
C8	150.00	11.05	S69°09'09"W	11.04	4°13'07"
C9	117.00	60.39	S70°50'56"E	59.72	29°34'15"
C10	167.00	34.98	S66°16'09"E	34.91	12°00'00"
C11	150.00	28.16	S60°00'00"W	28.12	10°45'27"
C12	150.00	30.77	S71°25'31"W	30.71	11°45'09"
C13	275.00	39.64	S66°37'36"E	39.60	8°15'02"
C14	275.00	96.94	S72°34'14"E	96.45	20°12'01"
C15	275.00	5.33	S82°00'11"E	5.33	1°06'36"
C16	25.00	39.27	N45°00'00"W	35.36	90°00'00"
C17	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C18	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C19	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C20	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C21	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C22	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C23	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C24	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C25	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C26	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C27	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C28	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C29	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C30	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C31	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C32	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C33	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C34	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C35	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C36	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C37	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C38	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C39	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C40	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C41	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C42	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C43	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C44	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C45	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C46	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C47	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C48	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C49	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C50	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C51	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C52	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C53	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C54	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C55	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C56	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C57	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C58	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C59	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C60	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C61	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C62	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C63	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C64	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C65	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C66	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C67	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C68	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C69	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C70	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C71	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C72	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C73	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C74	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C75	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C76	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C77	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C78	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C79	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C80	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C81	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C82	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C83	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C84	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C85	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C86	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C87	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C88	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C89	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C90	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C91	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C92	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C93	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C94	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C95	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C96	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C97	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C98	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C99	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C100	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C101	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C102	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C103	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C104	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C105	225.00	73.25	S72°34'14"E	72.91	18°39'18"
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C109	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C110	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C111	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C112	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C113	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C114	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C115	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C116	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C117	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C118	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C119	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C120	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C121	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C122	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C123	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C124	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C125	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C126	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C127	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C128	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C129	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C130	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C131	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C132	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C133	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C134	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C135	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C136	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C137	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C138	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C139	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C140	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C141	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C142	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C143	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C144	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C145	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C146	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C147	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C148	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C149	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C150	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C151	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C152	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C153	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C154	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C155	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C156	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C157	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C158	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C159	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C160	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C161	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C162	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C163	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C164	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C165	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C166	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C167	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C168	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C169	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C170	55.00	39.55	N46°32'47"E	38.70	41°11'47"
C171	225.00	73.25	S72°34'14"E	72.91	18°39'18"
C172	225.00	73.25	S63°34'25"W	72.91	18°39'18"
C173	55.00	39.55	N46°32'47"E	38.70	41°11'47"

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C174	167.00	34.98	S72°34'14"E	34.91	12°00'00"
C175	150.00	94.38	S72°34'14"E	92.86	36°03'00"
C176	150.00	94.38	S72°34'14"E	92.86	36°03'00"
C177	150.00	94.38	S72°34'14"E	92.86	36°03'00"

PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 150 THROUGH 156, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 126

SHEET 7 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

1 inch = 50 feet

SEE SHEET 8 MATCH LINE

TRACT "B" (CONSERVATION EASEMENT)

Wetland Preservation

TRACT "G" (RECREATION)

MATCH LINE SEE SHEET 4

SEE SHEET 6

SEE SHEET 4

Wetland Creation

PALMS AT NOCATEE - EAST

MAP BOOK 58, PAGES 9-15

COPY

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.

CITY DEV. NO. 5388.015

BK: 4083 PG: 1551

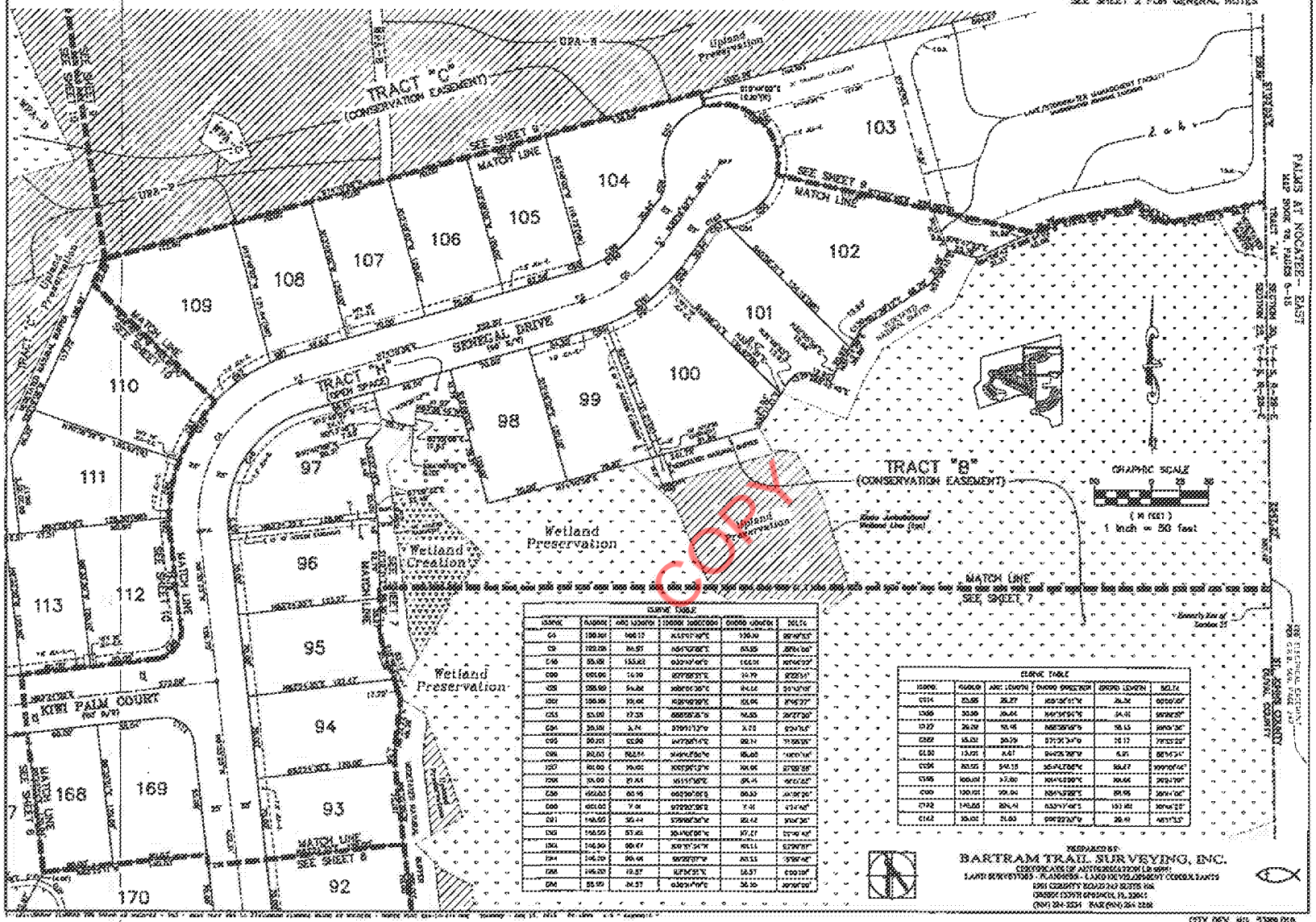
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "C", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 198, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA

PLAT BOOK 69 PAGE 137

SHEET 8 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



COPY

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.

CITY DEV. NO. 5389.016

BK: 4083 PG: 1552

PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 169 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 26 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 128

SHEET 9 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES

GRAPHIC SCALE

1 inch = 50 feet

LANDS OF ESTUARY LLC O.R.B. 9494, PAGE 915 (UNPLATTED LANDS)

TRACT "C" (CONSERVATION EASEMENT)

Upland Preservation

Upland Preservation

Wetland Preservation

TRACT "B"

PALMS AT NOCATEE - EAST

Map Book 74, Pages 1-15

TRACT "A"

103

104

105

106

107

108

109

110

102

101

100

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 8

MATCH LINE SEE SHEET 10

SECTION 25

SECTION 35

SECTION 36 SECTION 31, CLARK GRANT

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.

CITY DEV. NO. 5388.018

COPY

BK: 4083 PG: 1553

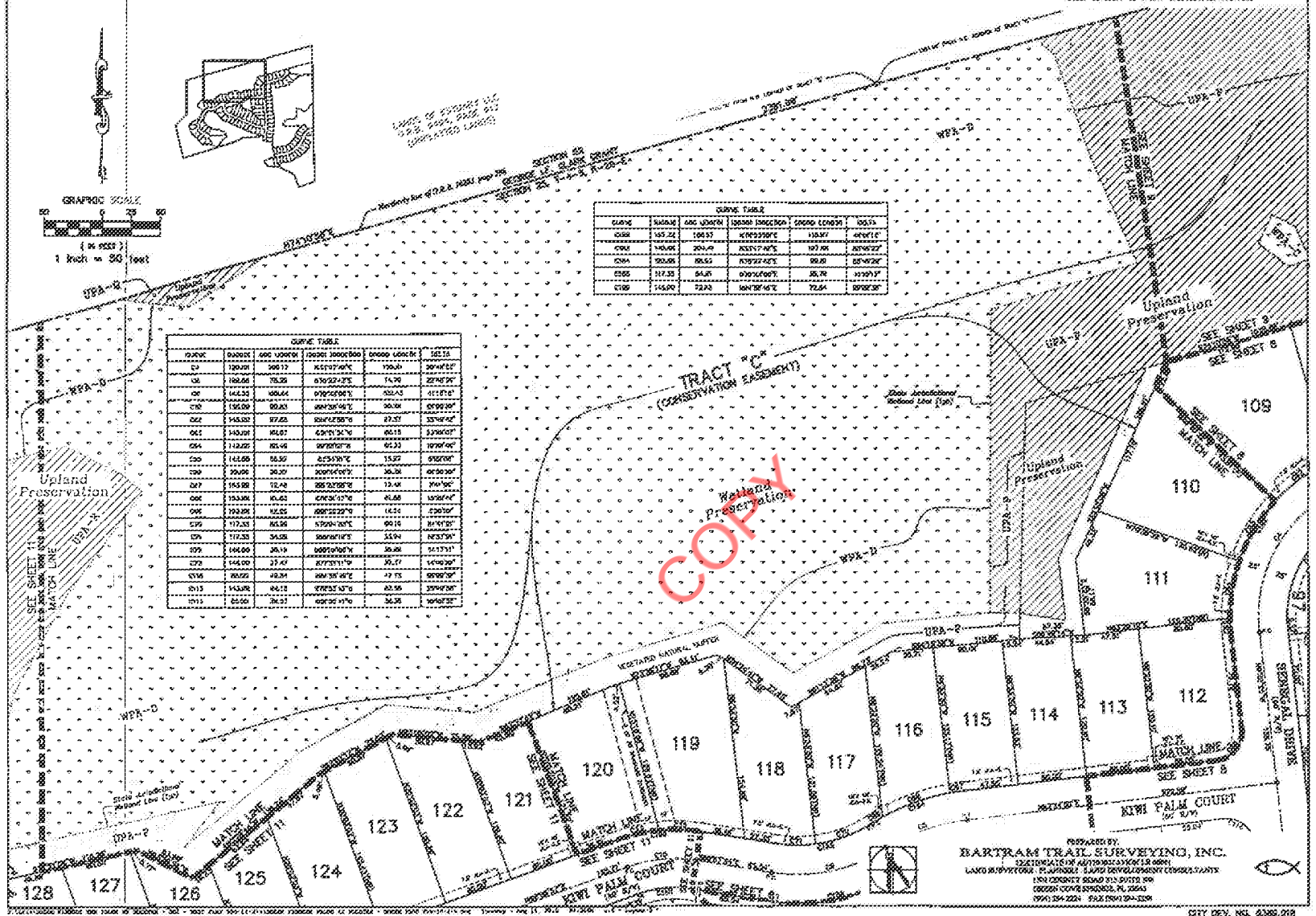
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "C", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 160 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 69 PAGE 129

SHEET 10 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CITY DEV. NO. 6388.018

BK: 4083 PG: 1554

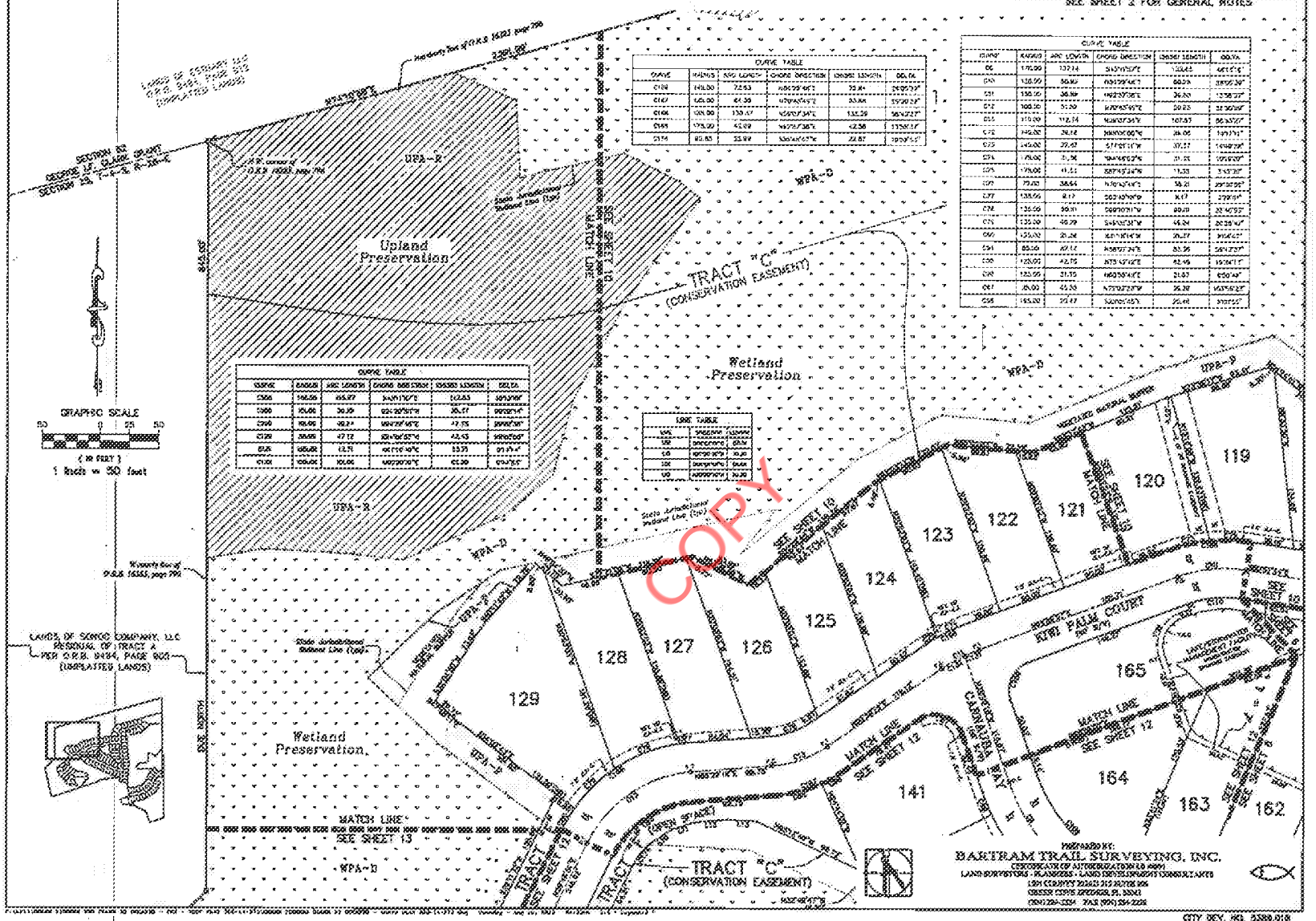
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 188, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 38, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 130

SHEET 11 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CITY DEV. NO. 3389.018

COPY

BK: 4083 PG: 1555

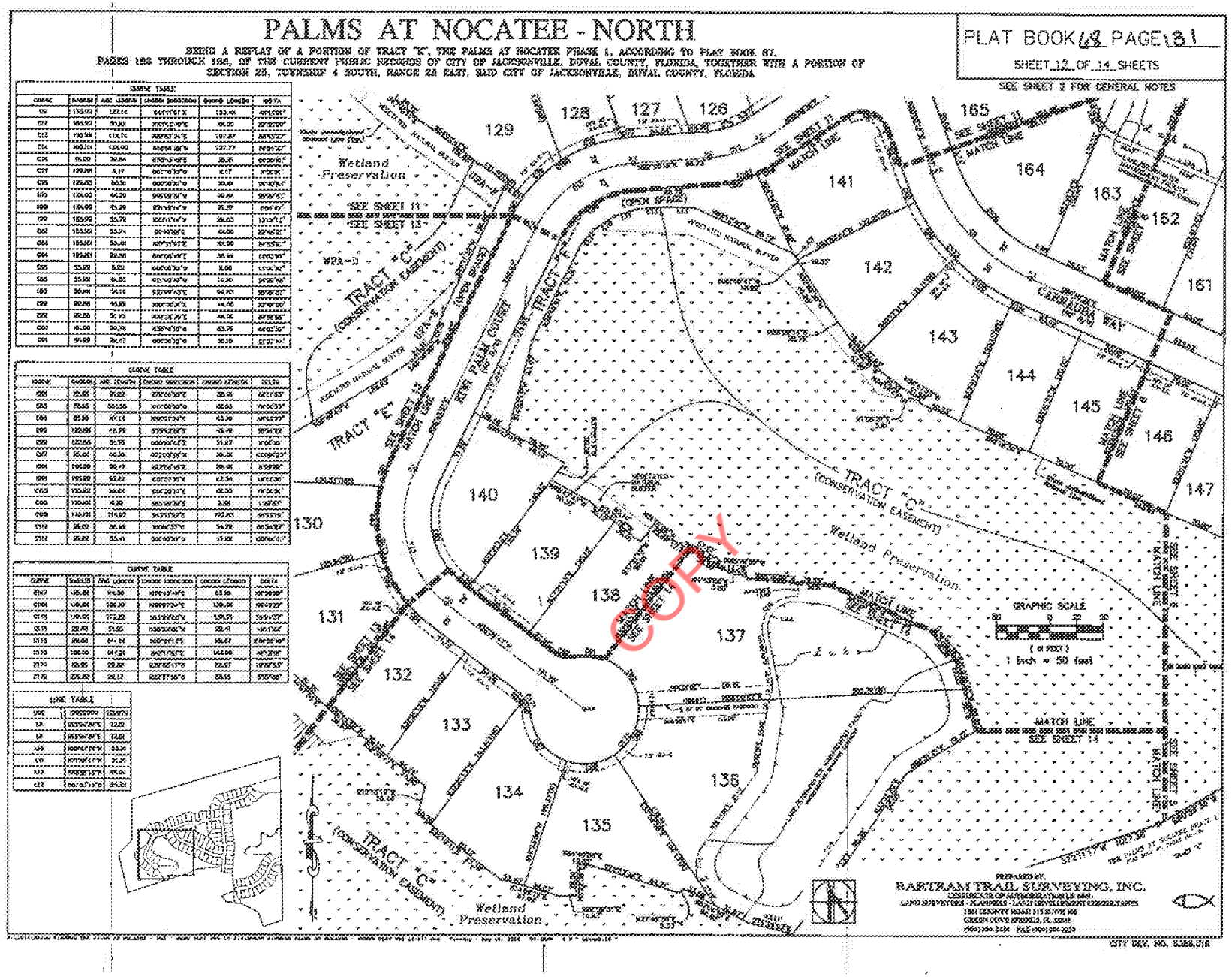
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 57, PAGES 186 THROUGH 198, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 31

SHEET 12 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CITY DEV. NO. 5288.019

BK: 4083 PG: 1556

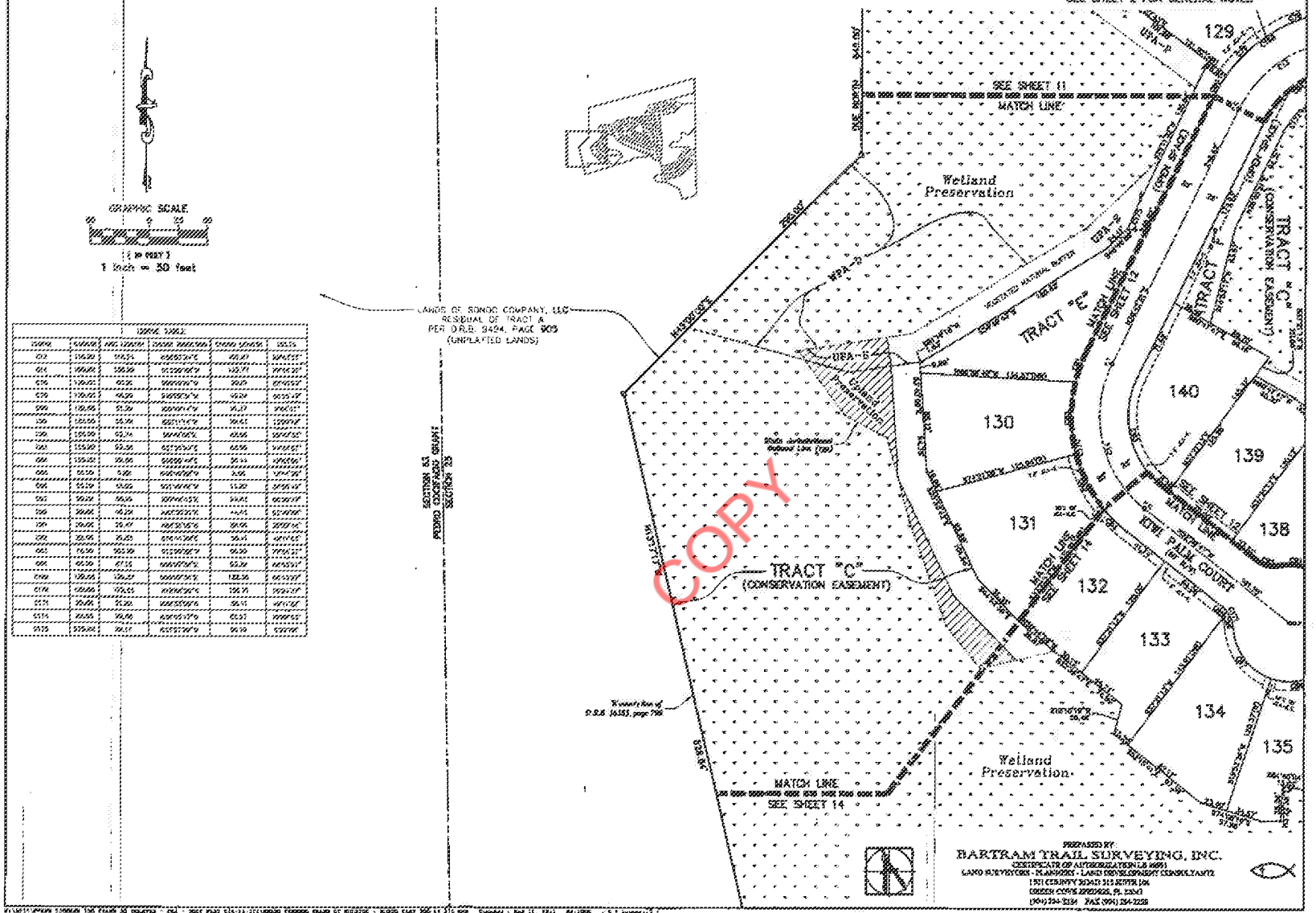
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "K", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 186 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 132

SHEET 13 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



CURVE TABLE					
CURVE	LENGTH	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA
C21	154.00'	154.31'	N58°57'54"E	147.81'	57°24'57"
C24	154.00'	154.00'	N13°59'48"E	147.71'	57°18'27"
C25	154.00'	40.26'	N00°00'00"W	40.15'	14°58'53"
C26	154.00'	44.26'	N14°58'53"W	44.09'	16°28'42"
C27	154.00'	51.39'	N30°47'14"W	51.17'	19°07'01"
C28	154.00'	53.38'	N49°51'15"W	53.11'	19°51'42"
C29	154.00'	53.74'	N69°56'58"W	53.48'	19°59'55"
C30	154.00'	53.38'	N89°51'57"W	53.11'	19°51'42"
C31	154.00'	53.38'	S70°16'01"W	53.11'	19°51'42"
C32	154.00'	53.38'	S50°24'19"W	53.11'	19°51'42"
C33	154.00'	53.38'	S30°32'37"W	53.11'	19°51'42"
C34	154.00'	53.38'	S10°40'55"W	53.11'	19°51'42"
C35	154.00'	5.00'	S00°00'00"W	5.00'	1°51'46"
C36	154.00'	15.00'	S01°51'46"E	15.00'	5°35'00"
C37	154.00'	59.06'	S09°44'31"E	58.69'	21°58'32"
C38	154.00'	45.23'	S30°43'32"E	45.07'	16°49'57"
C39	154.00'	25.47'	S42°08'16"E	25.44'	9°28'43"
C40	154.00'	25.00'	S51°44'38"E	24.97'	9°18'12"
C41	154.00'	153.98'	S72°09'38"E	147.56'	57°18'27"
C42	154.00'	47.15'	N84°49'04"E	46.96'	17°32'37"
C43	154.00'	106.83'	N49°07'34"E	104.58'	39°44'40"
C44	154.00'	154.00'	S18°00'00"E	147.71'	57°18'27"
C45	154.00'	53.38'	S38°51'58"E	53.11'	19°51'42"
C46	154.00'	53.38'	S58°43'40"E	53.11'	19°51'42"
C47	154.00'	53.38'	S78°35'22"E	53.11'	19°51'42"

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 6691
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1301 CEDARWOOD BOULEVARD, SUITE 104
ORANGE PARK, FLORIDA 32073
(904) 264-3256 FAX (904) 264-3258

CITY DEV. NO. 5368.018

BK: 4083 PG: 1557

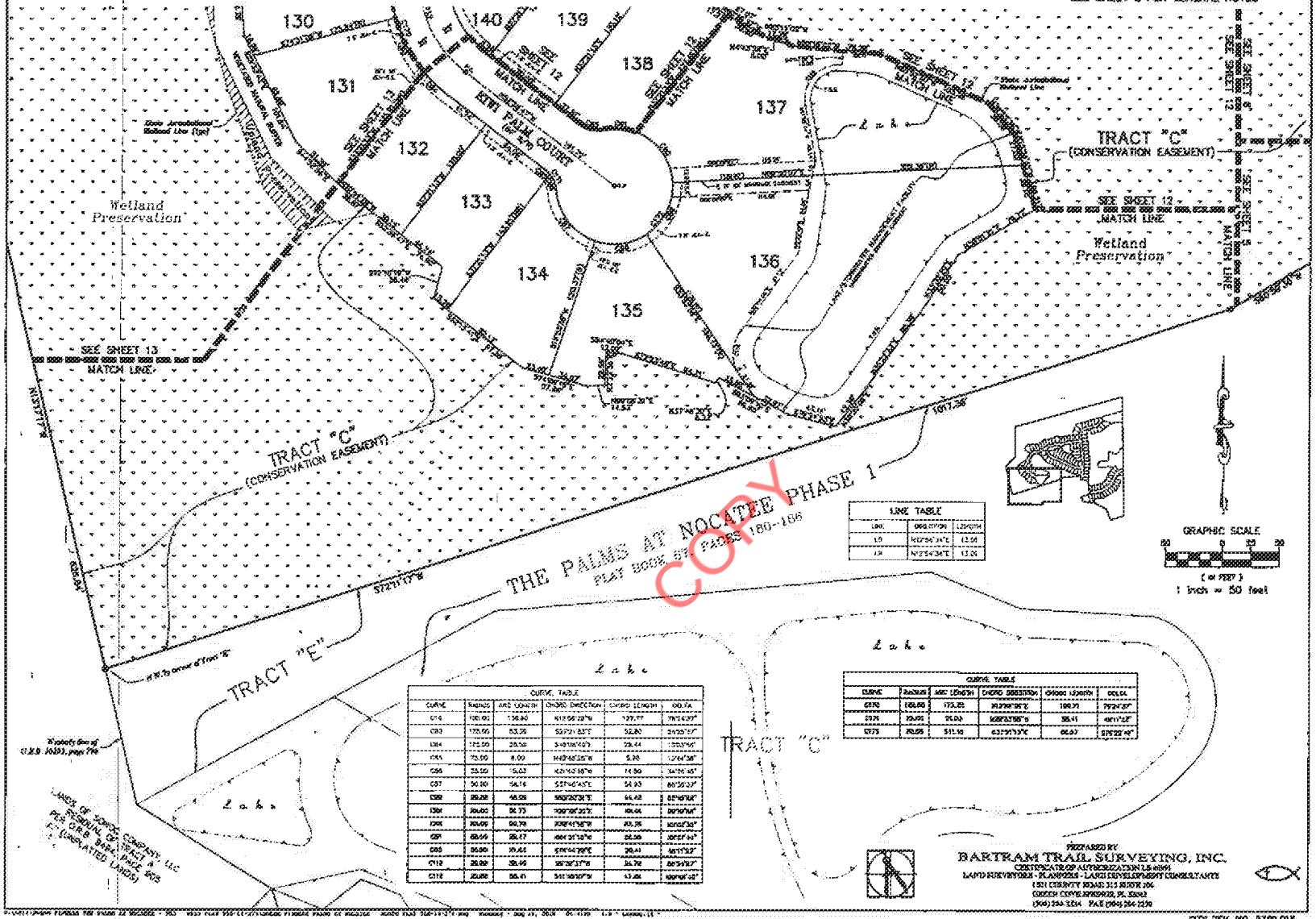
PALMS AT NOCATEE - NORTH

BEING A REPLAT OF A PORTION OF TRACT "A", THE PALMS AT NOCATEE PHASE 1, ACCORDING TO PLAT BOOK 67, PAGES 180 THROUGH 186, OF THE CURRENT PUBLIC RECORDS OF CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 25, TOWNSHIP 4 SOUTH, RANGE 28 EAST, SAID CITY OF JACKSONVILLE, DUVAL COUNTY, FLORIDA

PLAT BOOK 68 PAGE 133

SHEET 14 OF 14 SHEETS

SEE SHEET 2 FOR GENERAL NOTES



LINE TABLE		
L8	N07°56'34"E	13.56
L9	N07°56'34"E	13.56

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C10	150.00	130.80	N13°56'29"E	126.67	74°41'07"
C11	125.00	83.26	S37°21'33"E	81.80	38°09'57"
C14	175.00	28.58	S41°16'49"E	28.55	9°21'26"
C15	75.00	8.00	N42°45'35"E	8.00	6°06'38"
C16	25.00	15.03	N24°42'16"E	14.80	34°26'45"
C17	50.00	56.16	S37°40'43"E	53.23	64°20'37"
C18	25.00	46.06	N60°26'26"E	39.72	105°32'58"
C19	50.00	56.73	N58°56'25"E	53.81	65°00'04"
C20	50.00	50.79	S08°15'56"E	48.65	58°12'30"
C21	65.00	28.17	S64°30'10"E	27.95	24°49'41"
C22	25.00	39.44	S76°04'29"E	35.51	90°23'53"
C23	25.00	39.45	S13°55'31"W	35.52	90°25'07"
C24	25.00	38.41	S61°16'50"W	34.76	88°00'47"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C26	150.00	173.25	N29°06'38"E	163.71	79°24'57"
C27	25.00	39.03	N38°53'58"W	35.14	89°27'02"
C28	25.00	511.18	S23°51'39"E	46.97	89°22'49"

PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 6661
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
(904) 284-1234 FAX (904) 284-1239

CITY DEV. NO. 5389.018

BK: 4083 PG: 1558

JOINDER AND CONSENT TO PLAT FOR THE PALMS AT NOCATEE NORTH BY DFH LAND, LLC

KNOW ALL MEN BY THESE PRESENTS, that Medley Capital Corporation, a Delaware corporation, ("the Lender"), the owner and holder of the following described loan documents ("the Loan Documents"):

> Mortgage, Security Agreement, Assignment of Rents and Fixture Filing from DFH LAND, LLC, DFH GREYHAWK LLC, DFH WILDWOOD, LLC, DFH CORONA, LLC, DFH JOHNS LANDING, LLC, DFH MAGNOLIA, LLC and DFH MANDARIN, LLC, each a Florida limited liability company, to Lender, its successors and/or assigns, dated September 13, 2013, and recorded September, 19, 2013 in O.R. Book 16532, Page 1806; Assignment of Leases and Rents and Security Deposits to Medley Capital Corporation dated September 13, 2013 and recorded September 19, 2013, in O.R. Book 16532, Page 1841; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2359; Modification Agreement dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2377; Modification Agreement dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2401; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated November 21, 2014, recorded November 24, 2014 in O.R. Book 16985, Page 2164; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated January 30, 2015, recorded February 2, 2015 in O.R. Book 17052, Page 2424; Agreement of Spreader and Modification of Mortgage and Security Agreement, Assignment of Rents and Fixture Filing dated February 6, 2015, recorded February 9, 2015 in O.R. Book 17061, Page 1; Mortgage, Security Agreement, Assignment of Rents and Fixture Filing dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 993; Assignment of Leases and Rents and Security Deposits dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1037; Modification Agreement dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1070; Modification Agreement dated May 29, 2015, recorded June 2, 2015 in O.R. Book 17185, page 1104; UCC-1 Financing Statement recorded September 19, 2013 in O.R. Book 16532, Page 1866; Amendment to UCC-1 Financing Statement recorded July 8, 2014 in O.R. Book 16837, Page 2427; UCC-1 Financing Statement recorded November 24, 2014 in O.R. Book 16985, Page 2184; all of the Current Public Records of Duval County, Florida;

hereby joins in and consents to the terms and conditions of that certain PLAT FOR THE PALMS AT NOCATEE NORTH ("the "Plat") by DFH LAND, LLC, a Florida limited liability company, to which Amendment this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Documents.

(Signature page follows)

IN WITNESS WHEREOF, the Lender has caused this presents to be executed as of the 10th day of August, 2015.

Witnesses:

First Witness

Print Name

Second Witness

Print Name

Medley Capital Corporation,
a Delaware corporation

By:
Name: Richard Allorto
Its: Chief Financial Officer

STATE OF NEW YORK
COUNTY OF NEW YORK

COPY

The foregoing instrument was acknowledged before me on this 10th day of August, 2015, before me personally appeared Richard Allorto, as Chief Financial Officer of Medley Capital Corporation, on behalf of said corporation.

WITNESS my signature and official seal at 375 Park Ave, in the County and State aforesaid, the day and year last aforementioned.

NOTARY PUBLIC – State of New York

My Commission Expires: 6/17/2017

Rachel Cross
Print Name

Personally known ☑ OR Produced identification ☐
Type of Identification Produced _____

Rachel Cross
Notary Public, State of New York
No. 01CR6284283
Qualified in New York County
My Commission Expires June 17, 2017

JOINDER AND CONSENT TO PLAT FOR THE PALMS AT NOCATEE NORTH BY DFH LAND, LLC

KNOW ALL MEN BY THESE PRESENTS, that Texas Capital Bank, National Association, a national banking association, ("the Lender"), the owner and holder of the following described loan documents ("the Loan Documents"):

> Amended and Restated Mortgage, Security Agreement, Assignment of Rents, Fixtures Filing and Spreader Agreement from DFH Land, LLC, a Florida limited liability company, to Lender, its successors and/or assigns, dated June 30, 2014, recorded July 8, 2014 in O.R. Book 16837, Page 2304; Assignment of Leases and Rents and Security Deposits recorded September 19, 2013 in Official Records Book 16533, Page 635 as assigned to Texas Capital Bank by Assignment of Assignment of Leases and Rents and Security Deposits recorded July 8, 2014 in Official Records Book 16837, Page 2299; Mortgage Modification Agreement and Notice of Future Advances dated January 28, 2015, recorded January 30, 2015, in O. R. Book 17051, Page 380; Mortgage Modification Agreement and Notice of Future Advances recorded June 24, 2015, in O. R. Book 17210, Page 2430; Mortgage Security Agreement, Assignment of Rents and Fixture Filing dated June 22, 2015, recorded June 24, 2015, in O. R. Book 17211, Page 366; UCC-1 Financing Statement recorded September 19, 2013 in Official Records Book 16533, Page 649 as assigned to Texas Capital Bank by document recorded July 8, 2014 in Official Records Book 16837, Page 2358; all of the Current Public Records of Duval County, Florida;

COPY

hereby joins in and consents to the terms and conditions of that certain PLAT FOR THE PALMS AT NOCATEE NORTH ("the "Plat") by DFH LAND, LLC, a Florida limited liability company, to which Plat this joinder is attached for the purpose of acknowledging its consent to the covenants, conditions, restrictions, and easements of the Plat and the imposition of the same upon the property subject to the Loan Documents.

IN WITNESS WHEREOF, the Lender has caused this presents to be executed as of the 7th day of August, 2015.

Witnesses:

First Witness

Brigitta Jackson
Print Name

Second Witness

Billy Brannon
Print Name

TEXAS CAPITAL BANK, NATIONAL ASSOCIATION,
as Administrative Agent

By: Margaret Noles
Name: Margaret Noles
Its: Senior Vice President

STATE OF TEXAS

COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on this 1st day of August, 2015, before me personally appeared Margaret Noles, as Senior Vice President of TEXAS CAPITAL BANK, NATIONAL ASSOCIATION, a national banking association, as Administrative Agent, on behalf of said banking association.

WITNESS my signature and official seal at Houston, in the County and State aforesaid, the day and year last aforementioned.

AVAN BLAIR
Notary Public, State of Texas
My Commission Expires
January 28, 2018

Avan Blair
NOTARY PUBLIC – State of Texas

My Commission Expires: 1-28-18

Avan Blair
Print Name

COPY

Personally known X OR Produced identification ☐
Type of Identification Produced _____