

**LEGAL DESCRIPTION**

PARCEL ONE (019360150) - A PARCEL OF LAND IN THE SOUTH 12 ACRES OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE INTERSECTION OF THE SOUTHWEST CORNER OF SAID SECTION 36 WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5-A; THENCE N 02°16'00"W ON SAID RIGHT-OF-WAY LINE 62.45 FEET TO AN ANGLE POINT OF SAID RIGHT-OF-WAY LINE; THENCE N 02°30'00"W ON SAID RIGHT-OF-WAY LINE 49.55 FEET TO THE SOUTH LINE OF A PARALLEL WITH THE SOUTH LINE OF SAID SECTION 36; THENCE S 87°38'00"W ALONG THE SOUTHWEST CORNER OF SAID SECTION 36 A DISTANCE OF 283.71 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S 87°38'00"W 14.00 FEET; THENCE S 02°08'00"E 312.00 FEET; THENCE N 87°30'00"E 140 FEET; THENCE N 02°08'00"W 312.00 FEET TO THE POINT OF BEGINNING.

PARCEL TWO (019360120) - A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 36 WITH THE WEST RIGHT-OF-WAY LINE OF OLD MOULTRIE ROAD (CR. 5A) AS IT NOW EXISTS; THENCE N 02°16'00"W ON SAID RIGHT-OF-WAY LINE 17.55 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGE 1273 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE S 87°38'00"W ALONG THE SOUTHWEST CORNER OF SAID LANDS 147.85 FEET; THENCE N 02°08'00"W 14.00 FEET TO THE SAID WEST RIGHT-OF-WAY LINE; THENCE N 87°30'00"E 140 FEET; THENCE N 02°08'00"W 312.00 FEET TO THE POINT OF BEGINNING.

THE AFORESAID PARCEL CONTAINS 1.06 ACRES MORE OR LESS.  
 LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:  
 BEGINS AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF KINGS ESTATE ROAD (A 66 FOOT WIDTH RIGHT-OF-WAY, AS NOW ESTABLISHED WITH THE WESTERLY RIGHT-OF-WAY LINE OF OLD MOULTRIE ROAD) ROAD 5A (A 66 FOOT WIDTH RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE S 05°27'48"E, A DISTANCE OF 73.05 FEET TO THE POINT OF BEGINNING, CONTAINING 2.05 SQUARE FEET (0.000 ACRES), MORE OR LESS.  
 COUNTY 1, FLORIDA, AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 36 WITH THE WEST RIGHT-OF-WAY LINE OF OLD MOULTRIE ROAD (CR. 5A) AS IT NOW EXISTS; THENCE N 02°16'00"W ON SAID RIGHT-OF-WAY LINE 17.55 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 705, PAGE 1273 OF THE OFFICIAL RECORDS OF ST. JOHNS COUNTY, FLORIDA; AND THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE S 87°38'00"W ALONG THE SOUTHWEST CORNER OF SAID LANDS 147.85 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF A COUNTY ROAD POSTED AS KINGS ESTATE ROAD; THENCE N 87°30'00"E ALONG SAID SOUTH RIGHT-OF-WAY LINE 147.86 FEET; THENCE S 02°08'00"E 312.00 FEET TO THE POINT OF BEGINNING.

**REVISIONS**

NO.	DATE	DESCRIPTION

REGISTERED ENGINEER  
 ADDRESS: FT. LAUDERDALE, FL 33309  
 PHONE: 954.487.1111

DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

THE MASTER DEVELOPMENT PLAN IS A GENERAL REPRESENTATION OF THE APPROVED PLAN OF DEVELOPMENT, FINAL CONSTRUCTION AND ENGINEERING PLANS MUST DEMONSTRATE COMPLIANCE WITH ALL REQUIREMENTS OF THE PLUDPH.D., AND OTHER APPLICABLE LAND DEVELOPMENT REGULATIONS.  
 APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 ORDINANCE NUMBER: \_\_\_\_\_  
 FILE NUMBER: \_\_\_\_\_

REGISTERED ENGINEER  
 ADDRESS: FT. LAUDERDALE, FL 33309  
 PHONE: 954.487.1111  
 FAX: 904.826.4347  
 ST. AUGUSTINE, FLORIDA 32084  
 P.O. BOX 3126, 7 WALDO STREET  
 ST. AUGUSTINE, FLORIDA 32084  
 PHONE: 904.826.1344  
 FAX: 904.826.4347  
 INFO@MATTHEWSDESIGN.COM



**EXHIBIT "c" - MASTER DEVELOPMENT PLAN MAP**  
 BLIND VENTURES P.U.D.  
 ST. JOHNS COUNTY, FLORIDA  
 PREPARED FOR  
 BLIND VENTURES, LLC

**SITE DATA TABLE**

TOTAL SITE	23,824 SF =	2.88 AC.	100.00 %
TOTAL OPEN SPACE AREA:			
PARKING	42,998 SF =	0.89 AC.	33.12 %
PERMEABLE PAVEMENT	1,980 SF =	0.04 AC.	2.84 %
OTHER OPEN SPACE	3,980 SF =	0.21 AC.	5.91 %
TOTAL DEVELOPMENT AREA:	88,826 SF =	1.99 AC.	66.88 %
BUILDING 1:	10,500 SF =	0.24 AC.	6.09 %
BUILDING 2 (GROUND):	9,840 SF =	0.23 AC.	7.58 %
BUILDING 2 (2 <sup>ND</sup> STORY):	3,600 SF =	N/A AC.	N/A
RIGHT OF WAY RESERVATION:	7,714 SF =	0.18 AC.	5.94 %
PAVEMENT/IDEALK AREA:	54,714 SF =	1.26 AC.	42.14 %
STORMWATER POND:	11,772 SF =	0.27 AC.	50.77 %

**PARKING CALCULATIONS**

REGULATORY SHOPPING =	1 SPACE PER 250 SF
COMPOSED BUILDINGS =	23,840 SF
SPACES REQUIRED =	96 SPACES
STANDARD SPACES =	92
HANDICAP SPACES =	4
OVERALL SPACES PROVIDED =	96

DEVELOPMENT INFORMATION  
**PARCEL NUMBERS:** 101939-0150,  
 101939-0120, 101939-0170  
**911 ADDRESS:** 521 KINGS ESTATE ROAD,  
 SAINT AUGUSTINE, FL  
**FLOOD ZONES:** ZONE "X"  
**FEMA PANEL NUMBER:** 12109C0377H

