

PREPARED BY, AND AFTER RECORDING,
RETURN TO:

ItR - CHARLES L. GIBBS, ESQ
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FLORIDA 32202

NOTICE UNDER SECTION 712.05, FLORIDA STATUTES

Notice is hereby given that Sawgrass Association, Inc., a Florida non profit corporation (the "Association"), desires to preserve certain covenants and restrictions in compliance with Chapter 712, *Florida Statutes*. As required by Section 712.06, *Florida Statutes*, the following information is provided:

1. Name and address of the Association:

Sawgrass Association, Inc., a Florida non profit corporation
c/o May Management Services, Inc.
10036 Sawgrass Drive, Suite 1
Ponte Vedra Beach, Florida 32082

2. Attached hereto as Exhibit "A" is an affidavit executed by the Board of Directors of the Association affirming that the Statement of Marketable Title Action required by Section 712.06(1)(b), *Florida Statutes*, was mailed or hand delivered to the members of the Association.

3. The Property to which this Notice applies is the tract of land more particularly described in Exhibit "B" attached hereto and made a part hereof.

4. The covenants and restrictions to which this Notice applies are the Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 396, Page 706, as amended by the First Amendment to Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 468, Page 430, the Second Amendment to Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 890, Page 1739, and as further supplemented and amended by instruments recorded in

Official Records Book 396, Page 727 (Garden Homes I), Official Records Book 434, Page 504 (Garden Homes II), Official Records Book 436, Page 723 (Quail Point II), Official Records Book 460, Page 221 (Fisherman's Cove I), Official Records Book 473, Page 3 (Fisherman's Cove II), Official Records Book 489, Page 117 (Fisherman's Cove III), Official Records Book 487, Page 85 (Village Walk), Official Records Book 493, Page 94 (Spinnakers Reach I), Official Records Book 566, Page 279 (Spinnakers Reach II), Official Records Book 524, Page 712 (Beach Club Villas), Official Records Book 553, Page 291 (Sawgrass Unit Two), Official Records Book 569, Page 702 (Explorers Surf Villas), Official Records Book 572, Page 672 (Northgate I), Official Records Book 586, Page 813 (Northgate II), Official Records Book 602, Page 330 (Miniwarehouses), Official Records Book 626, Page 705 (Country Club Units 1, 2 and 3), Official Records Book 710, Page 1960 (Country Club Units 1, 2 and 3), Official Records Book 817, Page 0592 (Country Club Units 1, 2 and 3), Official Records Book 817, Page 0594 (Country Club Units 1, 2 and 3), Official Records Book 629, Page 252 (Walkers Ridge), Official Records Book 650, Page 8 (Windemere), Official Records Book 653, Page 640 (Sandpiper Cove), Official Records Book 663, Page 510 (Little Bay Harbor), Official Records Book 677, Page 1863 (Old Barn Island), Official Records Book 602, Page 136 (Willow Pond), Official Records Book 692, Page 304 (Spyglass – Country Club Unit 7), Official Records Book 702, Page 188 (Country Club Unit 8), Official Records Book 809, Page 1227 (Village Walk), Official Records Book 767, Page 0307 (Ocean Ridge), Official Records Book 745, Page 1825 (Lake Kathryn), Official Records Book 811, Page 1576 (Lighthouse Bend), Official Records Book 833, Page 0659 (Country Club Roadways), Official Records Book 841, Page 1553 (Country Club Common Areas), Official Records Book 942, Page 975 (The Preserve), as further supplemented and amended by the Declaration of Restrictions and Supplementary Restated Sawgrass

Declaration of Covenants Re: Assessments, recorded in Official Records Book 779, Page 849 (Country Club), the First Amendment to Declaration of Restrictions and Easements and Supplementary Restated Declaration of Covenants Re: Assessments, recorded in Official Records Book 927, Page 1332 (Sawgrass Country Club Property), and the Declaration of Restrictions and Supplementary Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 743, Page 0425 (Club Cove/Long Cove), all of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, the undersigned has caused this Notice to be duly executed and acknowledged on the date set forth in the acknowledgement below.

“ASSOCIATION”

Signed, sealed and delivered in the presence of:

SAWGRASS ASSOCIATION, INC. a Florida non profit corporation

John A Budner
Name Printed: John A Budner

By: Judy May
Name Printed: JUDY MAY
Its: SECRETARY

Pat Politi
Name Printed: Pat Politi

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 5th day of Feb., 2007, by Judy May, the Secretary of SAWGRASS ASSOCIATION, INC. a Florida non profit corporation, on behalf of the corporation.

M JANE SAPERE
(Print Name M Jane Sapere)
NOTARY PUBLIC, State of FL at Large



Commission # DD 572161
My Commission Expires: 8/15/2010
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced

COPY

Exhibit "A"

Affidavit

COPY

AFFIDAVIT RE: NOTICE

STATE OF FLORIDA)
) SS
COUNTY OF ST. JOHNS)

Before me personally appeared Judy May, who first being duly sworn, deposes and says as follows:

a) That I am the Secretary of Sawgrass Association, Inc.

b) That on Feb. 4, 2008, I caused a Notice of Meeting of Board of Directors of Sawgrass Association, Inc., a true and correct copy of which is attached hereto as Exhibit "A", to be mailed or hand delivered to each parcel owner at their respective addresses appearing in the official records of the Association.

Judy May
JUDY MAY
(Print or Type Name)

The foregoing instrument was acknowledged before me this 5th day of Feb., 2008 by Judy May who is personally known to me or who has produced as identification and who did take an oath.

JANE SAPERE
(Print Name)
NOTARY PUBLIC
State of FL at Large
Commission # DD572161
My Commission Expires: 8/15/10

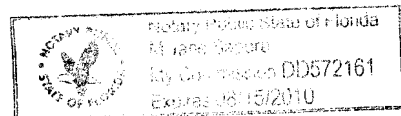


EXHIBIT "A"

(Copy of Notice of Meeting of Board of Directors of Sawgrass Association, Inc.)

COPY

*Sawgrass
Association,
Inc.*


**NOTICE OF MEETING
OF BOARD OF DIRECTORS
OF
SAWGRASS ASSOCIATION, INC.**

A special meeting of the Board of Directors of Sawgrass Association, Inc. will be held at **2:00 p.m. on Thursday, February 21, 2008, at 10036 Sawgrass Drive West, Ponte Vedra Beach, Florida 32082.** The purpose of the Board meeting will be to consider and vote upon the preservation of the Restated Sawgrass Declaration of Covenants Re: Assessments pursuant to Chapter 712 of the Florida Statutes.

As required by Section 712.06(1)(b), *Florida Statutes*, the following statement is provided as part of this Notice:

STATEMENT OF MARKETABLE TITLE ACTION

The Sawgrass Association, Inc. (the "Association") has taken action to ensure that the Restated Sawgrass Declaration of Covenants Re: Assessments, recorded in Official Records Book 396, Page 706, of the public records of St. Johns County, Florida, as amended or supplemented or as may be amended or supplemented from time to time, currently burdening the property of each and every member of the Association, retains its status as the source of marketable title with regard to the transfer of a member's residence. To this end, the Association shall cause the notice required by chapter 712, Florida Statutes, to be recorded in the public records of St. Johns County, Florida. Copies of this notice and its attachments are available through the Association pursuant to the Association's governing documents regarding official records of the Association.



Judy May
As Secretary of Sawgrass Association, Inc.

February 4, 2008

{00157692.DOC.}

10036 Sawgrass Drive, Suite 1
Ponte Vedra Beach Florida 32082

Exhibit "B"**Legal Description of Lands Subject to
Restated Sawgrass Declaration of Covenants Re: Assessment**

Note: All recording references are to the public records of St. Johns County, Florida.

1. Sawgrass Garden Homes I, as shown on the plat thereof recorded in Map Book 13, pages 60 through 62.
2. Sawgrass Garden Homes II, as shown on the plat thereof recorded in Map Book 13, pages 99 through 101.
3. Sawgrass Village Walk, as shown on the plat thereof recorded in Map Book 14, pages 26 through 29 and partial replat of Sawgrass Village Walk, according to the plat thereof recorded in Map Book 14, at page 36.
4. Sawgrass Unit Two, as shown on the plat thereof recorded in Map Book 15, at page 14.
5. North Gate I, as shown on the plat thereof recorded in Map Book 15, pages 16 through 21.
6. North Gate II, as shown on the plat thereof recorded in Map Book 15, pages 37 through 39.
7. Country Club Unit One, Country Club Unit Two and Country Club Unit Three, as shown on the plats thereof recorded in Map Book 15, pages 45 through 50.
8. Country Club Unit Four, as shown on the plat thereof recorded in Map Book 15, pages 51 through 52.
9. Country Club Unit Five, as shown on the plat thereof recorded in Map Book 18, pages 65 through 67.
10. Country Club Unit Seven, as shown on the replat thereof recorded in Map Book 19, pages 10 and 11.
11. Country Club Unit Eight, as shown on the replat thereof recorded in Map Book 19, pages 31 through 34.
12. Ocean Ridge, according to the plat thereof recorded in Map Book 20, pages 36 through 38.
13. Lake Kathryn, as shown on the plat thereof recorded in Map Book 20, pages 24 through 27.

14. Lighthouse Bend, according to the plat thereof recorded in Map Book 22, pages 81 through 86.

15. The Preserve, according to the plat thereof recorded in Map Book 25, pages 60 through 66.

Together with the following additional parcels:

COPY

16. QUAIL POINTE I CONDOMINIUM

A part of Section 34, Township 3 South, Range 29 East, and a part of Section 3, Township 4 South, Range 29 East, all in St. Johns County, Florida, more particularly described as follows:

Commence at the most Southeasterly corner of Parcel E-E, Sawgrass, Unit One, Map Bdok 12, Pages 3 through 18, said most Southeasterly corner lying in the Westerly right-of-way line of Preston Trail, said Westerly right-of-way line being in a curve concave Easterly having a radius of 405 feet; thence Northerly along and around said curve an arc distance of 165 feet to the Point of Tangency of said curve; thence continue along said Westerly right-of-way line, North 00°00'00" East, (36.63 feet; thence North 90°00'00" East,) 50 feet to the Easterly right-of-way line of Preston Trail and the Point of Curve of a curve concave Westerly having a radius of 525 feet (said curve having a tangent bearing of North 00°00'00" East) for the Point of Beginning; thence Northerly along and around said curve an arc distance of 467.49 feet to the Point of Tangency of said curve; thence continue along the Easterly right-of-way line of said Preston Trail, North 51°01'09" West, 54.18 feet to the Point of Curve of a curve to the right, said curve having a radius of 425 feet; thence along and around said curve an arc distance of 230.86 feet to the Point of Tangency of said curve; thence continue along said Easterly right-of-way line, North 19°53'48" West, 67.55 feet to the Point of Curve of a curve to the left, said curve having a radius of 275 feet; thence along and around said curve an arc distance of 95 feet; thence North 69°16'27" East, 349.61 feet; thence South 24°16'26" East, 134.06 feet; thence North 89°30'52" East, 118.00 feet; thence North 59°38'05" East, 132.37 feet; thence North 83°50'09" East, 289.45 feet; thence South 09°04'37" West, 171.14 feet; thence South 47°47'22" West, 305.12 feet; thence South 11°48'36" West, 112.38 feet; thence South 08°33'39" East, 376.19 feet; thence South 85°45'49" West, 243.67 feet to the Point of Beginning, containing 9.19 acres more or less.

17. QUAIL POINTE II CONDOMINIUM

Legal Description of Quail Pointe II Condominium

A part of Section 34, Township 3 South, Range 29 East, together with a part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the Southwesterly corner of Parcel B as shown on the map of Sawgrass Unit One as recorded in Map Book 12, pages 3 through 18 of the public records of said county, thence along the Westerly line of said Parcel B, North $14^{\circ}14'08''$ West, 52.33 feet to the Northwesterly corner of said Parcel B and the Point of Beginning; thence along the Northerly line of Parcel A as shown on the said map of Sawgrass Unit One, South $68^{\circ}08'19''$ West, 202.96 feet; thence North $03^{\circ}25'59''$ East, 270 feet; thence North $06^{\circ}12'43''$ West, 241.01 feet; thence North $02^{\circ}01'00''$ East, 379.73 feet; thence North $40^{\circ}31'24''$ East, 239.98 feet; thence South $14^{\circ}27'43''$ East, 134.49 feet; thence South $06^{\circ}27'14''$ East, 202.43 feet; thence South $36^{\circ}21'25''$ East, 128.25 feet; thence South $02^{\circ}40'35''$ West, 103.36 feet; thence South $18^{\circ}38'55''$ East, 94.62 feet; thence South $11^{\circ}57'15''$ East, 104.16 feet; thence South $13^{\circ}54'45''$ West, 209.62 feet to an intersection with the Northerly line of said Parcel B; thence South $58^{\circ}34'58''$ West along said Northerly line, 119.76 feet to the Point of Beginning;

LESS AND EXCEPT THE FOLLOWING DESCRIBED LAND:

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: Commence at the Southwesterly corner of Parcel "B" as shown on the map of Sawgrass Unit 1 as recorded in Map Book 12, pages 3 through 18 inclusive of the public records of said county; thence along the Westerly line of said Parcel "B", North $14^{\circ}14'08''$ West, 52.33 feet to the Northwesterly corner of said Parcel "B"; thence along the Northerly line of Parcel "A" as shown on said map of Sawgrass Unit 1, South $68^{\circ}08'19''$ West, 202.96 feet; thence North $03^{\circ}25'59''$ East 270.0 feet; thence North $06^{\circ}12'43''$ West 130.85 feet; thence North $75^{\circ}43'23''$ East, 105.10 feet to the Point of Beginning; thence South $86^{\circ}34'01''$ East, 15.0 feet; thence South $03^{\circ}25'59''$ West, 30.0 feet; thence North $86^{\circ}34'01''$ West, 15.0 feet; thence North $03^{\circ}25'59''$ East, 30.0 feet to the Point of Beginning. Containing 450 square feet more or less.

18. FISHERMAN'S COVE I CONDOMINIUM

(FISHERMANS COVE I CONDOMINIUM
ST. JOHNS COUNTY, FLORIDA)

Parcel 1: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Begin at the intersection of the Easterly right of way line of Duck Hook Drive with the Northeasterly right of way line of Preston Trail East; thence along said Easterly right of way line of Duck Hook Drive North $10^{\circ}30'00''$ West, 93.35 feet; thence North $79^{\circ}30'00''$ East, 78.22 feet; thence South $10^{\circ}30'00''$ East, 51.93 feet; thence North $66^{\circ}11'30''$ East, 272.62 feet; thence South $45^{\circ}40'30''$ East, 93.37 feet, to the Northwesterly line of an easement for ingress and egress; thence Southwesterly and along last said line run the following four courses and distances: (1) South $44^{\circ}19'26''$ West, 30.0 feet to the point of curvature of a curve to the left, (2) thence along and around the arc of a curve concave Southeasterly and having a radius of 175.0 feet, an arc distance of 104.81 feet, said arc being subtended by chord bearing and distance of South $27^{\circ}09'58''$ West, 103.25 feet, to the point of reverse curve of a curve leading to the right, (3) thence along and around the arc of a curve concave Northwesterly and having a radius of 125.0 feet, an arc distance of 104.06 feet, said arc being subtended by a chord bearing and distance of South $33^{\circ}51'24''$ West, 101.08 feet to the point of tangency of said curve, (4) thence South $57^{\circ}42'18''$ West, 55.96 feet to the Northeasterly right of way line of Preston Trail East; thence Northwesterly and along said Northeasterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 255.43 feet, said arc being subtended by a chord bearing a distance of North $59^{\circ}13'23''$ West, 248.91 feet to the Point of Beginning, containing 1.34 acres more or less.

Parcel 2: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive with the Northeasterly right of way line of Preston Trail East; thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly having a radius of 325.0 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South $54^{\circ}48'39''$ East, 294.36 feet to the Southeasterly line of an easement for ingress and egress, also being the Point of Beginning; thence along the Southeasterly line of said easement run the following four courses and distances: (1) North $57^{\circ}42'18''$ East, 55.96 feet to the point of curvature of a curve to the left, (2) thence along and around the arc of a curve concave Northwesterly and having a radius of 175.0 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North $33^{\circ}51'24''$ East, 141.51 feet to the point of reverse curve of a curve leading to the right, (3) along and around the arc of a curve concave Southeasterly having a radius of 125.0 feet an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North $27^{\circ}09'58''$ East, 73.75 feet to the point of tangency of said curve, (4) North $44^{\circ}19'26''$ East, 48.12 feet; thence South $45^{\circ}30'34''$ East, 94.76 feet; thence South $08^{\circ}21'37''$ East, 171.24 feet; thence South $31^{\circ}40'00''$ West, 280.0 feet; thence South $79^{\circ}17'10''$ West, 55.11 feet to the Northeasterly right of way line of said Preston Trail East; thence Northwesterly along said Northeasterly right of way line and along the arc of a curve concave Southwesterly having a radius of 775.0 feet, an arc distance of 198.30 feet, said arc being subtended by a chord bearing and distance of North $18^{\circ}02'37''$ West, 197.75 feet

to the point of tangency of said curve; thence continue along said Northeasterly right of way line North 25°22'26" West, 40.04 feet to the point of curvature of a curve leading to the left; thence continue along said Northeasterly right of way line and along the arc of a curve concave Southwesterly having a radius of 325.0 feet, an arc distance of 14.23 feet, said arc being subtended by a chord bearing and distance of North 26°37'43" West, 14.23 feet to the Point of Beginning, containing 1.70 acres more or less.

Parcel 3: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive with the Northeasterly right of way line of Preston Trail East; thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South 54°48'39" East, 294.36 feet to the Southeasterly line of an easement for ingress and egress; thence along the Southeasterly line of said easement run the following four courses and distances: (1) North 57°42'18" East, 55.96 feet to the point of curvature of a curve to the left, (2) thence along and around the arc of a curve concave Northwesterly and having a radius of 175.0 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North 33°51'24" East, 141.51 feet to the point of reverse curve of a curve to the right, (3) thence along and around the arc of a curve concave Southeasterly and having a radius of 125.0 feet, an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North 27°09'58" East, 73.75 feet to the point of tangency of said curve, (4) North 44°19'26" East, 83.12 feet to the Point of Beginning; thence run the following three courses and distances along the Southeasterly line of said easement for ingress and egress: (1) North 44°19'26" East, 21.88 feet to the point of curvature of a curve to the right, (2) thence along and around the arc of a curve concave Southeasterly and having a radius of 125.0 feet, an arc distance of 99.50 feet, said arc being subtended by a chord bearing and distance of North 67°07'43" East, 96.90 feet to the point of reverse curve of a curve to the left; (3) thence along and around the arc of a curve concave Northwesterly and having a radius of 200.0 feet, an arc distance of 152.40 feet, said arc being subtended by a chord bearing and distance of North 68°06'13" East, 148.74 feet; thence South 43°43'34" East, 115.95 feet; thence North 42°42'50" East, 173.33 feet; thence South 47°17'10" East, 248.30 feet, thence South 26°11'00" West, 235.86 feet, thence North 82°13'12" West, 333.52 feet; thence North 13°33'13" East, 92.25 feet; thence North 78°01'30" West, 150.26 feet; thence North 45°30'34" West, 88.10 feet to the Point of Beginning, containing 3.04 acres more or less.

Together with a one-third undivided interest in the following described lands:

Recreation Land: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive with the Northeasterly right of way line of Preston Trail East; thence along said Easterly right of way line of Duck Hook Drive North 10°30'00" West, 93.35 feet; thence North 79°30'00" East, 78.22 feet; thence South 10°30'00" East, 51.93 feet; thence North 66°11'30" East, 272.62 feet; thence South 45°40'34" East, 93.35 feet to the Northwesterly line of an easement for ingress and egress; thence North 44°19'26" East

along last said line, 40.0 feet to the Point of Beginning; thence North $45^{\circ}30'34''$ West, 125.0 feet; thence North $44^{\circ}19'26''$ East, 145.0 feet; thence South $45^{\circ}30'34''$ East, 163.80 feet to the Northwesternly line of said easement for ingress and egress; thence Southwesterly along said Northwesternly line and along the arc of a curve concave Southeasterly and having a radius of 175.0 feet, an arc distance of 118.81 feet, said arc being subtended by a chord bearing and distance of South $63^{\circ}46'21''$ West, 116.54 feet to the point of tangency of said curve; thence continue along said Northwesternly line South $44^{\circ}19'26''$ West, 35.0 feet to the Point of Beginning, containing 0.45 acres more or less.

COPY

EXHIBIT B

(Supplementary Restated)

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Fishermans Cove Road: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive and the Northeasterly right of way line of Preston Trail East, thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South $54^{\circ}48'39''$ East, 294.36 feet to the Point of Beginning; thence North $57^{\circ}42'18''$ East, 55.96 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 175.0 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North $33^{\circ}51'24''$ East, 141.51 feet to the point of reverse curve of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 125.0 feet, an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North $27^{\circ}09'58''$ East, 73.75 feet to the point of tangency of said curve; thence North $44^{\circ}19'26''$ East, 105.0 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly having a radius of 125.0 feet, an arc distance of 99.50 feet, said arc being subtended by a chord bearing and distance of North $67^{\circ}07'43''$ East, 96.90 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 200.0 feet, an arc distance of 326.73 feet, said arc being subtended by a chord bearing and distance of North $43^{\circ}07'57''$ East, 291.59 feet to the point of tangency of said curve; thence North $03^{\circ}40'07''$ West, 146.29 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 50.0 feet, an arc distance of 76.70 feet, said arc being subtended by a chord bearing and distance of North $40^{\circ}16'42''$ East, 69.40 feet; thence North $05^{\circ}46'29''$ West, 51.4 feet; thence South $84^{\circ}22'49''$ West, 96.33 feet; thence South $03^{\circ}40'07''$ East, 244.35 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly having a radius of 150.0 feet, an arc distance of 245.05 feet, said arc being subtended by a chord bearing and distance of South $43^{\circ}07'56''$ West, 218.69 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 139.31 feet, said arc being subtended by a chord bearing and distance of South $67^{\circ}07'43''$ West, 135.66 feet to the point of tangency of said curve; thence South $44^{\circ}19'26''$ West, 105.0 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 104.81 feet, said arc being subtended by a chord bearing

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and distance of South 27°09'58" West, 103.25 feet to the point of reverse curve of a curve to the right; thence along the arc of a curve concave Northwesterly and having a radius of 125.0 feet, an arc distance of 101.06 feet, said arc being subtended by a chord bearing and distance of South 33°51'24" West, 101.08 feet to the point of tangency of said curve; thence South 57°42'18" West, 55.96 feet to the North-easterly right of way line of said Preston Trail East; thence along said Northeasterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 50.05 feet, said arc being subtended by a chord bearing and distance of South 32°17'29" East, 50.00 feet to the Point of Beginning, containing 1.24 acres more or less.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN'S COUNTY, FLA.

1980 AUG -7 PM 2:18

Oliver L. ...
CLERK CIRCUIT COURT

COPY

2113

19. FISHERMAN'S COVE II
CONDOMINIUM

Fishermans Cove II Condominium

Parcel A: A part of Section 34, Township 3 South, Range 29 East, St Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive, with the Northeasterly right of way line of Preston Trail East; thence along said Northeasterly right of way line of Preston Trail East, and along the arc of a curve concave Southwesterly and having a radius of 325 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South 54°48'39" East, 294.36 feet to the Southeasterly right of way line of Fishermans Cove Road; thence along said Southeasterly right of way line, the following five courses and distances: (1) North 57°42'13" East, 55.96 feet to the point of curve of a curve to the left, said curve having a radius of 175 feet, (2) thence along and around said curve an arc distance of 145.68 feet, said curve having a chord bearing and distance of North 33°51'24" East, 141.51 feet to the point of reverse curve, (3) thence along and around said curve, an arc distance of 74.86 feet, said curve having a chord bearing and distance of North 27°09'58" East, 73.75 feet to the point of tangency of said curve, (4) thence North 44°19'26" East, 105 feet to the point of curve of a curve to the right, said curve having a radius of 125 feet, (5) thence along and around said curve, an arc distance of 99.50 feet, said curve having a chord bearing and distance of North 67°07'43" East, 96.90 feet to the point of reverse curve; thence North 00°04'04" West, along a radial line to last said curve, 50 feet to a point in the Northeasterly right of way line of said Fishermans Cove Road and the POINT OF BEGINNING: thence along and around a curve concave Southeasterly having a radius of 175 feet, an arc distance of 20.50 feet, said curve having a chord bearing and distance of South 86°34'36" West, 20.49 feet; thence North 45°30'34" West, 70 feet, thence North 43°49'50" East, 190 feet; thence North 41°00'00" West, 206.73 feet; thence North 05°37'16" West, 41.82 feet; thence North 84°22'44" East, 213.44 feet to the Northwesterly right of way line of said Fishermans Cove Road; thence South 03°40'07" East, along said Northwesterly right of way line, 199.35 feet; thence South 86°19'53" West, 15 feet; thence South 03°40'07" East, 30 feet; thence North 86°19'53" East, 15 feet to the Northwesterly right of way line of said Fishermans Cove Road; thence South 03°40'07" East 15 feet to the point of curve of a curve to the right, said curve having a radius of 150 feet; thence along and around said curve, an arc distance of 245.05 feet, said curve having a chord bearing and distance of South 43°07'56" West, 218.69 feet to the POINT OF BEGINNING.

Parcel B: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive, with the Northeasterly right of way line of Preston Trail East; thence along said Northeasterly right of way line of Preston Trail East, and along the arc of a curve concave Southwesterly and having a radius of 325 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South 54°48'39" East, 294.36 feet to the Southeasterly right way of line of Fishermans Cove Road; thence along said Southeasterly right of way line, the following six courses and distances: (1) North 57°42'18" East, 55.96 feet to the point of curve to a curve to the left, said curve having a radius of 175 feet, (2) thence along and around said curve, an arc distance of 145.68 feet, said curve having a chord bearing and distance of North 33°51'24" East, 141.51 feet to the point of reverse curve, said curve having a radius of 125 feet, (3) thence along and around said curve, an arc distance of 74.86 feet, said curve having a chord bearing and distance of North 27°09'58" East, 73.75 feet to the point of tangency of said curve, (4) thence North 44°19'26" East, 105 feet to the point of curve of a curve to the right, said curve

having a radius of 125 feet, (5) thence along and around said curve, an arc distance of 99.50 feet, said curve having a chord bearing and distance of North 67°07'43" East, 96.90 feet to the point of reverse curve, said curve having a radius of 200 feet, (5) thence along and around said curve, an arc distance of 152.40 feet, said curve having a chord bearing and distance of North 68°06'13" East, 148.74 feet to the POINT OF BEGINNING; thence continue along the Southeasterly right of way line of said Fishermans Cove Road, the following three courses and distances: (1) thence continue along and around said curve, an arc distance of 174.33 feet, said curve having a chord bearing and distance of North 21°17'58" East, 168.86 feet to the point of tangency of said curve, (2) thence North 03°40'07" West, 146.29 feet to the point of curve of a curve to the right, said curve having a radius of 50 feet, (3) thence along and around said curve, an arc distance of 76.70 feet, said curve having a chord bearing and distance of North 40°16'42" East, 69.40 feet to the point of tangency of said curve; thence North 84°13'31" East, 172.61 feet; thence South 05°46'29" East, 77.50 feet; thence South 55°31'32" West, 160.13 feet; thence South 17°42'13" East, 168.29 feet; thence South 47°17'10" East, 2.95 feet; thence South 42°42'50" West, 173.33 feet; thence North 43°43'34" West, 115.95 feet to the POINT OF BEGINNING.

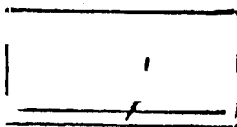
Together with a one-third undivided interest in the following described lands:

RECREATION LAND: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive with the North-easterly right of way line of Preston Trail East; thence along said Easterly right of way line of Duck Hook Drive North 10°30'00" West, 93.35 feet; thence North 79°30'00" East, 78.22 feet; thence South 10°30'00" East, 51.93 feet; thence North 66°11'30" East, 272.62 feet; thence South 45°40'34" East, 93.37 feet to the Northwesterly line of an easement for ingress and egress; thence North 44°19'26" East along last said line, 40.0 feet to the Point of Beginning; thence North 45°30'34" West, 125.0 feet; thence North 44°19'26" East, 145.0 feet; thence South 45°30'34" East, 163.80 feet to the Northwesterly line of said easement for ingress and egress; thence Southwesterly along said Northwesterly line and along the arc of a curve concave Southeasterly and having a radius of 175.0 feet, an arc distance of 118.81 feet, said arc being subtended by a chord bearing and distance of South 63°46'21" West, 116.54 feet to the point of tangency of said curve; thence continue along said Northwesterly line South 44°19'26" West, 35.0 feet to the Point of Beginning.

EXHIBIT B

FISHERMANS COVE ROAD: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive and the North-easterly right of way line of Preston Trail East, thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South $54^{\circ}48'39''$ East, 294.36 feet to the POINT OF BEGINNING; thence North $57^{\circ}42'18''$ East, 55.96 feet to the point of a curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 175.0 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North $33^{\circ}51'24''$ East, 141.51 feet to the point of reverse curve of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 125.0 feet, an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North $27^{\circ}09'58''$ East, 73.75 feet to the point of tangency of said curve; thence North $44^{\circ}19'26''$ East, 105.0 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly having a radius of 125.0 feet, an arc distance of 99.50 feet, said arc being subtended by a chord bearing and distance of North $67^{\circ}07'43''$ East, 96.90 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 200.0 feet, an arc distance of 326.73 feet, said arc being subtended by a chord bearing and distance of North $43^{\circ}07'57''$ East, 291.59 feet to the point of tangency of said curve; thence North $03^{\circ}40'07''$ West, 146.29 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 50.0 feet, an arc distance of 76.70 feet, said arc being subtended by a chord bearing and distance of North $40^{\circ}16'42''$ East, 69.40 feet; thence North $05^{\circ}46'29''$ West, 51.4 feet; thence South $84^{\circ}22'49''$ West, 96.33 feet; thence South $03^{\circ}40'07''$ East, 244.35 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly having a radius of 150.0 feet, an arc distance of 245.05 feet, said arc being subtended by a chord bearing and distance of South $43^{\circ}07'56''$ West, 218.69 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 139.31 feet, said arc being subtended by a chord bearing and distance of South $67^{\circ}07'43''$ West, 135.66 feet to the point of tangency of said curve; thence South $44^{\circ}19'26''$ West, 105.0 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 104.81 feet, said arc being subtended by a chord bearing and distance of South $27^{\circ}09'58''$ West, 103.25 feet to the point of reverse curve of a curve to the right; thence along the arc of a curve concave Northwesterly and having a radius of 125.0 feet, an arc distance of 104.06 feet, said arc being subtended by a chord bearing and distance of South $33^{\circ}51'24''$ West, 101.08 feet to the point of tangency of said curve; thence South $57^{\circ}42'18''$ West, 55.96 feet to the Northeasterly right of way line of said Preston Trail East; thence along said Northeasterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 50.05 feet, said arc being subtended by a chord bearing and distance of South $32^{\circ}17'29''$ East, 49.00 feet to the POINT OF BEGINNING.

FILED AND RECORDED
 PUBLIC RECORDS
 ST. JOHNS COUNTY, FLA.



20. FISHERMAN'S COVE III CONDOMINIUM

FISHERMANS COVE III CONDOMINIUM

Parcel A

A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right-of-way line of Duck Hook Drive with the Northeasterly right-of-way line of Preston Trail East; thence North 10°30'00" West, along said Easterly right-of-way line, 123.35 feet to the POINT OF BEGINNING; thence continue North 10°30'00" West, along said Easterly right-of-way line, 144.85 feet to the point of curve of a curve to the left, said curve having a radius of 275 feet; thence along the arc of said curve and along said Easterly right-of-way line, an arc distance of 118.17 feet, said curve having a chord bearing and distance of North 22°48'36" West, 117.26 feet; thence North 10°30'00" West, 149.91 feet; thence North 83°27'26" East, 610.07 feet; thence South 05°37'16" East, 41.82 feet; thence South 41°00'00" East, 30.99 feet; thence South 60°23'50" West, 296.59 feet; thence North 46°08'39" West, 75 feet; thence South 40°33'30" West, 170 feet; thence North 90°00'00" East, 58 feet; thence South 15°52'39" West, 195.69 feet; thence South 79°30'00" West, 79.69 feet; thence North 10°30'00" West, 30 feet; thence South 79°30'00" West, 30 feet to the POINT OF BEGINNING.

Parcel B

A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northeasterly right-of-way line of Preston Trail East, with the Easterly right-of-way line of Duck Hook Drive; thence North 10°30'00" West, along said Easterly right-of-way line, 268.20 feet to the point of curve of a curve to the left, said curve having a radius of 275 feet; thence along the arc of said curve and along said Easterly right-of-way line, an arc distance of 118.17 feet, said curve having a chord bearing and distance of North 22°48'36" West, 117.26 feet; thence North 10°30'00" West, 149.91 feet; thence North 83°27'26" East, 610.07 feet; thence North 84°22'49" East, 309.76 feet to the POINT OF BEGINNING; thence continue North 84°22'49" East, 888.39 feet; thence South 13°56'49" East, 218.52 feet; thence South 00°20'49" East, 80.97 feet; thence South 59°02'10" West, 151.60 feet; thence North 50°28'39" West, 259.28 feet; thence North 78°41'23" West, 178.47 feet; thence North 05°46'25" West, 75.72 feet; thence South 84°13'31" West, 421.63 feet; thence North 05°46'29" West, 51.40 feet to the POINT OF BEGINNING.

Together with a one-third undivided interest in the following described lands:

RECREATION LAND: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive with the Northeasterly right of way line of Preston Trail East; thence along said Easterly right of way line of Duck Hook Drive North 10°30'00" West, 93.35 feet; thence North 79°30'00" East, 78.22 feet; thence South 10°30'00" East, 51.93 feet; thence North 66°11'30" East, 272.62 feet; thence South 45°40'34" East, 93.37 feet to the Northwesternly line of an easement for ingress and egress; thence North 44°19'26" East along last said line, 40.0 feet to the Point of Beginning; thence North 45°30'34" West, 125.0 feet; thence North 44°19'26" East, 145.0 feet; thence

South 45°30'34" East, 163.80 feet to the Northwesterly line of said easement for ingress and egress; thence Southwesterly along said Northwesterly line and along the arc of a curve concave Southeasterly and having a radius of 175.0 feet, an arc distance of 118.81 feet, said arc being subtended by a chord bearing and distance of South 63°46'21" West, 116.54 feet to the point of tangency of said curve; thence continue along said Northwesterly line South 44°19'26" West, 35.0 feet to the Point of Beginning.

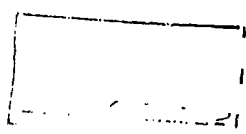
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Exhibit B

Supplementary Restated Covenants re Assessments

FISHERMANS COVE ROAD: A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive and the North-easterly right of way line of Preston Trail East and thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South 54°48'39" East, 294.36 feet to the POINT OF BEGINNING; thence North 57°42'18" East, 55.96 feet to the point of a curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 175.0 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North 33°51'24" East, 141.51 feet to the point of reverse curve of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 125.0 feet, an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North 27°09'58" East, 73.75 feet to the point of tangency of said curve; thence North 44°19'26" East, 105.0 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly having a radius of 125.0 feet, an arc distance of 99.50 feet, said arc being subtended by a chord bearing and distance of North 67°07'43" East, 96.90 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 200.0 feet, an arc distance of 326.73 feet, said arc being subtended by a chord bearing and distance of North 43°07'57" East, 291.59 feet to the point of tangency of said curve; thence North 03°40'07" West, 146.29 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 50.0 feet, an arc distance of 76.73 feet, said arc being subtended by a chord bearing and distance of North 40°16'42" East, 69.40 feet; thence North 05°46'29" West, 51.4 feet; thence South 84°22'49" West, 96.33 feet; thence South 03°40'07" East, 244.35 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly having a radius of 150.0 feet, an arc distance of 245.05 feet, said arc being subtended by a chord bearing and distance of South 43°07'56" West, 213.69 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 139.31 feet, said arc being subtended by a chord bearing and distance of South 67°07'43" West, 135.66 feet to the point of tangency of said curve; thence South 44°19'26" West, 105.0 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.0 feet, an arc distance of 104.81 feet, said arc being subtended by a chord bearing and distance of South 27°09'58" West, 103.25 feet to the point of reverse curve of a curve to the right; thence along the arc of a curve concave Northwesterly and having a radius of 125.0 feet, an arc distance of 104.06 feet, said arc being subtended by a chord bearing and distance of South 33°51'24" West, 101.08 feet to the point of tangency of said curve; thence South 57°42'19" West, 55.96 feet to the Northeasterly right of way line of said Preston Trail East; thence along said Northeasterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 325.0 feet, an arc distance of 50.05 feet, said arc being subtended by a chord bearing and distance of South 32°17'29" East, 50.00 feet to the POINT OF BEGINNING.

Pub
St. Johns County



21. SPINNAKER'S REACH I CONDOMINIUM

E
c

v

PARCEL "A":

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, pages 3 through 18 of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curve of a curve concave Easterly having a radius of 993.49 feet and the Point of Beginning; thence Southerly along the arc of said curve and along said Easterly right of way line an arc distance of 10.92 feet, said curve having a chord bearing and distance of South 12°44'13" East, 10.92 feet; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 39.34 feet; thence North 12°14'40" West, 15.01 feet to the point of curve of a curve to the right, said curve having a radius of 202.0 feet; thence along and around said curve an arc distance of 61.12 feet, said curve having a chord bearing and distance of North 03°34'36" West, 60.88 feet to the point of reverse curve, said curve having a radius of 138.0 feet thence along and around said curve an arc distance of 29.57 feet, said curve having a chord bearing and distance of North 01°02'54" West, 29.52 feet to the point of tangency of said curve; thence North 07°11'16" West, 56.37 feet (to a point hereinafter referred to as REFERENCE POINT A) to the point of curve of a curve to the left, said curve having a radius of 138.0 feet; thence along and around said curve an arc distance of 38.44 feet, said curve having a chord bearing and distance of North 15°10'03" West, 38.32 feet to the point of tangency of said curve; thence North 23°08'50" West, 52.71 feet to the point of curve of a curve to the right, said curve having a radius of 113.0 feet; thence along and around said curve an arc distance of 56.45 feet, said curve having a chord bearing and distance of North 08°50'08" West, 55.87 feet to the point of reverse curve, said curve having a radius of 87.0 feet; thence along and around said curve an arc distance of 56.0 feet, said curve having a chord bearing and distance of North 12°57'54" West, 55.04 feet; thence South 77°45'20" West, 227.53 feet to an intersection with the Easterly right of way line of said State Road 203; thence South 12°25'19" East along said Easterly right of way line 377.66 feet to the Point of Beginning, excepting from the preceding described parcel the following described lands: Commence at the hereinbefore described REFERENCE POINT A; thence South 73°15'02" West, 93.34 feet to the Point of Beginning; thence South 77°45'20" West, 15.0 feet; thence North 12°14'40" West, 30.0 feet; thence North 77°45'20" East, 15.0 feet; thence South 12°14'40" East 30.0 feet to the Point of Beginning.

PARCEL "B":

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Southerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, pages 3 through 18 of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly

right of way line of State Road 203), said point being the point of curve of a curve concave Easterly having a radius of 993.49 feet; thence along the arc of said curve and along said Easterly right of way line an arc distance of 10.92 feet, said curve having a chord bearing and distance of South 12°44'13" East, 10.92 feet; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 63.84 feet; thence North 76°24'55" East, 21.51 feet to the Point of Beginning; thence continue North 76°24'55" East, 84.0 (to a point hereinafter referred to as REFERENCE POINT B); thence North 77°38'01" East, 340 feet more or less to the approximate mean high water line of the Atlantic Ocean; thence Northerly along said approximate mean high water line 345 feet more or less; thence South 77°45'20" West, 420 feet more or less; thence North 57°14'40" West, 12.36 feet; thence Southerly along a curve concave Westerly having a radius of 113.0 feet an arc distance of 60.99 feet, said curve having a chord bearing and distance of South 09°59'06" East, 60.25 feet to the point of reverse curve, said curve having a radius of 87.0 feet; thence along the arc of said curve an arc distance of 43.46 feet, said curve having a chord bearing and distance of South 08°50'08" East, 43.01 feet to the point of tangency of said curve; thence South 23°08'50" East, 66.18 feet; thence South 12°14'40" East, 189.68 feet to the Point of Beginning.

BEACH CLUB DRIVE:

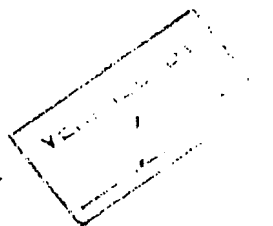
A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, pages 3 through 18 of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curve of a curve concave Easterly having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right of way line an arc distance of 10.92 feet, said curve having a chord bearing and distance of South 12°44'13" East, 10.92 feet to the Point of Beginning; thence North 73°25'04" East 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 63.84 feet; thence North 76°24'55" East, 21.51 feet; thence South 12°14'40" East, 83.39 feet; thence South 73°25'04" West, 258.54 feet to an intersection with the Easterly right of way line of said State Road 203, said Easterly right of way line being in a curve concave Easterly having a radius of 993.49 feet; thence Northerly along the arc of said curve and along said Easterly right of way line an arc distance of 75.04 feet, said curve having a chord bearing and distance of North 15°12'57" West, 75.02 feet to the Point of Beginning.

SPINNAKERS REACH ROAD:

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, pages 3 through 18 of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curve of a curve concave Easterly having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right of way line an arc distance of 10.92 feet, said curve having a chord bearing and distance of South 12°44'13" East, 10.92 feet; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 39.34 feet to the Point of Beginning; thence North 12°14'40" West, 15.01 feet to the point of curve of a curve to the right, said curve having a radius of 202.0 feet; thence along and around said curve an arc distance of 61.12 feet, said curve having a chord bearing and distance of North 03°34'36" West, 60.88 feet to the point of reverse curve, said curve having a radius of 138.0 feet; thence along and around said curve an arc distance of 29.57 feet, said curve having a chord bearing and distance of North 01°02'54" West, 29.52 feet to the point of tangency of said curve; thence North 07°11'16" West, 56.37 feet to the point of curve of a curve to the left, said curve having a radius of 138.0 feet; thence along and around said curve an arc distance of 38.44 feet, said curve having a chord bearing and distance of North 15°10'03" West, 38.32 feet to the point of tangency of said curve; thence North 23°08'50" West, 52.71 feet to the point of curve of a curve to the

right, said curve having a radius of 113.0 feet; thence along and around said curve an arc distance of 56.45 feet, said curve having a chord bearing and distance of North 08°50'08" West, 55.87 feet to the point of reverse curve, said curve having a radius of 87.0 feet; thence along and around said curve an arc distance of 56.0 feet, said curve having a chord bearing and distance of North 12°57'54" West, 55.04 feet; thence North 77°45'20" East, 25.08 feet; thence South 57°14'40" East, 3.89 feet; thence along a curve concave Westeryly having a radius of 113.0 feet an arc distance of 60.99 feet said curve having a chord bearing and distance of South 09°59'06" East, 60.25 feet to the point of reverse curve, said curve having a radius of 87.0 feet; thence along and around said curve an arc distance of 43.46 feet, said curve having a chord bearing and distance of South 08°50'08" East, 43.01 feet to the point of tangency of said curve; thence South 23°08'50" East, 66.18 feet; thence South 12°14'40" East, 189.68 feet; thence South 76°24'55" West, 21.51 feet; thence South 77°34'41" West, 24.50 feet to the Point of Beginning, and Parcels A,B,D, and F of Sawgrass Unit One, according to Plat thereof recorded in Map Book 12, pages 3 through 18 of the public records of St. Johns County, Florida.

ST. JOHNS COUNTY, FLA.



22. SPINNAKER'S REACH II
CONDOMINIUMOFF
RECPARCEL "B"

A part of Section 2, Township 4 South, Range 29 East, together with a part of Section 35, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Southerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, pages 3 through 18 of the public records of said county; thence North $77^{\circ}34'41''$ East, 120 feet, to the point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right of way line of State Road 203); thence North $12^{\circ}25'19''$ West, along said Easterly right of way line, 377.66 feet; thence North $77^{\circ}45'20''$ East, 252.61 feet; thence South $57^{\circ}14'40''$ East, 3.89 feet to the POINT OF BEGINNING; thence continue South $57^{\circ}14'40''$ East, 12.36 feet; thence North $77^{\circ}45'20''$ East, 420 feet, more or less to the approximate Mean High Water Line of the Atlantic Ocean; thence Northerly along the said Mean High Water Line, 350 feet, more or less; thence South $77^{\circ}45'20''$ West, 432 feet, more or less; thence South $25^{\circ}48'53''$ East, 11.99 feet to the point of curve of a curve concave Westerly and having a radius of 113 feet; thence continue along and around the arc of said curve, 47.68 feet, said curve having a chord bearing and distance of South $13^{\circ}43'38''$ East, 47.33 feet to the point of tangency of said curve; thence South $01^{\circ}38'23''$ East, 94.02 feet to the point of curve of a curve concave Easterly and having a radius of 162 feet; thence continue along and around the arc of said curve, 29.98 feet said curve having a chord bearing and distance of South $06^{\circ}56'31''$ East, 29.94 feet to the point of tangency of said curve; thence South $12^{\circ}14'40''$ East, 136.18 feet to the point of curve of a curve concave Easterly and having a radius of 61.02 feet; thence along and around the arc of said curve, 17.67 feet, said curve having a chord bearing and distance of South $20^{\circ}32'25''$ East, 17.61 feet to the point of reverse curve of a curve concave Westerly and having a radius of 113 feet; thence along and around the arc of said curve, 6.69 feet, said curve having a chord bearing and distance of South $27^{\circ}07'29''$ East, 6.68 feet to the POINT OF BEGINNING.

Spinners Reach IISPINNAKERS REACH ROAD

A part of Section 2, Township 4 South, Range 29 East, together with a part of Section 35, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 of the public records of said county; thence North $77^{\circ}34'41''$ East, 120 feet to the point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203); thence North $12^{\circ}25'19''$ West, along said Easterly right of way line, 377.66 feet; thence North $77^{\circ}45'20''$ East, 227.53 feet to the point of intersection of a curve concave to the East and having a radius of 87.02 feet, said point being the POINT OF BEGINNING; thence Northerly along and around the arc of said curve, 21.35 feet, said curve having a chord bearing and distance of North $19^{\circ}16'20''$ West, 21.29 feet to the point of tangency of said curve; thence North $12^{\circ}14'40''$ West, 136.18 feet to the point of curve of a curve concave Easterly and having a radius of 188 feet; thence along and around the arc of said curve, 34.80 feet, said curve having a chord bearing and distance of North $06^{\circ}56'31''$ West, 34.75 feet to the point of tangency of said curve; thence North $01^{\circ}38'23''$ West, 94.02 feet to the point of curve of a curve concave Westerly and having a radius of 87 feet; thence along and around the arc of said curve, 36.71 feet said curve having a chord bearing and distance of North $13^{\circ}43'38''$ West, 36.44 feet to the point of tangency of said curve; thence North $25^{\circ}48'53''$ West 18.27 feet; thence North $77^{\circ}45'20''$ East, 26.75 feet; thence South $25^{\circ}48'53''$ East, 11.99 feet to the point of curve of a curve concave to the West and having a radius of 113 feet; thence along and around the arc of said curve, 47.68 feet, said curve having a chord bearing and distance of South $13^{\circ}43'38''$ East, 47.33 feet to the point of tangency of said curve; thence South $01^{\circ}38'23''$ East, 94.02 feet to the point of curve of a curve concave Easterly and having a radius of 162 feet; thence along and around the arc of said curve, 29.98 feet, said curve having a chord bearing and distance of South $06^{\circ}56'31''$ East, 29.94 feet to the point of tangency of said curve; thence South $12^{\circ}14'40''$ East, 136.18 feet to the point of curve of a curve concave Easterly and having a radius of 61.02 feet; thence along and around the arc of said curve, 17.67 feet, said curve having a chord bearing and distance of South $20^{\circ}32'25''$ East 17.61 feet to the point of reverse curvature of a curve concave Westerly and having a radius of 113 feet; thence along and around the arc of said curve, 6.69 feet, said curve having a chord bearing and distance of South $27^{\circ}07'29''$ East, 6.68 feet; thence North $57^{\circ}14'40''$ West, 3.89 feet; thence South $77^{\circ}45'20''$ West, 25.08 feet to the POINT OF BEGINNING.

OCEAN FRONT EASEMENT:

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, together with a part of Section 35, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 of the public records of said county; thence North $77^{\circ}34'41''$ East, 120 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right of way line of State Road 203); thence North $12^{\circ}25'19''$ West, along said Easterly right of way line, 377.66 feet; thence North $77^{\circ}45'20''$ East, 252.61 feet; thence South $57^{\circ}14'40''$ East, 16.25 feet; thence North $77^{\circ}45'20''$ East, 300 feet to the intersection of the Coastal Construction Control Line, said intersection being the POINT OF BEGINNING; thence continue North $77^{\circ}45'20''$ East, 120 feet, more or less to the approximate Mean High Water Line of the Atlantic Ocean; thence Northerly along said Mean High Water Line, 350 feet, more or less; thence South $77^{\circ}45'20''$ West, 135 feet, more or less to the Coastal Construction Control Line; thence South $12^{\circ}14'40''$ East, along said Coastal Construction Control Line, 350 feet to the POINT OF BEGINNING.

PARCEL "A"

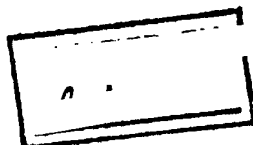
A portion of Section 2, Township 4 South, Range 29, East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the Map of Sawgrass Unit One, Map Book 12, Pages 3 through 18, inclusive of the Public Records of said County: thence North $77^{\circ}34'41''$ East, 120.00 feet, to a point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right-of-way line of State Road 203), said point being the point of curvature of a curve concave Easterly and having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right-of-way line, an arc distance of 10.92 feet, said arc being subtended by a chord bearing and distance of South $12^{\circ}44'13''$ East, 10.92 feet; thence North $73^{\circ}25'04''$ East, 162.94 feet; thence North $30^{\circ}29'52''$ East, 20.43 feet; thence North $77^{\circ}34'41''$ East, 63.84 feet; thence North $76^{\circ}24'55''$ East, 21.51 feet, to the POINT OF BEGINNING; thence continue North $76^{\circ}24'55''$ East, 52.00 feet; thence South $13^{\circ}35'05''$ East, 16.00 feet; thence South $08^{\circ}52'57''$ West, 17.51 feet; thence South $12^{\circ}21'59''$ East, 105.00 feet; thence North $77^{\circ}38'01''$ East, 13.00 feet; thence South $12^{\circ}21'59''$ East 70.00 feet; thence North $77^{\circ}38'01''$ East, 30.00 feet; thence South $12^{\circ}21'59''$ East, 49.84 feet; thence South $63^{\circ}51'59''$ East, 11.50 feet; thence North $77^{\circ}38'01''$ East, 76.00 feet; thence North $66^{\circ}59'00''$ East, 141.06 feet; to a point hereinafter referred to as Reference Point "A"; thence return to the POINT OF BEGINNING; thence South $70^{\circ}24'10''$ East, 5.74 feet, to a point of curvature of a curve to the left; thence along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet and an arc distance of 69.44 feet, said arc being subtended by a chord bearing and distance of South $30^{\circ}37'25''$ East, 63.99 feet, to the point of reverse curvature of a curve leading Southeasterly; thence along and around the arc of a curve concave Northeasterly and having a radius of 95.00 feet, an arc distance of 35.49 feet, said arc being subtended by a chord bearing and distance of South $01^{\circ}32'34''$ East, 35.28 feet, to the point of tangency of said curve; thence South $12^{\circ}14'40''$ East, 191.36 feet; thence South $17^{\circ}38'57''$ East, 33.09 feet, to the intersection of a curve leading Southeasterly; thence along and around the arc of a curve concave Northeasterly and having a radius of 158.00 feet, an arc distance of 45.32 feet, said arc being subtended by a chord bearing and distance of South $25^{\circ}49'36''$ East, 45.16 feet, to the point of tangency of said curve; thence South $34^{\circ}02'45''$ East, 154.61 feet; thence South $12^{\circ}25'19''$ East, 53.68 feet; thence North $77^{\circ}34'41''$ East, 360 feet, more or less, to the approximate Mean High Water Line of the Atlantic Ocean; thence Northerly along said approximate Mean High Water Line, 326 feet, more or less, to the intersection of a line bearing North $77^{\circ}38'01''$ East from aforesaid Reference Point "A"; thence South $77^{\circ}38'01''$ West along last said line, 140 feet, more or less, to Reference Point "A" and to close.

Containing 3.13 acres, more or less.

A portion of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the Map of Sawgrass Unit One, Map Book 12, Pages 3 through 18, of the Public Records of said County; thence North $77^{\circ}34'41''$ East, 120.00 feet, to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right-of-way line of State Road 203) said point being the point of curvature of a curve concave Easterly and having a radius of 993.49 feet; thence Southerly along the arc of a said curve and along said Easterly right-of-way line an arc distance of 427.06 feet, said arc being subtended by a chord bearing and distance of South $24^{\circ}06'27''$ East, 423.78 feet; to the point of tangency of said curve; thence South $36^{\circ}25'19''$ East along said Easterly right-of-way line, 131.76 feet, to the POINT OF BEGINNING; thence continue South $36^{\circ}25'19''$ East along said Easterly right-of-way line, 25.59 feet; thence North $77^{\circ}34'41''$ East, 145.00 feet; thence North $12^{\circ}25'19''$ West, 55.00 feet, thence North $55^{\circ}57'15''$ East, 16.64 feet; thence North $34^{\circ}02'45''$ West, 91.64 feet; thence South $55^{\circ}57'15''$ West, 24.44 feet; thence South $21^{\circ}34'24''$ West, 37.96 feet; thence South $36^{\circ}03'54''$ West, 124.41 feet, to the POINT OF BEGINNING.

Containing 0.33 acres, more or less.

236U



Paul ...

SU

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:
 Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 throh 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South 14°53'51" East, 85.93 feet to the POINT OF BEGINNING; thence continue Southeasterly along said Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 330.19 feet, said arc being subtended by a chord bearing and distance of South 26°54'03" East, 328.67 feet to the point of tangency of said curve; thence South 36°25'19" East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North 36°03'54" East, 124.41 feet; thence North 21°34'24" East, 37.96 feet; thence North 55°57'15" East, 24.44 feet; thence North 34°02'45" West, 41.47 feet to the point of curvature of a curve to the right; thence Northwesterly along the arc of a curve concave Northeasterly and having a radius of 192.0 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of North 25°49'43" West, 54.88 feet to the point of tangency of said curve; thence North 17°36'40" West, 201.64 feet to the point of curvature of a curve to the left; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, and arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of North 62°05'48" West, 56.06 feet to the point of tangency of said curve; thence South 73°25'04" West, 184.38 feet to the POINT OF BEGINNING.
Excepting therefrom, a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North 77°34'41" East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 85.95 feet, said arc being subtended by a chord bearing and distance of South 14°53'51" East, 85.93 feet; thence North 73 25'04" East, 184.38 feet to the point of curvature of a curve to the right; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South 62 05'48" East, 56.06 feet to the point of tangency of said curve, also being the POINT OF BEGINNING; thence South 17°36'40" East, 15.0 feet; thence South 72°23'20" West, 5.0 feet; thence North 17°36'40' West, 15.0 feet; thence North 72°23'20" East, 5.0 feet to the POINT OF BEGINNING.

23. BEACH CLUB VILLAS CONDOMINIUM

PARCEL #1

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North $77^{\circ}34'41''$ East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203), said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South $24^{\circ}25'17''$ East, 413.11 feet to the point of tangency of said curve, thence South $36^{\circ}25'19''$ East, continuing along the Easterly right of way line of said State Road 203, 157.35 feet; thence North $77^{\circ}34'41''$ East, 145.00 feet to the POINT OF BEGINNING; thence continue North $77^{\circ}34'41''$ East, 55.00 feet; thence North $12^{\circ}25'19''$ West, 53.68 feet; thence North $34^{\circ}02'45''$ West, 154.61 feet to the point of curvature of a curve to the right; thence Northwesterly along and around the arc of a curve concave Northeasterly and having a radius of 158.00 feet, an arc distance of 45.32 feet, said arc being subtended by a chord bearing and distance of North $25^{\circ}49'36''$ West, 45.16 feet; thence North $17^{\circ}38'57''$ West, 33.09 feet; thence North $12^{\circ}14'40''$ West, 191.36 feet to the point of curvature of a curve to the right; thence Northeasterly along and around the arc of a curve concave Northeasterly and having a radius of 95.00 feet, an arc distance of 35.49 feet, said arc being subtended by a chord bearing and distance of North $01^{\circ}32'34''$ West, 35.28 feet to the point of reverse curvature of a curve leading Northwesterly; thence Northwesterly along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 69.44 feet, said arc being subtended by a chord bearing and distance of North $30^{\circ}37'25''$ West, 63.99 feet to the point of tangency of said curve; thence North $70^{\circ}24'10''$ West, 5.74 feet; thence South $12^{\circ}14'40''$ East, 83.39 feet; thence South $73^{\circ}25'04''$ West, 74.16 feet to the point of curvature of a curve leading Southeasterly; thence Southeasterly along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of South $62^{\circ}05'43''$ East, 56.06 feet to the point of tangency of said curve; thence South $17^{\circ}36'40''$ East, 201.64 feet to the point of curvature of a curve to the left; thence Southeasterly along and around the arc of a curve concave Northeasterly and having a radius of 192.00 feet, an arc distance of 55.07 feet, said arc being subtended by a chord bearing and distance of South $25^{\circ}49'43''$ East, 54.88 feet to the point of tangency of said curve; thence South $34^{\circ}02'45''$ East, 133.11 feet; thence South $55^{\circ}57'15''$ West, 16.64 feet; thence South $12^{\circ}25'19''$ East, 55.0 feet to the POINT OF BEGINNING.

PARCEL #2

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, lying 11.0 feet right of and 11.0 feet left of as measured at right angles to and adjoining the following described line: Commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12 pages 3 through 18 inclusive of the public records of said county; thence North $77^{\circ}34'41''$ East, 120.0 feet to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right of way line of State Road 203) said point being the point of curvature of a curve leading Southeasterly; thence Southeasterly along the Easterly right of way line of said State Road 203 and along the arc of a curve concave Easterly and having a radius of 993.49 feet, an arc distance of 416.14 feet, said arc being subtended by a chord bearing and distance of South $24^{\circ}25'17''$ East, 413.11 feet to the point of tangency of said curve; thence South $36^{\circ}25'19''$ East, continuing along the Easterly right of way line of said State Road 203, 131.76 feet; thence North $36^{\circ}03'54''$ East, 124.41 feet; thence North $21^{\circ}34'24''$ East, 22.75 feet to the POINT OF BEGINNING; thence South $34^{\circ}02'45''$ East, 43.80 feet; thence South $36^{\circ}03'54''$ West, 70.12 feet; thence North $77^{\circ}34'41''$ East, 85.90 feet to the point of termination of said easement. Said easement being bounded on the North by a line bearing North $21^{\circ}34'24''$ East, and passing through the POINT OF BEGINNING, bounded on the East by a line bearing South $12^{\circ}25'19''$ East, and passing through the point of termination. It is intended that the side lines of this description be extended and/or shortened so as to intersect the side lines of each preceding and succeeding course to form a continuous strip.

RECORDED
 1980 FEB 10 10 30 AM

24. SURF VILLAS CONDOMINIUM

TRACT A:

A portion of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: COMMENCE at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, Pages 3 through 18, of the Public Records of said County; thence North 77°34'41" East, 120.00 feet, to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right-of-way line of State Road 203), said point being the point of curvature of a curve concave Easterly and having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right-of-way line an arc distance of 10.92 feet, said arc being subtended by a chord bearing and distance of South 12°44'13" East, 10.92 feet; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 63.84 feet; thence North 76°24'55" East, 73.51 feet, to the POINT OF BEGINNING; thence continue North 76°24'55" East, 32.00 feet; thence North 77°38'01" East, 224.25 feet, to a point hereinafter referred to as Reference Point "A"; thence return to the POINT OF BEGINNING; thence South 13°35'05" East, 16.00 feet; thence South 08°52'57" West, 17.51 feet; thence South 12°21'59" East, 105.00 feet; thence North 77°38'01" East, 13.00 feet; thence South 12°21'59" East, 70.00 feet; thence North 77°38'01" East, 30.00 feet; thence South 12°21'59" East, 49.84 feet; thence South 63°51'59" East, 11.50 feet; thence North 77°38'01" East, 76.00 feet; thence North 66°59'00" East, 141.06 feet; thence North 77°38'01" East, 140 feet, more or less, to the approximate Mean High Water Line of the Atlantic Ocean; thence Northerly along said approximate Mean High Water Line, 239 feet, more or less, to the intersection of a line bearing North 77°38'01" East from aforesaid Reference Point "A"; thence South 77°38'01" West along last said line, 141 feet, more or less, to Reference Point "A" and to close.

BEACH CLUB DRIVE:

A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: COMMENCE at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, Pages 3 through 18, inclusive, of the Public Records of said County; thence North $77^{\circ}34'41''$ East, 120.00 feet, to a point on the Easterly line of said Parcel "C" (said Easterly line of Parcel "C" being the Easterly right-of-way line of State Road 203), said point being the point of curve of a curve concave Easterly having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right-of-way line, an arc distance of 10.92 feet, said curve having a chord bearing and distance of South $12^{\circ}44'13''$ East, 10.92 feet, to the POINT OF BEGINNING; thence North $73^{\circ}25'04''$ East, 162.94 feet; thence North $30^{\circ}29'52''$ East, 20.43 feet; thence North $77^{\circ}34'41''$ East, 63.84 feet; thence North $76^{\circ}24'55''$ East, 21.51 feet; thence South $12^{\circ}14'40''$ East, 83.39 feet; thence South $73^{\circ}25'04''$ West, 258.54 feet, to an intersection with the Easterly right-of-way line of said State Road 203, said Easterly right-of-way line being in a curve concave Easterly having a radius of 993.49 feet; thence Northerly along the arc of said curve and along said Easterly right-of-way line, an arc distance of 75.04 feet, said curve having a chord bearing and distance of North $15^{\circ}12'57''$ West, 75.02 feet, to the POINT OF BEGINNING.

COPY

SAWGRASS BEACH CLUB EASEMENT FOR INGRESS AND EGRESS:

A portion of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: COMMENCE at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the map of Sawgrass Unit One, Map Book 12, Pages 3 through 18, of the Public Records of said County; thence North 77°34'41" East, 120.00 feet, to a point on the Easterly line of said Parcel "C" (said Easterly line of said Parcel "C" being the Easterly right-of-way line of State Road 203), said point being the point of curvature of a curve concave Easterly and having a radius of 993.49 feet; thence Southerly along the arc of said curve and along said Easterly right-of-way line, an arc distance of 10.92 feet, said arc being subtended by a chord bearing and distance of South 12°44'13" East, 10.92 feet; thence North 73°25'04" East, 162.94 feet; thence North 30°29'52" East, 20.43 feet; thence North 77°34'41" East, 63.84 feet; thence North 76°24'55" East, 21.51 feet, to the POINT OF BEGINNING; thence South 70°24'10" East, 5.74 feet, to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 17.42 feet, said arc being subtended by a chord bearing and distance of South 60°25'13" East, 17.33 feet; thence North 76°24'55" East, 34.55 feet; thence South 13°35'05" East, 1.00 feet; thence South 08°52'57" West, 17.51 feet; thence South 12°21'59" East, 5.00 feet; thence South 77°38'01" West, 18.44 feet, to an intersection with a curve leading Southeasterly; thence along and around the arc of a curve concave Southwesterly and having a radius of 50.00 feet, an arc distance of 28.08 feet, said arc being subtended by a chord bearing and distance of South 06°55'57" East, 27.71 feet, to the point of reverse curvature of a curve leading Southwesterly; thence along and around the arc of a curve concave Southeasterly and having a radius of 95.00 feet, an arc distance of 35.49 feet, said arc being subtended by a chord bearing and distance of South 01°32'34" East, 35.28 feet, to the point of tangency of said curve; thence South 12°14'40" East, 146.53 feet; thence North 77°45'04" East, 23.70 feet; thence North 11°38'01" East, 42.50 feet; thence North 77°38'01" East, 30.00 feet; thence South 17°38'01" West, 57.00 feet; thence South 49°38'01" West, 41.50 feet; thence South 72°23'20" West, 41.26 feet; thence North 17°36'40" West, 154.40 feet, to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Southwesterly and having a radius of 40.00 feet, an arc distance of 62.11 feet, said arc being subtended by a chord bearing and distance of North 62°05'48" West, 56.06 feet, to the point of tangency of said curve; thence North 73°25'04" East, 74.16 feet; thence North 12°14'40" West, 83.39 feet, to the POINT OF BEGINNING.

VERIFIED
Jms

25. MINIWAREHOUSE PROPERTY

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Southerly right-of-way line of Sawgrass Drive West (Parcel "A") as shown on the plat of Sawgrass Unit One as recorded in Map Book 12, pages 3 through 18, of the public records of said county, with the Easterly right-of-way line of State Road No. 1A (a 200 foot right-of-way as now established); thence South $07^{\circ}09'50''$ East, along said Easterly right-of-way line, 344.86 feet; thence North $87^{\circ}08'12''$ East, 45.13 feet to the POINT OF BEGINNING; thence continue North $87^{\circ}08'12''$ East, 173.49 feet; thence South $05^{\circ}53'37''$ East, 60.00 feet; thence North $84^{\circ}06'23''$ East, 98.97 feet; thence North $05^{\circ}43'59''$ East, 470.56 feet; thence South $66^{\circ}00'41''$ West, 392.44 feet; thence South $07^{\circ}09'50''$ East, 269.91 feet to the POINT OF BEGINNING; and

Warehouse Site:

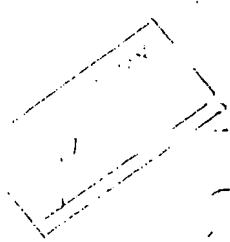
A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Southerly right-of-way line of Sawgrass Drive (Parcel "A"), as shown on the Plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18, of the Public Records of said County with the Easterly right-of-way line of State Road 1A (a 200 foot right-of-way as now established); thence South $07^{\circ}09'50''$ East along said Easterly right-of-way line, 1077.57 feet, to the POINT OF BEGINNING; thence North $82^{\circ}50'10''$ East, 220.00 feet; thence South $07^{\circ}09'50''$ East, 40.00 feet; thence South $49^{\circ}00'00''$ East 85.00 feet; thence North $82^{\circ}50'10''$ East, 83.31 feet, to a point hereinafter referred to as Reference Point "A"; thence South $07^{\circ}09'50''$ East, 168.95 feet; thence South $37^{\circ}59'10''$ West, 283.80 feet; thence South $82^{\circ}50'10''$ West, 158.80 feet, to the aforesaid Easterly right-of-way line of State Road 1A; thence North $07^{\circ}09'50''$ West along last said line, 140.00 feet; thence North $82^{\circ}50'10''$ East, 210.00 feet; thence North $07^{\circ}09'50''$ West, 207.43 feet; thence South $82^{\circ}50'10''$ West, 210.00 feet, to the aforesaid Easterly right-of-way line of State Road 1A; thence North $07^{\circ}09'50''$ West along said Easterly right-of-way line, 125.00 feet, to the POINT OF BEGINNING.

ST. JOHNS COUNTY RECORDS



27. WALKER'S RIDGE

A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the Northwest corner of Tract "A" as shown on the plat of Country Club Unit Four, as recorded in Map Book 15, pages 51 and 52, of the Public Records of said County, said corner being on the Southerly right of way line of Sawgrass Drive (Parcel "A", Sawgrass Unit One, as recorded in Map Book 12, pages 3 through 18, of said public records) said right of way line being a curve concave Northerly having a radius of 370.00 feet; thence Westerly along the arc of said curve a chord bearing of N.82°16'07"W. and a chord distance of 272.23 feet to the Point of Beginning; thence continue along the arc of said curve a chord bearing of N.46°32'59"W. and a chord distance of 180.70 feet to the point of tangency of said curve; thence continuing along said right of way line N.32°24'56"W. a distance of 69.47 feet to the point of curve of a curve concave Southwesterly having a radius of 325.00 feet; thence Northwesterly along the arc of said curve a chord bearing of N.47°50'02"W. and a chord distance of 172.81 feet to the point of tangency of said curve; thence N.63°15'08"W. a distance of 50.20 feet to the point of curve of a curve concave Northeasterly having a radius of 325.00 feet; thence Northwesterly along the arc of said curve and said right of way line of Parcel "A", a chord bearing of N.40°42'34"W. and a chord distance of 249.19 feet; thence S.37°59'10"W. a distance of 550.57 feet; thence S.17°10'00"W. a distance of 579.50 feet; thence S.63°44'46"E. a distance of 121.58 feet; thence N.42°15'40"E. a distance of 130.88 feet to the point of curve of a curve concave Southeasterly having a radius of 555.00 feet; thence Northeasterly along the arc of said curve a chord bearing of N.58°50'36"E. and a chord distance of 316.79 feet to the point of tangency of said curve; thence N.75°25'33"E. a distance of 268.10 feet to the point of curve of a curve concave Northwesterly having a radius of 495.00 feet; thence Northeasterly along the arc of said curve a chord bearing of N.54°40'43"E. and a chord distance of 350.70 feet to the Point of Beginning. Containing 10.86 acres more or less.



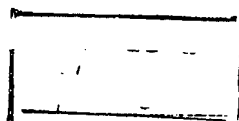
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Draft #2

28. WINDEMERE CONDOMINIUM

A part of Section 35, Township 3 South, Range 29 East, together with a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida more particularly described as follows: For a point of reference commence at the intersection of the Northerly line of Parcel "B" with the Westerly line of Parcel "C" as shown on the Map of Sawgrass Unit One, as recorded in Map Book 12, pages 3 through 18, of the Public Records of said county; thence N.77°34'41"E. a distance of 120.00 feet to the Easterly line of said Parcel "C"; thence N.12°25'19"W., along the Easterly line of said Parcel "C" (the same being the Easterly right of way line of County Road 203), a distance of 377.66 feet to the Point of Beginning; thence continue N.12°25'19"W., along the said easterly right of way line, a distance of 540.96 feet to the point of curve of a curve concave Easterly having a radius of 991.92 feet; thence Northerly along the arc of said curve, a chord bearing of N.08°33'28"W. and a chord distance of 133.70 feet; thence N.77°34'26"E., 200 feet Southerly of when measured at right angles to and parallel with the south line of Lot 1, Ponte Vedra Block S-2, as recorded in Map Book 10, page 1 of the aforementioned public records and an Easterly and a Westerly projection thereof, a distance of 774 feet more or less to the mean high water line of the Atlantic Ocean; thence Southerly along said mean high water line a distance of 338 feet more or less to the Northerly line of Spinnakers Reach II Condominium, as described in Parcel "B" of Official Records Volume 566 on page 326 of the aforementioned public records; thence S.77°45'18"W., along said Northerly line of Spinnakers Reach II Condominium, a distance of 542 feet more or less to the Northwesterly corner of Spinnakers Reach Road, as described in Official Records Volume 566, on pages 328 and 329 of said public records; thence Southerly along the Westerly line of said Spinnakers Reach Road the following five courses: S.25°48'53"E. a distance of 18.27 feet to the point of curve of a curve concave Westerly having a radius of 87 feet; thence Southerly along the arc of said curve, a chord bearing of S.13°43'38"E. and a chord distance of 36.44 feet to the point of tangency of said curve; thence S.01°38'23"E. a distance of 94.02 feet to the point of curve of a curve concave Easterly having a radius of 188 feet; thence Southerly along the arc of said curve, a chord bearing of S.06°56'31"E. and a chord distance of 34.75 feet to the point of tangency of said curve; thence S.12°14'40"E. a distance of 23.18 feet; thence S.77°45'20"W. a distance of 28.00 feet; thence S.12°14'40"E. a distance of 8.00 feet; thence S.12°14'40"E. a distance of 90.00 feet; thence N.77°45'20"E. a distance of 20.00 feet; thence continue along the Westerly line of said Spinnakers Reach Road, S.12°14'40"E. a distance of 15.00 feet to the point of curve of a curve concave Easterly having a radius of 87.02 feet; thence Southeasterly along the arc of said curve, a chord bearing of S.19°16'20"E. and a chord distance of 21.29 feet to an intersection with the Southerly line of Parcel "A" as shown on a Map recorded in Official Records Volume 566 on page 330 of the aforementioned public records; thence S.77°45'20"W., along said Southerly line, a distance of 227.71 feet to the Point of Beginning. Containing 7.82 acres more or less.

103U2



29. LITTLE BAY HARBOR CONDOMINIUM

A PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTH-WEST CORNER OF TRACT "A", AS SHOWN ON THE PLAT OF COUNTRY CLUB UNIT FOUR, AS RECORDED IN MAP BOOK 15, PAGES 51 AND 52 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF SAWGRASS DRIVE (PARCEL "A", SAWGRASS UNIT ONE, AS RECORDED IN MAP BOOK 12, PAGES 3 THROUGH 18 OF SAID PUBLIC RECORDS) SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 370.00 FEET; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.86°58'29"W. AND A CHORD DISTANCE OF 214.86 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 555.00 FEET, A CHORD BEARING OF S.41°50'13"W. AND A CHORD DISTANCE OF 172.13 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.63°05'31"W. AND A CHORD DISTANCE OF 237.11 FEET; THENCE S.18°56'25"E., A DISTANCE OF 19.49 FEET; THENCE S.86°21'25"E. A DISTANCE OF 76.60 FEET; THENCE S.71°17'08"E. A DISTANCE OF 50.69 FEET; THENCE S.62°24'23"E. A DISTANCE OF 46.48 FEET; THENCE S.25°12'25"E. A DISTANCE OF 59.56 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.00°57'26"W. AND A CHORD DISTANCE OF 17.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.27°07'14"W. A DISTANCE OF 26.37 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.08°54'40"W. AND A CHORD DISTANCE OF 18.75 FEET; THENCE S.09°17'52"E. A DISTANCE OF 210.11 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.35°54'48"E. AND A CHORD DISTANCE OF 17.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.62°31'39"E. A DISTANCE OF 237.23 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.30°00'33"E. AND A CHORD DISTANCE OF 21.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.02°30'28"W. A DISTANCE OF 182.25 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 75.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.42°29'33"E. AND A CHORD DISTANCE OF 106.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.87°29'28"E. A DISTANCE OF 205.00 FEET; THENCE N.77°14'02"E. A DISTANCE OF 72.03 FEET; THENCE N.42°00'38"E. A DISTANCE OF 190.00 FEET; THENCE N.05°59'31"E. A DISTANCE OF 105.80 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.20°59'55"W. AND A CHORD DISTANCE OF 13.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.47°59'25"W. A DISTANCE OF 213.38 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.79°02'07"W. AND A CHORD DISTANCE OF 15.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.69°55'07"W. A DISTANCE OF 31.54 FEET; THENCE S.41°49'10"W. A DISTANCE OF 29.44 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.83°01'08"W. AND A CHORD DISTANCE OF 24.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.27°51'19"W. A DISTANCE OF 198.44 FEET; THENCE N.03°43'52"W. A DISTANCE OF 53.66 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.39°54'04"W. AND A CHORD DISTANCE OF 17.70 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.76°04'22"W. A DISTANCE OF 107.36 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.51°02'13"W. AND A CHORD DISTANCE OF 21.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.25°59'59"W. A DISTANCE OF 195.46 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF N.53°39'41"W. AND A CHORD DISTANCE OF 13.93 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.81°19'28"W. A DISTANCE OF 115.00 FEET; THENCE N.39°14'34"W. A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.87 ACRES MORE OR LESS.

Together with an easement for ingress and egress, over and upon the following described lands:

Parcels A, B, and D, designated on the plat of Sawgrass Unit One, recorded in Map Book 12, pages 3 to 18, of the Public Records of St. Johns County, Florida.

Country Club Boulevard, as Parcel B, according to plat of Northgate Unit I, recorded in Map Book 15, pages 16 through 21, of the Public Records of St. Johns County, Florida.

Chimney Ridge Drive, according to the plat thereof recorded in Map Book 16, pages 23 and 24, of the Public Records of St. Johns County, Florida.

Together with an easement for encroachment by Units and Common Elements into a 20 foot strip outside of (towards and into the water) and adjacent to all boundaries of the Land except that portion of the Land bounded by Chimney Ridge Drive, which drive is more particularly described in Map Book 16, pages 23 and 24, of the Public Records of St. Johns County, Florida.

COPY

RECORDED IN
PUBLIC RECORDS
DEC 31 PM 1:00
Paul [Signature]
CLERK OF DISTRICT COURT

VERIFIED BY
[Signature]

30. WILLOW POND

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Northerly line of Sawgrass Drive West (Parcel A) as recorded in Sawgrass Unit One, Map Book 12, pages 3 through 18, of the public records of St. Johns County, Florida, with the Easterly right of way line of Ponce de Leon Boulevard (State Road 1A, a 200 foot right of way as now established); thence North $07^{\circ}09'50''$ West, 410 feet along said Easterly right of way line of Ponce de Leon Boulevard to the POINT OF BEGINNING; thence continue North $07^{\circ}09'50''$ West, along said Easterly right of way line, 1080.00 feet; thence North $82^{\circ}50'10''$ East, 55.00 feet; thence South $53^{\circ}45'16''$ East, 199.88 feet; thence South $18^{\circ}06'56''$ East, 563.21 feet; thence South $31^{\circ}00'00''$ East, 486.90 feet; thence South $59^{\circ}12'20''$ West, 135.82 feet; thence North $30^{\circ}39'13''$ West, 90.00 feet; thence South $59^{\circ}20'47''$ West, 85.00 feet; thence North $30^{\circ}50'02''$ West, 50.00 feet; thence South $86^{\circ}29'04''$ West, 246.14 feet to the POINT OF BEGINNING.

62521

COPY



31. CLUB COVE/LONG COVE

A PART OF PARCEL "A-A" AS SHOWN ON THE PLAT OF SAWGRASS UNIT ONE AS RECORDED IN MAP BOOK 12, PAGES 3 THROUGH 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEASTERLY CORNER OF TRACT "B" AS SHOWN ON SAID PLAT OF SAWGRASS UNIT ONE; THENCE SOUTHERLY ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAWGRASS DRIVE EAST (PARCEL "A") AND AROUND THE ARC OF A CURVE BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 142.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°43'56" EAST, 141.12 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 71°43'40" WEST, 60.00 FEET; THENCE SOUTH 06°45'00" EAST, 170.79 FEET; THENCE SOUTH 43°43'00" WEST, 126.96 FEET; THENCE SOUTH 15°30'30" WEST, 67.46 FEET; THENCE SOUTH 83°40'30" WEST, 209.76 FEET TO A LINE THAT MEANDERS THE WATERS OF A MAN-MADE LAKE; THENCE SOUTHERLY ALONG THE MEANDER LINE OF THE WATERS OF SAID LAKE, RUN THE FOLLOWING SIX COURSES: COURSE NO. 1 - SOUTH 20°14'15" EAST, 165.41 FEET; COURSE NO. 2 - SOUTH 03°29'15" EAST, 127.37 FEET; COURSE NO. 3 - SOUTH 24°22'47" WEST, 318.91 FEET; COURSE NO. 4 - SOUTH 08°58'08" WEST, 88.68 FEET; COURSE NO. 5 - SOUTH 15°08'23" EAST, 57.59 FEET; COURSE NO. 6 - SOUTH 80°20'14" WEST, 52.94 FEET; THENCE SOUTH 15°54'06" WEST, 12.80 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID SAWGRASS DRIVE; THENCE EASTERLY AND NORTHERLY ALONG THE NORTHERLY AND WESTERLY RIGHT-OF-WAY LINE OF SAID SAWGRASS DRIVE, RUN THE FOLLOWING SEVEN COURSES: COURSE NO. 1 - THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 525.00 FEET, AN ARC DISTANCE OF 103.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°28'37" EAST, 102.92 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2 - SOUTH 62°51'06" EAST, 131.49 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 395.00 FEET, AN ARC DISTANCE OF 366.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°25'46" EAST, 353.46 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE LEFT; COURSE NO. 3 - THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 348.93 FEET, AN ARC DISTANCE OF 382.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 32°36'04" EAST, 363.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4 - THENCE NORTH 01°12'35" EAST, 347.16 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; COURSE NO. 5 - THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 252.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°04'10" WEST, 247.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6 - NORTH 37°20'54" WEST, 280.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT; COURSE NO. 7 - THENCE ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 108.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°48'36" WEST, 107.71 FEET TO THE POINT OF BEGINNING.

32. PART OF VILLAGE WALK

A part of Parcel "AA", Sawgrass Unit One, as recorded in Map Book 12, Pages 3 through 18 of the Public Records of St. Johns County, Florida more particularly described as follows: For a Point of Reference, Commence at the Southwesterly corner of Lot 11, Sawgrass Village Walk, as recorded in Map Book 14, Pages 26 through 29 of said Public Records; thence North 04°00'00" West along the West line of said Lot 11 a distance of 14.71 feet to the POINT OF BEGINNING; thence Westerly along the Northerly line of Tract "A", Sawgrass Village Walk as recorded in Map Book 14, Pages 26 through 29 of said Public Records and along the arc of a curve, said curve being concave Southeasterly and having a radius of 289.00 feet, an arc distance of 38.02 feet, said arc being subtended by a chord bearing of South 64°45'11" West and a chord distance of 38.00 feet to the Point of Tangency of said curve; thence continue along said Northerly line of Tract "A", South 60°59'00" West a distance of 14.9 feet; thence North 04°00'00" West a distance of 7.0 feet to the approximate edge of water of a lake; thence along said approximate edge of water, following a meander line thereof, the following 9 courses: North 61°50'00" East a distance of 8.9 feet; North 48°48'00" East a distance of 16 feet; North 03°45'00" East a distance of 26.7 feet, North 01°50'00" West a distance of 26.8 feet; North 12°50'00" West a distance of 19.8 feet; North 03°15'00" East a distance of 28.9 feet; North 00°09'00" East a distance of 24.2 feet; North 13°36'30" East a distance of 12.3 feet; North 38°20'00" East a distance of 8.0 feet to a point on said edge of water lying South 88°19'47" West a distance of 12.0 feet from the Northwest corner of Lot 11 of said Sawgrass Village Walk; thence North 88°19'47" East along a Westerly projection of the North line of said Lot 11 a distance of 12.0 feet to said Northwest corner of Lot 11; thence South 04°00'00" East along the West line of said Lot 11, a distance of 143.00 feet to the POINT OF BEGINNING.

Containing 0.08 acres, more or less.



FILED AND RECORDED IN
 PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLA.

89 JAN 26 AM 10:13

Carl ...
 CLERK OF CIRCUIT COURT

34. SAWGRASS COUNTRY CLUB
PROPERTY

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DESCRIPTION: GOLF COURSE PARCEL "A"

Beginning at the Southeast corner of NORTH GATE II, according to the plat thereof, as recorded in Map Book 15, Pages 37 through 39, inclusive, of the Public Records of St. Johns County, Florida; thence North $82^{\circ}50'06''$ West, a distance of 51.02 feet; thence South $07^{\circ}09'54''$ West, a distance of 833.09 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 2764.93 feet, an arc distance of 691.47 feet to the Point of Tangency; thence South $07^{\circ}09'50''$ East, a distance of 998.51 feet, the last three courses described being coincident with the Easterly limits of the 200' Right-of-Way of State Road A-1-A, as now laid out and in use; thence North $82^{\circ}50'10''$ East, a distance of 55.00 feet; thence South $53^{\circ}45'16''$ East, a distance of 208.46 feet; thence South $18^{\circ}06'56''$ East, a distance of 516.24 feet; thence South $32^{\circ}20'34''$ East, a distance of 264.85 feet; thence South $26^{\circ}36'05''$ East, a distance of 190.28 feet; thence South $61^{\circ}47'43''$ East, a distance of 222.36 feet to the Point of Curvature of a circular curve to the left; thence Southerly, Easterly and Northerly, along the arc of said curve, having a radius of 25.00 feet, an arc distance of 53.83 feet to the Point of Reverse Curvature, the last seven courses described being coincident with the Easterly limits of WILLOW POND LANE, according to the plat thereof, as recorded in Map Book 16, Pages 5 through 8, inclusive, of the Public Records of St. Johns County, Florida; thence Northerly and Easterly, along the arc of said curve, having a radius of 425.00 feet, an arc distance of 162.17 feet to the Point of Tangency; thence North $16^{\circ}42'24''$ East, a distance of 79.33 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 375.00 feet, an arc distance of 16.32 feet, the last three courses described being coincident with the Westerly limits of Parcel "A" (Preston Trail), SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida; thence North $84^{\circ}26'06''$ West, a distance of 115.10 feet; thence North $15^{\circ}33'00''$ West, a distance of 825.66 feet, the last two courses described being coincident with the Southerly and Westerly limits of SAWGRASS UNIT TWO, according to the plat thereof, as recorded in Map Book 15, Page 14, of the Public Records of St. Johns County, Florida; thence North $12^{\circ}45'34''$ West, a distance of 66.41 feet; thence North $52^{\circ}12'00''$ West, a distance of 383.97 feet; thence North $13^{\circ}19'07''$ West, a distance of 190.29 feet; thence North $20^{\circ}56'21''$ East, a distance of 109.78 feet; thence North $08^{\circ}01'18''$ West, a distance of 192.73 feet; thence North $33^{\circ}06'09''$ West, a distance of 63.38 feet; thence North $72^{\circ}08'43''$ West, a distance of 158.13 feet; thence North $16^{\circ}54'43''$ West, a distance of 88.00 feet; thence North $18^{\circ}59'51''$ East, a distance of 598.26 feet; thence North $04^{\circ}46'38''$ East, a distance of 150.00 feet; thence North $05^{\circ}10'48''$ East, a distance of 675.23 feet; thence North

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75°11'01" East, a distance of 417.00 feet; thence North 89°57'23" East, a distance of 480.50 feet; thence South 00°02'37" East, a distance of 51.32 feet to a point on the arc of a circular curve to the left, whose radius point bears North 41°27'07" West from the last described point, the last fourteen courses described being coincident with the Westerly, Northerly and Easterly limits of Block 1, of said plat of SAWGRASS UNIT ONE; thence Easterly and Northerly, along the arc of said curve, having a radius of 475.00 feet, an arc distance of 21.47 feet to the Point of Tangency; thence North 45°57'28" East, along the Northwestern limits of Parcel "A" (Preston Trail) of said SAWGRASS UNIT ONE, a distance of 89.39 feet; thence continue North 45°57'28" East, a distance of 179.84 feet to a point on the arc of a circular curve to the right, whose radius point bears North 49°59'42" East from the last described point; thence Westerly and Northerly, along the arc of said curve, having a radius of 340.00 feet, an arc distance of 102.68 feet; the last two courses described being coincident with the Westerly limits of NORTH GATE I, according to the plat thereof, as recorded in Map Book 15, Pages 16 through 21, inclusive, of the Public Records of St. Johns County, Florida; thence North 80°27'51" West, a distance of 179.92 feet, the last course described being coincident with the Southerly limits of NORTH GATE I REPLAT, according to the plat thereof, as recorded in Map Book 15, Pages 33 through 36, inclusive, of the Public Records of St. Johns County, Florida; thence South 09°32'09" West, a distance of 3.00 feet; thence North 80°27'51" West, a distance of 50.00 feet; thence North 09°32'09" East, a distance of 3.00 feet, the last three courses described being coincident with that parcel of land conveyed to R.S. WINSLOW, as described in O.R. Volume 665, Page 1376, of the Public Records of St. Johns County, Florida; thence North 80°27'51" West, along the Southerly limits of said plat of NORTH GATE I REPLAT, a distance of 330.00 feet; thence South 71°52'33" West, a distance of 211.70 feet; thence South 60°27'58" West, a distance of 439.59 feet; thence North 82°50'06" West, a distance of 133.06 feet to the Point of Beginning, the last three courses described being coincident with the Southerly limits of said plat of NORTH GATE II.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "B" (A portion of Parcel "A-A", SAWGRASS UNIT ONE, Map Book 12, Pages 3 through 18, inclusive)

Beginning at the intersection of the Northerly limits of Parcel "A" (Sawgrass Drive West) and the Easterly limits of Parcel "A" (Preston Trail West), SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida; thence North 27°50'10" East (North 27°50'10" West per Plat), a distance of 13.08 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having

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a radius of 375.00 feet, an arc distance of 173.90 feet to a point on the arc of said curve, the last two courses described being coincident with the Easterly limits of said Parcel "A" (Preston Trail West); thence South 88°44'00" East, along the Southerly limits of HARBOR VILLA UNITS A, B, C AND D; as described in O.R. Volume 263, Page 738, of the Public Records of St. Johns County, Florida, a distance of 201.55 feet; thence continue South 88°44'00" East, a distance of 40.00 feet; thence South 48°01'37" East, a distance of 83.22 feet; thence South 88°44'00" East, a distance of 176.00 feet; thence North 66°48'53" East, a distance of 131.12 feet; thence South 88°44'00" East, a distance of 140.00 feet; thence South 52°23'36" East, a distance of 263.24 feet; thence South 68°51'14" East, a distance of 33.00 feet, the last seven courses described being coincident with the Southerly limits of SAWGRASS GARDEN HOMES I, according to the plat thereof, as recorded in Map Book 13, Pages 60 through 62, inclusive, of the Public Records of St. Johns County, Florida; thence South 56°16'36" East, a distance of 37.65 feet; thence South 79°25'53" East, a distance of 44.66 feet, the last two courses described being coincident with the Southerly limits of that parcel of land conveyed to G. B. DOUGLAS, as described in O.R. Volume 432, Page 631, of the Public Records of St. Johns County, Florida; thence North 50°42'38" East, a distance of 142.13 feet; thence North 39°56'46" East, a distance of 104.35 feet; thence North 11°23'21" West, a distance of 141.79 feet; thence North 42°22'35" West, a distance of 302.11 feet; thence North 48°21'59" West, a distance of 120.42 feet, the last five courses described being coincident with the Easterly limits of said plat of SAWGRASS GARDEN HOMES I; thence North 04°17'51" West, a distance of 207.51 feet; thence North 01°06'06" East, a distance of 110.50 feet; thence North 12°36'04" West, a distance of 123.50 feet; thence North 58°14'09" West, a distance of 273.00 feet; thence North 36°16'46" West, a distance of 183.31 feet; thence North 49°36'33" West, a distance of 345.00 feet; thence South 85°29'58" West, a distance of 128.34 feet, the last six courses described being coincident with the Northeasterly limits of SAWGRASS GARDEN HOMES II, according to the plat thereof, as recorded in Map Book 13, Pages 99, 100 and 101, of the Public Records of St. Johns County, Florida; thence North 09°03'51" West, a distance of 175.00 feet; thence North 41°16'48" West, a distance of 654.19 feet; thence North 49°14'59" West, a distance of 50.49 feet; thence North 23°44'18" West, a distance of 103.80 feet; thence North 02°51'07" West, a distance of 113.29 feet; thence North 11°29'16" East, a distance of 100.88 feet; thence North 13°27'53" West, a distance of 190.99 feet; the last seven courses described being coincident with the Easterly limits of Block 2, of said plat of SAWGRASS UNIT ONE; thence South 75°14'04" East, a distance of 53.00 feet, more or less, to the waters of a man made lake; thence Northerly, along said waters edge, the following three meander courses; thence North 01°21'11" East, a distance of 73.43 feet; thence North 02°10'54" West, a distance of 46.76 feet; thence

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North 32°49'46" East, a distance of 40.84 feet, the last four courses described being coincident with the Southerly and Easterly limits of that parcel of land Quit-Claimed to H. Dean Hopper, as described in O.R. Volume 742, Page 432, of the Public Records of St. Johns County, Florida; thence North 35°47'43" East, a distance of 137.13 feet; thence North 57°45'54" West, a distance of 68.75 feet, the last three courses described being coincident with that parcel of land conveyed to T. P. HANNON, as described in O.R. Volume 697, Page 2010, of the Public Records of St. Johns County, Florida; thence North 09°57'03" East, a distance of 48.00 feet; thence North 23°46'17" East, a distance of 625.11 feet to a point on the arc of a circular curve to the left, whose radius point bears North 00°11'52" West from the last described point, the last two courses described being coincident with the Easterly limits of Block 2 of said plat of SAWGRASS UNIT ONE; thence Easterly and Northerly, along the arc of said curve, having a radius of 525.00 feet, an arc distance of 401.75 feet to the Point of Tangency; thence North 45°57'28" East, a distance of 89.39 feet to the Point of Curvature of a circular curve to the right; thence Northerly, Easterly and Southerly, along the arc of said curve, having a radius of 275.00 feet, an arc distance of 302.00 feet, the last three courses described being coincident with the Southerly limits of said Parcel "A" (Preston Trail West and Preston Trail East); thence South 16°20'00" West, a distance of 215.00 feet; thence South 62°15'00" West, a distance of 305.00 feet; thence South 22°00'00" West, a distance of 440.00 feet; thence South 61°40'00" West, a distance of 160.00 feet; thence South 04°00'00" East, a distance of 458.00 feet; thence South 29°30'00" West, a distance of 192.00 feet; thence South 03°22'48" West, a distance of 157.01 feet; thence South 06°00'00" East, a distance of 120.00 feet; thence South 59°30'00" East, a distance of 500.00 feet; thence South 48°45'00" East, a distance of 400.00 feet; thence South 53°30'00" East, a distance of 282.87 feet; thence South 42°30'00" East, a distance of 215.00 feet; thence South 14°00'00" East, a distance of 240.00 feet; thence South 27°15'00" East, a distance of 485.00 feet; thence South 33°20'00" East, a distance of 445.65 feet; thence South 26°00'00" East, a distance of 115.00 feet; thence North 30°30'00" East, a distance of 119.96 feet; thence North 11°15'00" East, a distance of 115.00 feet; thence North 62°15'00" West, a distance of 235.00 feet; thence North 27°20'00" West, a distance of 225.00 feet; thence North 11°00'00" East, a distance of 365.00 feet; thence North 19°30'00" West, a distance of 122.00 feet; thence West, a distance of 115.00 feet; thence North 56°20'00" West, a distance of 203.00 feet; thence North 05°30'00" East, a distance of 250.00 feet; thence North 36°40'00" West, a distance of 315.00 feet; thence North 33°00'00" West, a distance of 345.03 feet; thence North 12°15'00" East, a distance of 205.88 feet; thence North 25°13'59" East, a distance of 255.00 feet; thence North 67°30'00" East, a distance of 175.00 feet; thence North 28°30'00" East, a distance of 150.00 feet; thence North

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33°45'00" West, a distance of 80.00 feet; thence North 69°56'17" West, a distance of 159.43 feet; thence North 30°47'53" East, a distance of 50.00 feet to a point on the arc of a circular curve to the left, whose radius point bears North 30°47'53" East from the last described point; thence Southerly and Easterly, along the arc of said curve, having a radius of 305.00 feet, an arc distance of 208.00 feet to the Point of Tangency; thence North 81°43'27" East, a distance of 84.41 feet to the Point of Curvature of a circular curve to the right; thence Easterly and Southerly, along the arc of said curve, having a radius of 225.00 feet, an arc distance of 137.86 feet, the last three courses described being coincident with the Southerly limits of said Parcel "A" (Preston Trail East); thence South 22°04'27" West, a distance of 136.44 feet; thence South 31°37'37" West, a distance of 294.11 feet; thence South 22°08'31" West, a distance of 142.22 feet; thence South 07°26'33" West, a distance of 85.98 feet; thence South 19°16'00" East, a distance of 277.13 feet; thence South 25°28'04" East, a distance of 553.32 feet to a corner of the Westerly limits of Tract "E" of said plat of SAWGRASS UNIT ONE; thence South 29°04'49" East, a distance of 165.50 feet; thence South 15°01'28" East, a distance of 142.16 feet; thence South 68°53'30" East, a distance of 78.78 feet; thence North 81°13'49" East, a distance of 53.33 feet; thence South 61°11'38" East, a distance of 54.40 feet; thence North 76°01'25" East, a distance of 88.93 feet; thence North 46°38'15" East, a distance of 40.72 feet; thence North 85°19'31" East, a distance of 64.59 feet; thence North 33°36'04" East, a distance of 66.08 feet; thence North 53°54'20" East, a distance of 37.95 feet; thence North 78°07'34" East, a distance of 41.30 feet, the last course described being coincident with the Southerly limits of said Tract "E"; thence South 54°17'40" East, a distance of 19.86 feet; thence South 86°00'11" East, a distance of 83.25 feet; thence North 66°40'51" East, a distance of 99.38 feet; thence North 17°23'04" West, a distance of 77.60 feet; thence North 05°52'49" West, a distance of 51.58 feet; thence North 17°17'51" East, a distance of 166.44 feet to a point on the arc of a circular curve to the left, whose radius point bears North 07°43'50" East, from the last described point; thence Easterly and Northerly, along the arc of said curve, having a radius of 405.00 feet, an arc distance of 141.58 feet to the Point of Tangency; thence North 77°42'00" East, a distance of 12.85 feet; thence South 46°57'12" East, a distance of 114.00 feet; thence South 03°17'35" West, a distance of 173.91 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 425.00 feet, an arc distance of 347.10 feet, the last five courses described being coincident with the Southerly limits of Parcel "A" (Preston Trail East) and the Westerly limits of Parcel "A" (Sawgrass Drive East); thence South 09°55'56" West, a distance of 717.14 feet; thence South 05°17'52" West, a distance of 128.06 feet; thence South 79°45'00" West, a distance of 205.00 feet; thence North 57°45'00" West, a distance of 170.00 feet; thence South 77°00'00" West, a distance of 95.00 feet; thence South 30°45'00" West, a distance of 270.00 feet; thence South 84°10'00" West, a distance of 165.00 feet; thence South 05°50'00" East, a distance of 80.00 feet; thence South 12°20'00" West, a distance of 170.00 feet; thence South 77°40'00" East, a distance of 190.00 feet; thence South 07°20'12" West, a distance of 31.39 feet; thence South 47°23'48" West, a distance of 141.50 feet; thence South 36°28'05" West, a distance of 280.16 feet, the

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last two courses described being coincident with the Northwesterly limits of Parcel "C", SAWGRASS VILLAGE WALK, according to the plat thereof, as recorded in Map Book 14, Pages 26 through 29, inclusive, of the Public Records of St. Johns County, Florida; thence South $36^{\circ}28'03''$ West, a distance of 345.65 feet; thence South $36^{\circ}28'05''$ West, a distance of 455.30 feet, the last course described being coincident with the Northwesterly limits of Parcel "B" of said plat of SAWGRASS VILLAGE WALK; thence South $74^{\circ}59'18''$ West, a distance of 296.49 feet; thence North $79^{\circ}01'16''$ West, a distance of 111.50 feet; thence South $78^{\circ}38'23''$ West, a distance of 95.00 feet; thence South $26^{\circ}28'06''$ West, a distance of 100.00 feet, the last three courses described being coincident with the Northerly and Westerly limits of SAWGRASS VILLAGE WALK REPLAT, according to the plat thereof, as recorded in Map Book 14, Page 36, of the Public Records of St. Johns County, Florida; thence continue South $26^{\circ}28'06''$ West, a distance of 130.00 feet; the last course described being coincident with the Westerly limits of said Parcel "B"; thence continue South $26^{\circ}28'06''$ West, a distance of 19.50 feet to a point on the arc of a circular curve to the left, whose radius point bears South $29^{\circ}58'52''$ West from the last described point; thence Northerly and Westerly, along the arc of said curve, having a radius of 375.00 feet, an arc distance of 21.16 feet to the Point of Tangency; thence North $63^{\circ}15'08''$ West, a distance of 50.20 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 275.00 feet, an arc distance of 465.04 feet to the Point of Tangency; thence North $33^{\circ}38'15''$ East, a distance of 9.19 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 34.71 feet; thence South $62^{\circ}33'20''$ East, a distance of 25.01 feet; thence continue South $62^{\circ}33'20''$ East, along the Southerly limits of Parcel "A" of said plat of SAWGRASS VILLAGE WALK, a distance of 165.36 feet; thence North $86^{\circ}15'00''$ East, a distance of 195.00 feet; thence North $38^{\circ}00'00''$ East, a distance of 225.92 feet; thence North $54^{\circ}15'00''$ East, a distance of 605.00 feet; thence North $20^{\circ}45'00''$ East, a distance of 180.00 feet; thence North $40^{\circ}30'00''$ West, a distance of 165.00 feet; thence North $86^{\circ}40'00''$ West, a distance of 255.00 feet; thence North $65^{\circ}30'00''$ West, a distance of 212.15 feet; thence North $67^{\circ}27'19''$ West, a distance of 325.66 feet; thence South $86^{\circ}00'00''$ West, a distance of 250.00 feet; thence South $65^{\circ}37'55''$ West, a distance of 85.24 feet, the last two courses described being coincident with the Northerly limits of said Parcel "A"; thence continue South $65^{\circ}37'55''$ West, a distance of 39.98 feet; thence North $32^{\circ}53'04''$ West, a distance of 87.63 feet; thence North $53^{\circ}43'55''$ West, a distance of 216.14 feet; thence North $62^{\circ}09'50''$ West, a distance of 66.71 feet to the Point of Beginning, the last three courses described being coincident with the Northerly limits of Parcel "A" (Sawgrass Drive West) of said plat of SAWGRASS UNIT ONE.

LESS AND EXCEPT:

WELL SITE #1, as described in O.R. Volume 341, Page 703, of the Public Records of St. Johns County, Florida.

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TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "C"

Commencing at the most Easterly corner of Lot 1, Parcel "D", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida, said point being further described as being on the arc of a circular curve to the left, whose radius point bears North $53^{\circ}27'34''$ East from the last described point; thence Easterly and Northerly, along the arc of said curve, having a radius of 305.00 feet, an arc distance of 328.63 feet to the Point of Tangency; thence North $81^{\circ}43'27''$ East, a distance of 84.41 feet to the Point of Curvature of a circular curve to the right; thence Easterly and Southerly, along the arc of said curve, having a radius of 225.00 feet, an arc distance of 56.55 feet, the last three courses described being coincident with the Southerly limits of Parcel "A" (Preston Trail East) of said plat of SAWGRASS UNIT ONE; thence North $06^{\circ}07'33''$ East, a distance of 50.00 feet to the Point of Beginning of this description, said point being further described as being on the arc of a circular curve to the left, whose radius point bears South $06^{\circ}07'33''$ West from the last described point; thence Westerly and Southerly, along the arc of said curve, having a radius of 275.00 feet, an arc distance of 69.12 feet to the Point of Tangency; thence South $81^{\circ}43'27''$ West, a distance of 84.41 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 255.00 feet, an arc distance of 173.90 feet, the last three courses described being coincident with the Northerly limits of said Parcel "A"; thence North $03^{\circ}03'10''$ East, a distance of 359.04 feet; thence North $84^{\circ}00'00''$ East, a distance of 160.00 feet; thence North $42^{\circ}00'00''$ East, a distance of 295.00 feet; thence North $11^{\circ}30'00''$ West, a distance of 175.00 feet; thence North $54^{\circ}00'00''$ East, a distance of 250.00 feet; thence North $26^{\circ}11'00''$ East, along the Easterly limits of FISHERMANS COVE I, as described in O.R. Volume 460, Page 28, of the Public Records of St. Johns County, Florida, a distance of 235.86 feet; thence North $13^{\circ}50'05''$ West, a distance of 433.98 feet; thence North $05^{\circ}46'29''$ West, along the Easterly limits of FISHERMANS COVE II, as described in O.R. Volume 473, Page 8, of the Public Records of St. Johns County, Florida, a distance of 77.50 feet; thence North $84^{\circ}13'31''$ East, a distance of 249.02 feet; thence South $05^{\circ}46'25''$ East, a distance of 75.72 feet; thence South $78^{\circ}41'23''$ East, a distance of 178.47 feet; thence South $50^{\circ}28'39''$ East, a distance of 259.28 feet; thence North $59^{\circ}02'10''$ East, a distance of 151.60 feet, the last five courses described being coincident with the Southerly limits of FISHERMANS COVE III, as described in O.R. Volume 489, Page 122, of the Public Records of St. Johns County, Florida; thence North $86^{\circ}00'00''$ East, a distance of 610.00 feet; thence South $83^{\circ}38'52''$ East, a distance of 210.20

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feet; thence South $12^{\circ}25'19''$ East, along the Westerly limits of the 66' Right-of-Way of State Road 203, a distance of 25.00 feet; thence South $04^{\circ}25'11''$ East, a distance of 218.80 feet; thence South $49^{\circ}45'45''$ West, a distance of 134.78 feet; thence South $03^{\circ}59'36''$ West, a distance of 159.86 feet; thence South $86^{\circ}51'18''$ East, a distance of 30.73 feet; thence South $39^{\circ}40'00''$ West, a distance of 683.76 feet; thence South $74^{\circ}15'04''$ West, a distance of 125.00 feet; thence continue South $74^{\circ}15'04''$ West, a distance of 656.31 feet; thence South $88^{\circ}21'48''$ West, a distance of 35.01 feet; thence North $48^{\circ}28'06''$ West, a distance of 46.75 feet; thence North $03^{\circ}26'01''$ West, a distance of 50.09 feet; thence North $45^{\circ}49'49''$ East, a distance of 48.80 feet; thence North $59^{\circ}29'32''$ East, a distance of 650.25 feet, the last six courses described being coincident with the Easterly limits of BERMUDA COVE VILLAS, as described in O.R. Volume 310, Page 192, of the Public Records of St. Johns County, Florida; thence North $45^{\circ}45'00''$ East, a distance of 775.00 feet; thence North $25^{\circ}20'00''$ West, a distance of 115.00 feet; thence South $70^{\circ}01'08''$ West, a distance of 636.15 feet; thence North $76^{\circ}41'41''$ West, a distance of 304.16 feet; thence South $18^{\circ}38'30''$ West, a distance of 437.98 feet; thence South $10^{\circ}49'30''$ West, a distance of 394.01 feet; thence South $49^{\circ}14'07''$ West, a distance of 613.08 feet to the Point of Beginning, the last four courses described being coincident with the Northwesterly limits of said BERMUDA COVE VILLAS.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "D"

Commencing at the Northwest corner of Parcel "B", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida; thence South $68^{\circ}08'19''$ West, a distance of 202.96 feet to the Point of Beginning of this description; thence South $77^{\circ}42'00''$ West, a distance of 26.26 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 355.00 feet, an arc distance of 127.27 feet, the last three courses described being coincident with the Northerly limits of Parcel "A" (Preston Trail East) of said plat of SAWGRASS UNIT ONE; thence North $08^{\circ}33'39''$ West, a distance of 410.54 feet; thence continue North $08^{\circ}33'39''$ West, a distance of 376.19 feet; thence North $11^{\circ}48'36''$ East, a distance of 112.38 feet; thence North $47^{\circ}47'22''$ East, a distance of 305.12 feet; thence North $09^{\circ}04'37''$ East, a distance of 171.14 feet; thence South $83^{\circ}50'09''$ West, a distance of 289.45 feet; thence South $59^{\circ}38'05''$ West, a distance of 132.37 feet; thence South $89^{\circ}30'52''$ West, a distance of 118.00 feet; thence North $24^{\circ}16'26''$ West, a distance of 134.06 feet, the last eight courses described being coincident with the Easterly and Northerly limits of QUAIL POINTE CONDOMINIUM, as described in O.R. Volume 401, Page

76, of the Public Records of St. Johns County, Florida; thence North 14°38'51" East, a distance of 90.95 feet; thence North 45°00'00" East, a distance of 82.02 feet; thence North 65°03'43" East, a distance of 61.74 feet; thence South 85°21'40" East, a distance of 546.72 feet, the last four courses described being coincident with the Southerly limits of BERMUDA COVE VILLAS CONDOMINIUM, as described in O.R. Volume 310, Page 192, of the Public Records of St. Johns County, Florida; thence continue South 85°21'40" East, a distance of 125.00 feet; thence South 01°52'49" West, a distance of 245.18 feet; thence South 40°31'24" West, a distance of 100.00 feet; thence continue South 40°31'24" West, a distance of 239.98 feet; thence South 02°21'00" West, a distance of 379.73 feet; thence South 06°12'43" East, a distance of 241.01 feet; thence South 03°25'59" West, a distance of 270.00 feet to the Point of Beginning, the last four courses described being coincident with the Westerly limits of QUAIL POINTE II CONDOMINIUM, as described in O.R. Volume 436, Page 726, of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

DESCRIPTION: RACQUET CLUB PARCEL

Parcel "E-E", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

A portion of Tract "E", of said plat of SAWGRASS UNIT ONE, being more particularly described as follows:

For Point of Beginning, commence at the Northeast corner of Parcel E-E, as recorded in said Map Book 12, Pages 3 through 18, said point lying in the Westerly Right-of-Way line of Preston Trail East (Parcel A, a 50 foot Right-of-Way, as now established); run thence South 35°11'21" West, along the Southerly boundary of said Tract E, a distance of 275.97 feet; thence continue along said Southerly boundary South 67°30'00" West, a distance of 16 feet; thence South 22°30'00" East, along the Easterly boundary of said Tract E, a distance of 120.00 feet; thence continue along said Easterly boundary South 22°30'00" West, a distance of 36.77 feet; thence South 67°30'00" West, along the Southerly boundary of said Tract E, a distance of 15 feet; thence North 04°41'35" East, a distance of 75.94 feet; thence North 88°19'39" West, a distance of 20 feet; thence North 05°53'04" West, a distance of 23.92 feet; thence North 10°21'12" West, a distance of 11.88 feet; thence North 02°13'09" West, a distance of 39.05 feet; thence North 14°27'45" East, a distance of 34.73 feet; thence South 69°46'31" East, a distance of 20 feet; thence North 29°37'16" East, a distance of 48.42 feet;

COUNTRY CLUB GOLF COURSE DESCRIPTION

thence North 54°56'57" West, a distance of 20 feet; thence North 35°03'03" East, a distance of 108.5 feet; thence North 48°13'28" East, a distance of 85.69 feet; thence North 70°02'06" East, a distance of 15.41 feet to the Point of Beginning.

TOGETHER WITH:

DESCRIPTION: GOLF CLUB & RESTAURANT PARCEL

A portion of Parcel "A-A", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida, being more particularly described as follows:

Beginning at the Southwest corner of Tract "B" of said plat of SAWGRASS UNIT ONE; thence South 79°45'00" West, a distance of 205.00 feet; thence North 57°45'00" West, a distance of 170.00 feet; thence South 77°00'00" West, a distance of 95.00 feet; thence South 30°45'00" West, a distance of 270.00 feet; thence South 84°10'00" West, a distance of 165.00 feet; thence South 05°50'00" East, a distance of 80.00 feet; thence South 12°20'00" West, a distance of 170.00 feet; thence South 77°40'00" East, a distance of 190.00 feet; thence South 89°46'25" East, a distance of 393.09 feet; thence North 20°14'15" West, a distance of 50.00 feet; thence North 83°40'30" East, a distance of 191.91 feet; thence North 33°34'00" East, a distance of 218.42 feet; thence North 06°45'00" West, a distance of 46.58 feet; thence North 39°18'00" East, a distance of 98.78 feet to a point on the arc of a circular curve to the right, whose radius point bears North 63°37'43" East from the last described point; thence Northerly and Easterly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 188.20 feet, the last course described being coincident with the Westerly limits of Parcel "A" (Sawgrass Drive East) of said plat of SAWGRASS UNIT ONE; thence South 68°15'00" West, along the Southerly limits of said Tract "B", a distance of 140.00 feet to the Point of Beginning.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "E"

Beginning at the most Northerly corner of WALKERS RIDGE, according to the plat thereof, as recorded in Map Book 16, Pages 18 through 20, inclusive, of the Public Records of St. Johns County, Florida; thence South 37°59'10" West, a distance of 550.57 feet; thence South 17°10'00" West, a distance of 579.50 feet; thence South 63°44'46" East, a distance of 121.58 feet, the last three courses described being coincident with the Westerly and Southerly limits of said plat of WALKERS RIDGE; thence continue South 63°44'46" East, along the Southerly limits of CHIMNEY RIDGE DRIVE, according

COUNTRY CLUB GOLF COURSE DESCRIPTION

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to the plat thereof, as recorded in Map Book 16, Pages 23 and 24, of the Public Records of St. Johns County, Florida, a distance of 5.20 feet; thence South $42^{\circ}15'40''$ West, along the Northerly limits of COUNTRY CLUB UNIT EIGHT, according to the plat thereof, as recorded in Map Book 19, Pages 31 through 34, inclusive, of the Public Records of St. Johns County, Florida, a distance of 323.14 feet to a point on the arc of a circular curve to the right, whose radius point bears North $70^{\circ}27'23''$ East from the last described point; thence Westerly and Northerly, along the arc of said curve, having a radius of 2764.93 feet, an arc distance of 597.85 feet to the Point of Tangency; thence North $07^{\circ}09'50''$ West, a distance of 421.67 feet, the last two courses described being coincident with the Easterly limits of the 200' Right-of-Way of State Road A-1-A, as now laid out and in use; thence North $82^{\circ}50'10''$ East, a distance of 158.80 feet; thence North $37^{\circ}59'10''$ East, a distance of 283.80 feet; thence North $07^{\circ}09'50''$ West, a distance of 145.18 feet, the last three courses described being coincident with the Southerly and Easterly limits of that parcel conveyed to ATLANTIC CAPITAL PROPERTIES SERIES VI, LTD., as described in O.R. Volume 602, Page 353, of the Public Records of St. Johns County, Florida; thence North $78^{\circ}30'00''$ East, a distance of 126.73 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 278.00 feet, an arc distance of 150.41 feet to the Point of Tangency; thence North $47^{\circ}30'00''$ East, a distance of 70.00 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 75.00 feet, an arc distance of 74.61 feet to the Point of Tangency; thence South $75^{\circ}30'00''$ East, a distance of 125.57 feet to a point on the arc of a circular curve to the left, whose radius point bears South $66^{\circ}56'14''$ East from the last described point; thence Southerly and Easterly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 233.87 feet to the Point of Beginning, the last course described being coincident with the Westerly limits of Parcel "A" (Sawgrass Drive West), SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "F"

Beginning at the Northeast corner of Parcel "A", COUNTRY CLUB UNIT EIGHT, according to the plat thereof, as recorded in Map Book 19, Pages 31 through 34, inclusive, of the Public Records of St. Johns County, Florida; thence South $63^{\circ}44'46''$ East, a distance of 5.20 feet to the Southeast corner of CHIMNEY RIDGE DRIVE, according to the plat thereof, as recorded in Map Book 16, Pages 23 and 24, of the Public Records of St. Johns County, Florida; thence continue

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South $63^{\circ}44'46''$ East, a distance of 625.36 feet; thence North $63^{\circ}42'21''$ East, a distance of 38.24 feet, the last two courses described being coincident with the Southeast limits of COUNTRY CLUB UNIT SEVEN REPLAT, according to the plat thereof, as recorded in Map Book 19, Pages 10 and 11, of the Public Records of St. Johns County, Florida; thence North $73^{\circ}30'00''$ East, a distance of 155.00 feet; thence South $82^{\circ}00'00''$ East, a distance of 182.00 feet; thence South $01^{\circ}30'00''$ West, a distance of 350.00 feet; thence South $11^{\circ}30'00''$ West, a distance of 250.00 feet; thence South $31^{\circ}44'40''$ East, a distance of 184.81 feet; thence South $12^{\circ}24'10''$ East, a distance of 130.00 feet; thence South $04^{\circ}00'00''$ West, a distance of 772.00 feet to a point on the arc of a circular curve to the left, whose radius point bears South $28^{\circ}44'58''$ East from the last described point, the last two courses described being coincident with the Westerly limits of the Proposed Plat of Lighthouse Bend; thence Westerly and Southerly, along the arc of said curve, having a radius of 525.00 feet, an arc distance of 105.20 feet to the Point of Reverse Curvature; thence Southerly and Westerly, along the arc of said curve, having a radius of 340.00 feet, an arc distance of 60.39 feet; thence North $25^{\circ}44'14''$ West, a distance of 40.54 feet; thence South $60^{\circ}53'25''$ West, a distance of 40.00 feet; thence South $25^{\circ}44'14''$ East, a distance of 38.85 feet to a point on the arc of a circular curve to the right, whose radius point bears North $23^{\circ}19'10''$ West from the last described point, the last three courses described being coincident with those lands conveyed to Intercoastal Utilities, Inc., as described in O.R. Volume 721, Page 784, of the Public Records of St. Johns County, Florida; thence Southerly and Westerly, along the arc of said curve, having a radius of 340.00 feet, an arc distance of 35.65 feet to the Point of Compound Curvature; thence Southerly, Westerly and Northerly, along the arc of said curve, having a radius of 25.00 feet, an arc distance of 34.41 feet to the Point of Reverse Curvature; thence Northerly and Westerly, along the arc of said curve, having a radius of 1025.00 feet, an arc distance of 72.58 feet; thence North $09^{\circ}16'01''$ East, a distance of 230.30 feet; thence North $06^{\circ}45'06''$ East, a distance of 231.73 feet; thence North $03^{\circ}59'33''$ West, a distance of 214.66 feet; thence North $23^{\circ}27'58''$ West, a distance of 562.92 feet; thence North $00^{\circ}47'12''$ West, a distance of 131.07 feet; thence North $15^{\circ}04'36''$ East, a distance of 164.63 feet; thence North $80^{\circ}41'36''$ West, a distance of 455.34 feet; thence North $75^{\circ}20'50''$ West, a distance of 217.94 feet to a point on the arc of a circular curve to the right, whose radius point bears North $66^{\circ}09'49''$ East from the last described point; thence Westerly, Northerly and Easterly, along the arc of said curve, having a radius of 225.00 feet, an arc distance of 267.03 feet to the Point of Tangency; thence North $42^{\circ}15'40''$ East, a distance of 126.25 feet to the Point of Beginning, the last eighteen courses described being coincident with the Easterly limits of said plat of COUNTRY CLUB UNIT EIGHT.

COUNTRY CLUB GOLF COURSE DESCRIPTION

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "G"

Beginning at the intersection of the Westerly limits of Parcel "E" with the Southerly limits of Parcel "A" (Sawgrass Drive South), SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida, said point being further described as being on the arc of a circular curve to the right, whose radius point bears North 15°43'14" East from the last described point; thence Westerly and Northerly, along the arc of said curve, having a radius of 445.00 feet, an arc distance of 88.76 feet to the Point of Tangency; thence North 62°51'06" West, a distance of 40.00 feet, the last two courses described being coincident with the Southerly limits of said Parcel "A"; thence South 27°08'54" West, a distance of 100.00 feet; thence South 08°15'00" West, a distance of 255.00 feet; thence South 66°15'00" West, a distance of 95.00 feet; thence North 64°00'00" West, a distance of 275.00 feet; thence South 39°00'00" West, a distance of 275.00 feet; thence South 16°00'00" East, a distance of 127.66 feet; thence South 09°15'00" East, a distance of 135.00 feet; thence South 40°30'00" West, a distance of 290.00 feet; thence South 13°30'00" West, a distance of 355.00 feet; thence South 18°15'00" East, a distance of 305.00 feet; thence South 27°45'00" West, a distance of 240.00 feet; thence South 26°45'00" East, a distance of 169.29 feet; thence North 64°49'26" East, a distance of 120.10 feet; thence South 31°40'34" East, a distance of 490.00 feet; thence South 68°56'32" East, a distance of 125.21 feet; thence South 24°18'13" East, a distance of 157.77 feet; thence South 10°20'59" East, a distance of 156.28 feet; thence South 27°25'35" East, a distance of 209.31 feet; thence South 43°57'05" West, a distance of 172.47 feet; thence South 17°27'23" West, a distance of 693.96 feet; thence South 02°02'45" East, a distance of 128.90 feet; thence South 14°43'39" East, a distance of 266.05 feet; thence South 74°31'40" West, a distance of 141.52 feet; thence North 71°47'41" West, a distance of 117.00 feet; thence North 43°47'41" West, a distance of 1041.00 feet to a point on the arc of a circular curve to the left, whose radius point bears South 15°57'56" East from the last described point, the last thirteen courses described being coincident with the limits of the Proposed Plat of Lighthouse Bend; thence Westerly and Southerly, along the arc of said curve, having a radius of 475.00 feet, an arc distance of 283.93 feet, the last course described being coincident with the Southerly limits of Parcel "A", COUNTRY CLUB UNIT EIGHT, according to the plat thereof, as recorded in Map Book 19, Page 31, of the

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Public Records of St. Johns County, Florida; thence South $59^{\circ}45'00''$ East, a distance of 100.00 feet; thence South $27^{\circ}00'00''$ East, a distance of 195.00 feet; thence South $41^{\circ}00'00''$ East, a distance of 490.00 feet; thence South $59^{\circ}38'18''$ East, a distance of 142.35 feet; thence South $64^{\circ}42'44''$ East, a distance of 548.09 feet; thence South $74^{\circ}00'00''$ East, a distance of 200.00 feet to the Point of Curvature of a circular curve to the left; thence Easterly, Northerly and Westerly, along the arc of said curve, having a radius of 150.00 feet, an arc distance of 314.16 feet to the Point of Tangency; thence North $14^{\circ}00'00''$ West, a distance of 515.00 feet; thence North $07^{\circ}20'00''$ East, a distance of 640.00 feet; thence North $26^{\circ}33'01''$ East, a distance of 59.82 feet; thence South $72^{\circ}32'37''$ East, a distance of 36.82 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 114.20 feet, an arc distance of 143.39 feet to the Point of Tangency, the last twelve courses described being coincident with the Northerly limits of the Proposed Plat of Sea Island; thence North $49^{\circ}02'36''$ East, a distance of 131.09 feet; thence North $21^{\circ}30'00''$ West, a distance of 210.00 feet; thence North, a distance of 95.00 feet; thence North $07^{\circ}30'00''$ West, a distance of 293.08 feet; thence North $60^{\circ}00'00''$ West, a distance of 285.00 feet; thence North $66^{\circ}45'00''$ West, a distance of 140.00 feet; thence North $31^{\circ}30'00''$ West, a distance of 125.00 feet; thence North $65^{\circ}15'00''$ West, a distance of 110.00 feet; thence North $13^{\circ}00'00''$ West, a distance of 200.00 feet; thence North $01^{\circ}16'20''$ East, a distance of 583.95 feet; thence North $29^{\circ}11'38''$ East, a distance of 334.88 feet, the last two courses described being coincident with the Westerly limits of COUNTRY CLUB UNIT ONE, according to the plat thereof, as recorded in Map Book 15, Pages 45 and 46, of the Public Records of St. Johns County, Florida; thence North $51^{\circ}09'07''$ West, a distance of 30.00 feet; thence North $29^{\circ}11'38''$ East, a distance of 60.00 feet; thence South $51^{\circ}09'07''$ East, a distance of 30.00 feet, the last three courses described being coincident with that parcel of land conveyed to D.A. BINGEMANN, as described in O.R. Volume 744, Page 628, of the Public Records of St. Johns County, Florida; thence North $29^{\circ}11'38''$ East, a distance of 20.00 feet; thence North $40^{\circ}28'16''$ East, a distance of 185.81 feet; thence North $22^{\circ}28'18''$ East, a distance of 296.52 feet; thence North $74^{\circ}54'00''$ East, a distance of 147.65 feet to a point on the arc of a circular curve to the right, whose radius point bears North $79^{\circ}27'41''$ East, the last four courses described being coincident with the Westerly limits of said plat of COUNTRY CLUB UNIT ONE; thence Westerly and Northerly, along the arc of said curve, having a radius of 625.00 feet, an arc distance of 251.31 feet to the Point of Tangency; thence North $12^{\circ}30'00''$ East, a distance of 61.07 feet to the Point of Beginning, the last two courses described being coincident with the Westerly limits of said Parcel "E".

TOGETHER WITH:

COUNTRY CLUB GOLF COURSE DESCRIPTION

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DESCRIPTION: GOLF COURSE PARCEL "H"

Beginning at the Point of Beginning of Tract "E", WILLOW POND LANE, according to the plat thereof, as recorded in Map Book 16, Pages 5 through 8, inclusive, of the Public Records of St. Johns County, Florida; thence South $61^{\circ}47'43''$ East, a distance of 170.42 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 146.53 feet, an arc distance of 44.47 feet to the Point of Reverse Curvature; thence Easterly and Southerly, along the arc of said curve, having a radius of 25.00 feet, an arc distance of 32.17 feet to the Point of Compound Curvature, the last three courses described being coincident with the Southerly limits of said Tract "E"; thence Southerly and Westerly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 143.38 feet; thence South $60^{\circ}01'24''$ West, a distance of 75.19 feet to a point on the arc of a circular curve to the left, whose radius point bears South $19^{\circ}06'16''$ West from the last described point, the last two courses described being coincident with the Westerly limits of Parcel "A" (Preston Trail West) SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida; thence Northerly and Westerly, along the arc of said curve, having a radius of 450.00 feet, an arc distance of 84.51 feet, the last course described being coincident with the Northerly limits of Parcel "A" (Sawgrass Drive West) of said plat of SAWGRASS UNIT ONE; thence North $19^{\circ}06'36''$ East, a distance of 137.85 feet; thence North $30^{\circ}47'40''$ West, a distance of 33.48 feet; thence South $59^{\circ}12'20''$ West, a distance of 12.00 feet; thence North $30^{\circ}47'40''$ West, a distance of 138.00 feet to a point on the Southerly limits of Tract "D" of said plat of WILLOW POND LANE; thence North $59^{\circ}12'20''$ East, a distance of 7.32 feet; thence North $26^{\circ}36'05''$ West, a distance of 1.09 feet to the Point of Beginning, the last two courses described being coincident with the Southerly and Easterly limits of said Parcel "D"

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "I"

Commencing at the Point of Beginning of Parcel "A" (Sawgrass Drive West), SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12, Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida; thence South $07^{\circ}09'50''$ East, a distance of 100.00 feet; thence North $82^{\circ}50'10''$ East, a distance of 21.32 feet to the Point of Curvature of a circular curve to the left; thence Easterly and Northerly, along the arc of said curve, having a radius of 450.00 feet, an arc distance of 196.35 feet to the Point of Tangency; thence North $57^{\circ}50'10''$ East,

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a distance of 40.00 feet to the Point of Curvature of a circular curve to the right; thence Easterly and Southerly, along the arc of said curve, having a radius of 350.00 feet, an arc distance of 271.91 feet to the Point of Beginning of this description, the last five courses described being coincident with the Westerly and Southerly limits of said Parcel "A"; thence continue Easterly and Southerly, along the arc of said curve, a distance of 94.61 feet to the Point of Tangency; thence South 62°09'50" East, a distance of 91.97 feet; thence South 58°05'48" East, a distance of 152.63 feet, the last three courses described being coincident with the Southerly limits of said Parcel "A"; thence South 08°11'42" West, a distance of 258.13 feet; thence South 22°56'36" East, a distance of 234.94 feet; thence South 03°41'07" West, a distance of 71.38 feet; thence North 86°00'00" East, a distance of 219.93 feet; thence South 04°00'00" East, a distance of 244.69 feet to the Point of Curvature of a circular curve to right; thence Southerly and Westerly, along the arc of said curve, having a radius of 275.00 feet, an arc distance of 180.65 feet to the Point of Tangency; thence South 33°38'15" West, a distance of 9.19 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 325.00 feet, an arc distance of 29.38 feet, the last four courses described being coincident with the Westerly limits of said Parcel "A"; thence North 75°30'00" West, a distance of 131.54 feet to the Point of Curvature of a circular curve to the left; thence Northerly, Westerly and Southerly, along the arc of said curve, having a radius of 105.00 feet, an arc distance of 104.46 feet to the Point of Tangency; thence South 47°30'00" West, a distance of 70.00 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 248.00 feet, an arc distance of 134.18 feet to the Point of Tangency; thence South 78°30'00" West, a distance of 208.00 feet; thence North 49°00'00" West, a distance of 85.00 feet; thence North 07°09'50" West, a distance of 35.00 feet, the last two courses described being coincident with the Northeasterly limits of that parcel of land conveyed to ATLANTIC CAPITAL PROPERTIES SERIES VI, LTD., as described in O.R. Volume 602, Page 353, of the Public Records of St. Johns County, Florida; thence North 82°50'10" East, a distance of 8.46 feet; thence North 07°09'50" West, a distance of 5.00 feet; thence North 04°51'07" East, a distance of 105.51 feet; thence North 11°10'06" East, a distance of 120.48 feet; thence North 11°15'13" West, a distance of 111.70 feet; thence North 28°23'31" East, a distance of 64.71 feet; thence North 01°56'31" East, a distance of 72.63 feet; thence North 13°06'54" West, a distance of 115.45 feet; thence North 16°44'52" East, a distance of 93.08 feet; thence South 84°06'23" West, a distance of 11.61 feet, the last ten courses described being coincident with the Easterly and Northerly limits of that parcel of land conveyed to INTERCOASTAL UTILITIES, INC., as described in O.R. Volume 602, Page 608, of the Public Records of St. Johns County, Florida; thence

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North $06^{\circ}12'41''$ East, a distance of 380.32 feet; thence North $25^{\circ}30'00''$ East, a distance of 149.62 feet to the Point of Beginning.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "J"

Beginning at the Northwest corner of Lot 1, OCEAN RIDGE, according to the plat thereof, as recorded in Map Book 20, Page 36, of the Public Records of St. Johns County, Florida; thence North $10^{\circ}40'17''$ West, a distance of 53.01 feet; thence South $78^{\circ}57'15''$ West, a distance of 28.45 feet; thence North $34^{\circ}02'45''$ West, a distance of 154.61 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 158.00 feet, an arc distance of 45.32 feet to the Point of Tangency; thence North $17^{\circ}38'57''$ West, a distance of 33.09 feet; thence North $12^{\circ}14'40''$ West, a distance of 44.85 feet, the last six courses described being coincident with the Easterly limits of the Ingress and Egress Easements, as described in O.R. Volume 737, Page 162, O.R. Volume 524, Page 717 and O.R. Volume 524, Page 722, of the Public Records of St. Johns County, Florida; thence North $77^{\circ}45'04''$ East, a distance of 23.70 feet, the last course described being coincident with the Northerly limits of that Ingress and Egress Easement, as described in O.R. Volume 569, Page 727, of the Public Records of St. Johns County, Florida; thence North $57^{\circ}31'01''$ East, a distance of 34.38 feet; thence North $77^{\circ}38'01''$ East, a distance of 15.00 feet; thence South $12^{\circ}21'59''$ East, a distance of 22.84 feet; thence South $63^{\circ}51'59''$ East, a distance of 11.50 feet; thence North $77^{\circ}38'01''$ East, a distance of 76.00 feet; thence North $66^{\circ}59'00''$ East, a distance of 141.06 feet to a point hereinafter referred to as Point "C", the last four courses described being coincident with the Southerly limits of Surf Villas Condominium, as described in O.R. Volume 569, Page 727, of the Public Records of St. Johns County, Florida; thence South $13^{\circ}24'59''$ East, a distance of 326.73 feet to a point hereinafter referred to as Point "D"; thence South $77^{\circ}34'41''$ West, a distance of 202.10 feet to the Point of Beginning.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL, being more particularly described as follows:

All lands lying Easterly of the line between said Points "C" and "D" and the mean high water mark of the Atlantic Ocean.

TOGETHER WITH:

DESCRIPTION: GOLF COURSE PARCEL "K"

Commencing at the Northwest corner of Tract "B", OCEAN RIDGE, according to the plat thereof, as recorded in Map Book 20, Page 36,

of the Public Records of St. Johns County, Florida; thence North 77°34'41" East, a distance of 21.89 feet to the Point of Beginning of this description; thence North 36°25'19" West, along the Easterly limits of Parcel "C", SAWGRASS UNIT ONE, according to the plat thereof, as recorded in Map Book 12; Pages 3 through 18, inclusive, of the Public Records of St. Johns County, Florida, a distance of 25.59 feet; thence North 36°03'54" East, a distance of 124.41 feet; thence North 21°34'24" East, a distance of 37.96 feet; thence North 55°57'15" East, a distance of 24.44 feet, the last three courses described being coincident with the Southerly limits of Beach Club Villas Condominium, as described in O.R. Volume 524, Page 722, of the Public Records of St. Johns County, Florida; thence South 34°02'45" East, a distance of 91.64 feet; thence South 55°57'15" West, a distance of 16.64 feet; thence South 12°25'19" East, a distance of 55.00 feet, the last three courses described being coincident with the Westerly limits of the Ingress and Egress Easements, as described in O.R. Volume 737, Page 162, O.R. Volume 524, Page 722, and O.R. Volume 524, Page 717, of the Public Records of St. Johns County, Florida; thence South 77°34'41" West, along the Northerly limits of said Tract "B", OCEAN RIDGE, a distance of 145.00 feet to the Point of Beginning.

TOGETHER WITH:

Tract "B", OCEAN RIDGE, according to the plat thereof, as recorded in Map Book 20, Page 36, of the Public Records of St. Johns County, Florida.

TOGETHER WITH:

Unit 670 of Beach Club Villas Condominium, together with its undivided percentage interest in the common elements, and common surplus of said Condominium, as more particularly described by the Declaration of Condominium for Beach Club Villas Condominium recorded in Official Records Book 524, page 721 of the current public records of St. Johns County, Florida.

Revised 3/26/88

35. COUNTRY CLUB ROADWAYS

1. Parcels A, B, and D, Sawgrass Unit One, according to plat thereof recorded in Map Book 12, pages 3 through 18, of the public records of St. Johns County, Florida (Sawgrass Drive, Preston Trail, Osprey Point); and

2. Parcels A and B, Country Club Unit One, according to plat thereof recorded in Map Book 15, pages 45 through 46, of the public records of St. Johns County, Florida (Old Barn Road, Timberlake Point); and

3. Parcel C, Country Club Unit Two, according to plat thereof recorded in Map Book 15, pages 47 through 48, of the public records of St. Johns County, Florida (Oak Hammock Drive); and

4. Parcel A, Country Club Unit Five, according to plat thereof recorded in Map Book 18, pages 65 through 67, of the public records of St. Johns County, Florida (Old Barn Road); and

5. Parcel A, Country Club Unit Eight, according to plat thereof recorded in Map Book 19, pages 31 through 34, of the public records of St. Johns County, Florida (Club View Court, South Nine Drive); and

6. Parcel B, Northgate I, according to plat thereof recorded in Map Book 15, pages 16 through 21, as replated in Map Book 15, pages 33 through 36, of the public records of St. Johns County, Florida (Country Club Boulevard); and

7. South Nine Drive, formerly Chimney Ridge Drive, according to plat thereof recorded in Map Book 16, pages 23 through 24, of the public records of St. Johns County, Florida (South Nine Drive); and

8. A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida being more particularly described as follows: Commence at the intersection of the Northerly right-of-way line of Sawgrass Drive West (Parcel "A") as shown on the plat of Sawgrass Unit One as recorded in Map Book 12, Pages 3 through 18 of the Public Records of said County with the Easterly right-of-way line of Ponce De Leon Boulevard (State Road 1A, a 200 foot right-of-way as now established); thence North 07°09'50" West, along said Easterly right-of-way line of Ponce De Leon Boulevard, 410.00 feet, thence North 86°29'08" East, 246.14 feet; thence South 30°50'02" East, 50.00 feet; thence North 59°20'47" East, 85.00 feet; thence South 30°39'13" East, 90.00 feet; thence North 59°12'20" East, 135.82 feet; thence North 26°36'05" West, 1.09 feet to the Point of

Beginning: thence continue North $26^{\circ}36'05''$ West, 69.40 feet; thence South $61^{\circ}47'43''$ East, 222.36 feet to the point of curvature of a curve to the left, said curve being concave Northwesterly and having a radius of 25.00 feet, an arc distance of 53.83 feet, said curve being subtended by a chord bearing and distance of North $56^{\circ}31'26''$ East, 44.02 feet to the Westerly right-of-way line of Preston Trail as shown on said plat of Sawgrass Unit One, said Westerly right-of-way line is lying in a curve leading Southeasterly; thence along said westerly right-of-way line and the arc of said curve being concave Easterly and having a radius of 425.00 feet, an arc distance of 7.29 feet, said arc being subtended by a chord bearing and distance of South $05^{\circ}38'53''$ East, 7.29 feet to the point of tangency of said curve; thence South $06^{\circ}08'21''$ East, 88.19 feet to the point of curvature of a curve to the right; thence along and around the arc of said curve being concave Westerly and having a radius of 325.00 feet, an arc distance of 3.84 feet, said arc being subtended by a chord bearing and distance of South $05^{\circ}48'03''$ East, 3.84 feet to the point of curvature of a curve leading Northwesterly; thence along and around the arc of said curve being concave Southwesterly and having a radius of 25.00 feet, an arc distance of 32.17 feet, said arc being subtended by a chord bearing and distance of North $42^{\circ}19'23''$ West, 29.99 feet to the point of reverse curvature of a curve to the right; thence along and around the arc of said curve being concave Northeasterly and having a radius of 146.53 feet, an arc distance of 44.47 feet, said arc being subtended by a chord bearing and distance of North $70^{\circ}29'23''$ West, 44.30 feet to the point of tangency of said curve; thence North $61^{\circ}47'43''$ West, 170.42 feet to the Point of Beginning (Willow Pond Access); and

9. Commencing at the Northeast corner of Parcel "B", Sawgrass Unit One, according to the plat thereof, as recorded in Map Book 12, pages 3 through 18, inclusive, of the public records of St. Johns County, Florida; thence North $77^{\circ}34'41''$ East, a distance of 120.00 feet to a point on the arc of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 993.49 feet, an arc distance of 10.92 feet to the Point of Beginning of this description; thence North $73^{\circ}25'04''$ East, a distance of 162.94 feet; thence North $30^{\circ}29'52''$ East, a distance of 20.43 feet; thence North $77^{\circ}34'41''$ East, a distance of 39.34 feet, the last three courses described being coincident with the Northerly limits of Beach Club Drive, as described in Official Records Volume 493, page 106, and Official Records Volume 524, page 722, of the public records of St. Johns County, Florida; thence North $12^{\circ}14'40''$ West, a distance of 15.01 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 202.00 feet, an arc distance of 61.12 feet to the Point of Reverse Curvature; thence Northerly and Westerly, along the arc of said

curve, having a radius of 138.00 feet, an arc distance of 29.57 feet to the Point of Tangency; thence North $07^{\circ}11'16''$ West, a distance of 56.37 feet to a point hereinafter referred to as Point "A", said point being further described as the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 138.00 feet, an arc distance of 38.44 feet to the Point of Tangency; thence North $23^{\circ}08'50''$ West, a distance of 52.71 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Westerly, along the arc of said curve, having a radius of 113.00 feet, an arc distance of 56.45 feet to the Point of Reverse Curvature; thence Northerly and Westerly, along the arc of said curve, having a radius of 87.00 feet, an arc distance of 56.00 feet to a point on the arc of a circular curve to the right, whose radius point bears North $64^{\circ}10'32''$ East from the last described point, the last eight courses described being coincident with the Westerly limits of Spinnakers Reach Road (Ingress & Egress Easement), Spinnakers Reach I Condominium, as described in Official Records Volume 493, page 106, of the public records of St. Johns County, Florida; thence Northerly and Easterly, along the arc of said curve, having a radius of 87.02 feet, an arc distance of 21.34 feet to the Point of Tangency; thence North $12^{\circ}14'40''$ West, a distance of 15.00 feet to a point hereinafter referred to as Point "B"; thence continue North $12^{\circ}14'40''$ West, a distance of 121.18 feet to the Point of Curvature of a circular curve to the right; thence Northerly and Easterly, along the arc of said curve, having a radius of 188.00 feet, an arc distance of 34.80 feet to the Point of Tangency; thence North $01^{\circ}38'23''$ West, a distance of 94.02 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 87.00 feet, an arc distance of 36.71 feet to the Point of Tangency; thence North $25^{\circ}48'53''$ West, a distance of 18.27 feet; thence North $77^{\circ}45'20''$ East, a distance of 26.75 feet; thence South $25^{\circ}48'53''$ East, a distance of 11.99 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 113.00 feet, an arc distance of 47.68 feet to the Point of Tangency; thence South $01^{\circ}38'23''$ East, a distance of 94.02 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 162.00 feet, an arc distance of 29.98 feet to the Point of Tangency; thence South $12^{\circ}14'40''$ East, a distance of 136.18 feet to the Point of Curvature of a circular curve to the left; thence Southerly and Easterly, along the arc of said curve, having a radius of 61.02 feet, an arc distance of 17.67 feet to the Point of Reverse Curvature; thence Southerly and Westerly, along the arc of said curve, having a radius of 113.00 feet, an arc distance of 6.69 feet to a point, the last fifteen courses described being coincident with the Westerly, Northerly and Easterly limits of Spinnakers Reach II

Condominium, as described in Official Records Volume 566, page 287, of the public records of St. Johns County, Florida; thence continue Southerly and Westerly, along the arc of said curve, an arc distance of 60.99 feet to the Point of Reverse Curvature; thence Southerly and Easterly, along the arc of said curve, having a radius of 87.00 feet, an arc distance of 43.46 feet to the Point of Tangency; thence South 23°08'50" East, a distance of 66.18 feet; thence South 12°14'40" East, a distance of 189.68 feet, the last four courses described being coincident with the Easterly limits of said Spinnakers Reach Road (Ingress & Egress Easement), Spinnakers Reach I Condominium; thence North 76°24'55" East, along the Southerly limits of Parcel "B" of said Spinnakers Reach I Condominium, a distance of 52.00 feet; thence South 13°35'05" East, a distance of 16.00 feet; thence South 08°52'57" West, a distance of 17.51 feet; thence South 12°21'59" East, a distance of 105.00 feet; thence North 77°38'01" East, a distance of 13.00 feet; thence South 12°21'59" East, a distance of 70.00 feet; thence North 77°38'01" East, a distance of 30.00 feet; thence South 12°21'59" East, a distance of 49.84 feet; thence South 63°51'59" East, a distance of 11.50 feet; thence North 77°38'01" East, a distance of 76.00 feet; thence North 66°59'00" East, a distance of 141.06 feet to a point hereinafter referred to as Point "C", the last ten courses described being coincident with the Westerly and Southerly limits of Surf Villas Condominium, as described in Official Records Volume 569, page 727, of the public records of St. Johns County, Florida; thence South 13°24'59" East, along the Southerly projection of the Coastal Construction Setback line, as shown on the survey of said Surf Villas Condominium, a distance of 326.73 feet to a point hereinafter referred to as Point "D"; thence South 77°34'41" West, a distance of 429.98 feet, the last course described being coincident with the Northerly limits of Ocean Ridge, according to the plat thereof, as recorded in Map Book 20, page 36, of the public records of St. Johns County, Florida; thence North 36°25'19" West, a distance of 25.59 feet, the last course described being coincident with the Easterly limits of Parcel "C", Sawgrass Unit One, according to the plat thereof, as recorded in Map Book 12, pages 3 through 18, inclusive, of the public records of St. Johns County, Florida; thence North 36°03'54" East, a distance of 124.41 feet; thence North 21°34'24" East, a distance of 37.96 feet; thence North 55°57'15" East, a distance of 24.44 feet; thence North 34°02'45" West, a distance of 41.47 feet to the Point of Curvature of a circular curve to the right; thence Westerly and Northerly, along the arc of said curve, having a radius of 192.00 feet, an arc distance of 55.07 feet to the Point of Tangency; thence North 17°36'40" West, a distance of 186.64 feet to a point hereinafter referred to as Point "E"; thence continue North 17°36'40" West, a distance of 15.00 feet to the Point of Curvature of a circular curve to the left; thence Northerly and Westerly, along the arc of said curve, having a radius of 40.00 feet, an arc distance of

62.11 feet to the Point of Tangency; thence South $73^{\circ}25'04''$ West, a distance of 184.38 feet to a point on the arc of a circular curve to the right, whose radius point bears North $72^{\circ}37'11''$ East from the last described point, the last nine courses described being coincident with the Southerly, Easterly and Northerly limits of Beach Club Villas Condominium, as described in Official Records Volume 524, page 722, of the public records of St. Johns County, Florida; thence Westerly and Northerly, along the arc of said curve, having a radius of 993.49 feet, an arc distance of 75.04 feet to the Point of Beginning, the last course described being coincident with the Easterly limits of said Parcel "C", Sawgrass Unit One; less and except the lands conveyed by Arvida/JMB Partners to Surf Villas Condominium by Quit Claim Deed dated July 25, 1988, recorded in Official Records Book 796, page 1534 of the public records of St. Johns County, Florida; and, less and except the lands described as Golf Course Parcel "J" and Golf Course Parcel "K" (excepting therefrom Tract B, Ocean Ridge, according to the plat thereof as recorded in Map Book 20, page 36, of the public records of St. Johns County, Florida) in that certain Special Warranty Deed in favor of Sawgrass Country Club, Inc. dated April 15, 1988, and recorded in Official Records Volume 779, page 914, of the public records of St. Johns County, Florida (Beach Roadways); and

10. A part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: for a point of reference, commence at a point on the Easterly right-of-way line of County Road No. 203, Ponte Vedra Boulevard, (a 120 foot right-of-way as now established) said point also being the Southwesterly corner of Beach Club Villas Condominium as recorded in Official Records Volume 524, page 755 of the public records of said County; thence North $77^{\circ}34'38''$ East along the Southerly Line of said Beach Club Villas Condominium, a distance of 145.00 feet to the Point of Beginning; thence continue North $77^{\circ}34'38''$ East a distance of 31.80 feet; thence South $10^{\circ}40'17''$ East a distance of 9.46 feet to the point of curve of a curve concave Westerly having a radius of 135.47 feet; thence Southerly along the arc of said curve an arc distance of 65.49 feet, said arc being subtended by a chord bearing of South $03^{\circ}10'40''$ West and a chord distance of 64.85 feet; thence South $80^{\circ}39'09''$ East a distance of 40.66 feet; thence North $37^{\circ}57'50''$ East a distance of 52.92 feet to a point on a curve concave Northeasterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve an arc distance of 28.31 feet, said arc being subtended by a chord bearing of North $37^{\circ}42'19''$ West and a chord distance of 27.27 feet to the point of tangency of said curve; thence North $10^{\circ}40'17''$ West a distance of 28.61 feet; thence South $77^{\circ}34'41''$ West a distance of 50.02 feet to the Point of Beginning (Ocean Ridge Access); and

11. A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Easterly right of way line of Duck Hook Drive and the Northeasterly right of way line of Preston Trail East, thence along said Northeasterly right of way line of Preston Trail East and along the arc of a curve concave Southwesterly and having a radius of 325.00 feet, an arc distance of 305.48 feet, said arc being subtended by a chord bearing and distance of South 54°48'39" East, 294.36 feet to the Point of Beginning; thence North 57°42'18" East, 55.96 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 175.00 feet, an arc distance of 145.68 feet, said arc being subtended by a chord bearing and distance of North 33°51'24" East, 141.51 feet to the point of reverse curve of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 125.00 feet, an arc distance of 74.86 feet, said arc being subtended by a chord bearing and distance of North 27°09'58" East, 73.75 feet to the point of tangency of said curve; thence North 44°19'26" East, 105.00 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly having a radius of 125.00 feet, an arc distance of 99.50 feet, said arc being subtended by a chord bearing and distance of North 67°07'43" East, 96.90 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Northwesterly and having a radius of 200.00 feet, an arc distance of 326.73 feet, said arc being subtended by a chord bearing and distance of North 43°07'57" East, 291.59 feet to the point of tangency of said curve; thence North 03°40'07" West, 146.29 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Southeasterly and having a radius of 50.00 feet, an arc distance of 76.70 feet, said arc being subtended by a chord bearing and distance of North 40°16'42" East, 69.40 feet; thence North 05°46'29" West, 51.40 feet; thence South 84°22'49" West, 96.33 feet; thence South 03°40'07" East, 244.35 feet to the point of curvature of a curve to the right; thence along and around the arc of a curve concave Northwesterly having a radius of 150.00 feet, an arc distance of 245.05 feet, said arc being subtended by a chord bearing and distance of South 43°07'56" West, 218.69 feet to the point of reverse curve of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.00 feet, an arc distance of 139.31 feet, said arc being subtended by a chord bearing and distance of South 67°07'43" West, 135.66 feet to the point of tangency of said curve; thence South 44°19'26" West, 105.00 feet to the point of curvature of a curve to the left; thence along and around the arc of a curve concave Southeasterly having a radius of 175.00 feet, an arc distance of 104.81 feet, said arc being subtended by a chord bearing and distance of South

27°09'58" West, 103.25 feet to the point of reverse curve of a curve to the right; thence along the arc of a curve concave Northwesterly and having a radius of 125.00 feet, an arc distance of 104.06 feet, said arc being subtended by a chord bearing and distance of South 33°51'24" West, 101.08 feet to the point of tangency of said curve; thence South 57°42'18" West, 55.96 feet to the Northeasterly right of way line of said Preston Trail East; thence along said Northeasterly right of way line and along the arc of a curve concave Southwesterly and having a radius of 325.00 feet, an arc distance of 50.05 feet, said arc being subtended by a chord bearing and distance of South 32°17'29" East, 50.00 feet to the Point of Beginning (Fisherman's Cove Access); and

12. A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the intersection of the Southerly right-of-way line of Sawgrass Drive West (Parcel "A" as shown on the Plat of Sawgrass Unit One, as recorded in Map Book 12, pages 3 through 18 of the public records of said County) with the Easterly right-of-way line of State Road A-1-A Ponce de Leon Boulevard (a 200-foot right of way as now established); thence South 07°09'50" East along said Easterly right-of-way line of State Road A-1-A a distance of 1077.57 feet; thence North 82°50'10" East a distance of 220.00 feet; thence South 07°09'50" East a distance of 40.00 feet; thence South 49°00'00" East a distance of 85.00 feet to a point hereinafter referred to as Reference Point "A" and the Point of Beginning; thence North 70°30'00" East a distance of 208.00 feet to the point of curve of a curve concave Northwesterly and having a radius of 248.00 feet; thence Northeasterly along the arc of said curve an arc distance of 134.18 feet said arc being subtended by a chord bearing of North 63°00'00" East and a chord distance of 132.55 feet to the point of tangency of said curve; thence North 47°30'00" East a distance of 70.00 feet to the point of curve of a curve concave Southeasterly and having a radius of 105.00 feet; thence Northeasterly along the arc of said curve an arc distance of 104.46 feet said arc being subtended by a chord bearing of North 76°00'00" East and a chord distance of 100.20 feet to the point of tangency of said curve; thence South 75°30'00" East to an intersection with the Northeasterly right-of-way line of Sawgrass Drive West, Parcel "A" as shown on the plat of Sawgrass Unit One as recorded in Map Book 12, pages 3 through 18 of the public records of said county a distance of 131.42 feet said point lying in a curve said curve being concave Southeasterly and having a radius of 325.00 feet; thence Southwesterly along said Northeasterly right-of-way line of Sawgrass Drive West and along the arc of said curve an arc distance of 30.60 feet said arc being subtended by a chord bearing of South 25°48'20" West and a chord distance of 30.59 feet; thence North 75°30'00" West a distance of 125.42 feet to the point of curve of a curve concave Southeasterly and having a

radius of 75.00 feet; thence Southwesterly along the arc of said curve an arc distance of 74.61 feet said arc being subtended by a chord bearing of South $76^{\circ}00'00''$ West and a chord distance of 71.57 feet to the point of tangency of said curve; thence South $47^{\circ}30'00''$ West a distance of 70.00 feet to the point of a curve of a curve concave Northwesterly and having a radius of 278.00 feet; thence Southwesterly along the arc of said curve an arc distance of 150.41 feet said arc being subtended by a chord bearing of South $63^{\circ}00'00''$ West and a chord distance of 148.58 feet to the point of tangency of said curve; thence South $78^{\circ}30'00''$ West a distance of 126.72 feet; thence North $07^{\circ}09'50''$ West a distance of 23.77 feet; thence South $82^{\circ}50'10''$ West a distance of 83.31 feet to aforesaid reference point "A" and the Point of Beginning (Golf Maintenance Access); and

13. A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly right-of-way line of Sawgrass Drive West (Parcel "A"), as shown on the plat of Sawgrass Unit One as recorded in Map Book 12, pages 3 through 18, of the public records of said County, with the Easterly right-of-way line of State Road A1A (a 200 foot right-of-way now established); thence Easterly along said Southerly right-of-way line, run the following four courses and distances: Course #1, North $82^{\circ}50'10''$ East, 21.32 feet to the point of curvature of a curve to the left; Course #2, thence along and around the arc of a curve concave Northerly and having a radius of 450.00 feet, an arc distance of 196.35 feet, said arc being subtended by a chord bearing and distance of North $70^{\circ}20'10''$ East, 194.80 feet to the point of tangency of said curve; Course #3, North $57^{\circ}50'10''$ East, 40.00 feet to the point of curvature of a curve to the right; Course #4, thence along and around the arc of a curve concave Southerly and having a radius of 350.00 feet, an arc distance of 190.27 feet, said arc being subtended by a chord bearing and distance of North $73^{\circ}24'34''$ East, 187.93 feet to the Point of Beginning; thence continue along and around the arc of said curve and said Southerly right-of-way line, an arc distance of 37.65 feet, said arc being subtended by a chord bearing and distance of South $87^{\circ}56'07''$ East, 37.63 feet to a point on said curve; thence South $13^{\circ}53'07''$ West, 53.28 feet; thence South $05^{\circ}43'59''$ West, 470.05 feet; thence South $84^{\circ}06'23''$ West, 30.63 feet; thence North $05^{\circ}43'59''$ East, 526.56 feet to the Point of Beginning (Operations Building Access); and

14. Parcel F, Sawgrass Unit One, according to plat thereof recorded in Map Book 12, pages 3 through 18, of the public records of St. Johns County, Florida, less and except that portion of Parcel F which has been vacated pursuant to Resolution of the Board of County Commissioners of St. Johns County, Florida vacating a portion of the plat of Sawgrass Unit One recorded in O. R. Book 564, page 679, of the public records of St. Johns County, Florida (Fisherman's Cove Access); and

15. The lands described as the Easement Parcel in that certain Warranty Deed in favor of Arvida Corporation, dated June 4, 1981, and recorded in O. R. Book 496, page 25, of the public records of St. Johns County, Florida (Lake Kathryn/Randy Brown Access).

A1277

COPY

RECORDED
A 1277

CLERK OF CIRCUIT COURT

36. COUNTRY CLUB COMMON AREA

A PART OF GOVERNMENT LOTS 4, 5, 6 AND 9; AND ALL OF GOVERNMENT LOTS 7 AND 8 SECTION 34, TOWNSHIP 3 SOUTH, RANGE 29 EAST; TOGETHER WITH PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 3 SOUTH, RANGE 29 EAST, AND PART OF GOVERNMENT LOTS 1, 2 AND 3, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 29 EAST; AND A PART OF THE EAST 1/2 OF THE WEST 1/2 AND ALL OF THE EAST 1/2 OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 29 EAST; AND PART OF GOVERNMENT LOTS 2, 3, 7, 9 AND 10 AND ALL OF GOVERNMENT LOTS 1 AND 8, SECTION 10, TOWNSHIP 4 SOUTH, RANGE 29 EAST; AND A PART OF GOVERNMENT LOTS 1, 2, 3, 4, AND 5, SECTION 11, TOWNSHIP 4 SOUTH, RANGE 29 EAST; AND A PART OF THE NORTH 600 FEET OF THE MOSES E. LEVY GRANT, SECTION 45, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT COMMON TO SECTION 34, 42, 46, 47, 51, AND 52, TOWNSHIP 3 SOUTH, RANGE 29 EAST, FOR THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED THENCE RUN NORTH $83^{\circ}30'30''$ EAST, A DISTANCE OF 1947.30 FEET TO THE SOUTHWEST CORNER OF SECTION 44, TOWNSHIP 3 SOUTH, RANGE 29 EAST; THENCE RUN NORTH $84^{\circ}13'31''$ EAST ALONG THE SOUTHERLY BOUNDARY OF SAID SECTION 44, A DISTANCE OF 1276.64 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 44; THENCE SOUTH $05^{\circ}04'37''$ EAST ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY BOUNDARY OF SAID SECTION 44, A DISTANCE OF 91.18 FEET TO A POINT IN THE WESTERLY PROLONGATION OF THE NORTHERLY BOUNDARY OF LOT 8, BLOCK S-2 AS SHOWN ON MAP OF PONTE VEDRA AS RECORDED IN MAP BOOK 10, PAGE 1 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE RUN NORTH $76^{\circ}13'23''$ EAST ALONG SAID WESTERLY PROLONGATION, A DISTANCE OF 721.98 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 203 AS NOW ESTABLISHED FOR A WIDTH OF 66 FEET; THENCE RUN SOUTH $13^{\circ}47'37''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 149.67 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE RUN SOUTH $12^{\circ}25'19''$ EAST, A DISTANCE OF 3264.68 FEET, MORE OR LESS, TO AN INTERSECTION WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AS TRACT 4 IN DEED RECORDED IN OFFICIAL RECORDS VOLUME 195, PAGE 420 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN SOUTH $77^{\circ}34'41''$ WEST A DISTANCE OF 220 FEET, MORE OR LESS, TO THE EASTERLY MARGIN OF THE GUANO RIVER MARSH; THENCE RUN SOUTHERLY ALONG SAID MARGIN, FOLLOWING THE MEANDERINGS OF SAME; SAID MEANDERS BEING TRAVERSED BY THE SURVEY PREPARED BY CHARLES BASSETT & ASSOCIATES, INC., DATED AUGUST 28, 1973, FILE NUMBER S-1643T; SAID SURVEY COURSES AND DISTANCES RECITED AS FOLLOWS: COURSE 1, SOUTH $05^{\circ}59'08''$ EAST, 80.07 FEET; COURSE 2, SOUTH $36^{\circ}44'17''$ EAST, 330.89 FEET; COURSE 3, SOUTH $31^{\circ}28'46''$ EAST, 157.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 203; COURSE 4, SOUTH $12^{\circ}25'19''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1069.41 FEET; COURSE 5, SOUTH $12^{\circ}28'49''$ EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 259.45 FEET; COURSE 6, SOUTH $53^{\circ}58'16''$ WEST, 90.45 FEET; COURSE 7, SOUTH $15^{\circ}23'13''$ EAST, 105.28 FEET; COURSE 8, SOUTH $27^{\circ}31'38''$ WEST, 318.45 FEET; COURSE 9, SOUTH $31^{\circ}53'51''$ EAST, 195.66 FEET; COURSE 10, SOUTH $00^{\circ}38'21''$ EAST, 266.07 FEET; COURSE 11, SOUTH $30^{\circ}23'30''$ EAST, 298.34 FEET; COURSE 12, SOUTH $42^{\circ}01'39''$ EAST, 242.48 FEET; COURSE 13, NORTH $64^{\circ}30'52''$ EAST 62.20 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 203, COURSE 14, SOUTH $12^{\circ}25'19''$ EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 307.35 FEET; COURSE 15, SOUTH $12^{\circ}48'55''$ EAST CONTINUING

ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 759.23 FEET; COURSE 16, SOUTH 14°27'14" WEST, 357.86 FEET; COURSE 17, SOUTH 69°04'45" WEST, 182.73 FEET; COURSE 18, SOUTH 05°13'44" EAST, 335.06 FEET; COURSE 19, SOUTH 59°42'06" WEST, 119.71 FEET; COURSE 20, SOUTH 24°42'57" WEST, 244.65 FEET; COURSE 21, SOUTH 10°47'48" WEST, 181.99 FEET; COURSE 22, SOUTH 07°25'01" EAST, 248.04 FEET; COURSE 23, SOUTH 58°19'30" EAST, 189.66 FEET; COURSE 24, SOUTH 06°32'41" WEST, 412.34 FEET; COURSE 25, SOUTH 11°46'48" EAST, 166.24 FEET; COURSE 26, SOUTH 05°34'38" EAST, 101.55 FEET; COURSE 27, SOUTH 57°35'07" EAST, 9.28 FEET TO THE POINT OF BEGINNING OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORD VOLUME 214, PAGE 663 OF SAID COUNTY; COURSE 28, SOUTH 77°07'05" WEST, 532.94 FEET; COURSE 29, NORTH 31°35'41" WEST, 53.79 FEET; COURSE 30, NORTH 83°08'51" WEST, 188.95 FEET; COURSE 31, SOUTH 71°37'40" WEST, 236.58 FEET; COURSE 32, SOUTH 17°27'29" EAST, 160.65 FEET; COURSE 33, SOUTH 47°02'58" EAST, 143.59 FEET; COURSE 34, SOUTH 32°34'28" EAST, 473.76 FEET; COURSE 35, NORTH 86°23'44" EAST, 176.81 FEET; COURSE 36, SOUTH 11°09'05" EAST, 373.15 FEET; COURSE 37, SOUTH 23°12'34" EAST, 335.25 FEET; COURSE 38, SOUTH 45°56'14" EAST, 37.01 FEET TO A CONCRETE MONUMENT ON THE LINE DIVIDING SECTION 11 AND 45, TOWNSHIP 4, SOUTH, RANGE 29 EAST; COURSE 39, NORTH 71°17'11" EAST, 240.45 FEET; COURSE 40, NORTH 74°18'16" EAST, 158.09 FEET; COURSE 41, SOUTH 12°34'56" WEST, 329.95 FEET; COURSE 42, NORTH 59°50'51" EAST, 222.79 FEET; COURSE 43, NORTH 71°28'34" EAST, 31.26 FEET; COURSE 44, NORTH 64°35'35" EAST, 440.88 FEET; COURSE 45, SOUTH 30°46'30" EAST, 282.64 FEET; COURSE 46, SOUTH 10°54'25" WEST, A DISTANCE OF 141.05 FEET TO THE SOUTH LINE OF THE NORTH 600 FEET OF THE MOSES E. LEVY GRANT, SECTION 45, TOWNSHIP 4 SOUTH, RANGE 29 EAST, BEING THE TERMINATION OF THE SURVEY TRAVERSE LINE OF SAID GUANO RIVER MARSHES; THENCE DEPARTING FROM SAID MARSH LINE AND THE TRAVERSE THEREOF RUN SOUTH 70°53'37" WEST A LONG SAID SOUTH LINE OF THE NORTH 600 FEET OF THE MOSES E. LEVY GRANT A DISTANCE OF 2415.86 FEET TO A POINT; SAID POINT LYING IN A CURVE IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AS NOW ESTABLISHED FOR A WIDTH OF 200 FEET SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 2964.93 FEET AND A CENTRAL ANGLE OF 12°24'00" THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 26.95 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 50°38'17" WEST AND A CHORD DISTANCE OF 26.95 FEET; THENCE NORTH 50°53'55" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, A DISTANCE OF 1899.82 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1810.08 FEET AND A CENTRAL ANGLE OF 25°09'10"; THENCE NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 794.62 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 38°19'20" WEST AND A CHORD DISTANCE OF 788.26 FEET; THENCE NORTH 25°44'45" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2951.04 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 2764.93 FEET AND A CENTRAL ANGLE OF 18°34'55"; THENCE RUN NORTHWESTERLY ALONG SAID CURVE AN ARC DISTANCE OF 896.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°27'18" WEST AND A CHORD DISTANCE OF 892.79 FEET; THENCE NORTH 07°09'50" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4560.18 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 2764.93 FEET AND A CENTRAL ANGLE OF 14°19'44"; THENCE NORTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 691.47 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 00°00'02" EAST AND A CHORD DISTANCE OF 689.67 FEET; THENCE RUN NORTH 07°09'54" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 93.53 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 3919.83 FEET AND A CENTRAL ANGLE OF 06°29'44"; THENCE NORTHEASTERLY ALONG AND WITH THE ARC OF SAID CURVE THROUGH A

CENTRAL ANGLE OF $03^{\circ}54'57''$ AN ARC DISTANCE OF 267.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH $05^{\circ}06'52''$ EAST AND A CHORD DISTANCE OF 267.85 FEET; THENCE RUN NORTH $83^{\circ}30'30''$ EAST, A DISTANCE OF 23.25 FEET TO THE POINT OF BEGINNING.

AND

NORTH WILDLIFE PRESERVE TRACT

THE WILDLIFE PRESERVE LYING NORTH OF THE EAST ENTRANCE AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL B, AS SHOWN ON PLAT AT MAP BOOK 12, PAGES 3 THROUGH 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE RUN NORTH $58^{\circ}34'58''$ EAST, 119.76 FEET TO THE POINT OF BEGINNING, RUN THENCE NORTH $13^{\circ}54'45''$ EAST, 209.62 FEET, THENCE NORTH $11^{\circ}57'15''$ WEST, 104.16 FEET, THENCE NORTH $18^{\circ}38'55''$ WEST, 94.62 FEET, THENCE NORTH $02^{\circ}40'35''$ EAST, 103.36 FEET, THENCE NORTH $36^{\circ}21'25''$ WEST, 128.25 FEET, THENCE NORTH $06^{\circ}27'14''$ WEST, 202.43 FEET, THENCE RUN NORTH $27^{\circ}38'46''$ EAST, 136.45 FEET, THENCE NORTH $01^{\circ}56'21''$ EAST, 327.5 FEET, THENCE NORTH $85^{\circ}21'40''$ EAST, 160 FEET MORE OR LESS TO THE EASTERLY LINE OF BERMUDA COVE CONDOMINIUM, THENCE NORTH $03^{\circ}03'59''$ WEST, 285.76 FEET ALONG SAID EASTERLY LINE TO ITS POINT OF TERMINUS; THENCE NORTH $76^{\circ}45'25''$ EAST, 106.51 FEET, THENCE NORTH $48^{\circ}18'07''$ EAST, 736.61 FEET, THENCE NORTH $09^{\circ}49'22''$ EAST, 222.17 FEET, THENCE NORTH $12^{\circ}25'19''$ WEST, 300.0 FEET, THENCE NORTH $87^{\circ}10'45''$ WEST, 774.31 FEET, THENCE NORTH $73^{\circ}53'12''$ WEST, 68.59 FEET, THENCE NORTH $26^{\circ}40'15''$ EAST, 33.86 FEET, THENCE NORTH $17^{\circ}46'45''$ WEST, 222.16 FEET TO THE NORTHERLY LINE OF THE PROPERTY DESCRIBED AS PARCEL A IN WARRANTY DEED TO SAWGRASS, LTD. RECORDED IN OFFICIAL RECORDS BOOK 289, PAGE 509 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 203 AS NOW ESTABLISHED AND THE EASTERLY BOUNDARY OF SAID PARCEL A; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO ITS INTERSECTION WITH THE NORTHERLY LINE OF PARCEL B AS SHOWN ON PLAT IN MAP BOOK 12, PAGES 3 THROUGH 18 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE WESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL B TO THE POINT OF BEGINNING; AND

Parcel B

A PARCEL KNOWN AS THE "EXPLORERS AND BEACH CLUB" AND DESCRIBED AS FOLLOWS:

A part of Section 35, Township 3 South, Range 29 East, together with a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

Commence at the intersection of the Northerly line of Parcel B with the Westerly line of Parcel C, as shown on the map of Sawgrass, as recorded in Map Book 12, pages 3 through 18 of the Public Records of said County; thence North 77 deg. 34' 41" East, 120 feet to a point on the Easterly line of said Parcel C and said point being in a curve, said curve being concave Northeasterly and having a radius of 993.49 feet; thence Southeasterly along and around said curve an arc distance of 11.07 feet to the Point of Beginning; thence North 73 deg. 25' 04" East, 162.95 feet, thence North 30 deg. 29' 52" East, 20.43 feet; thence North 77 deg. 34' 41" East, 63.84 feet; thence North 12 deg. 25' 19" West, 35.77 feet; thence North 77 deg. 34' 41" East, 78.66 feet; thence South 51 deg. 00' 19" East, 43.02 feet; thence North 77 deg. 38' 01" East, 200.81 feet to a point on the Coastal Setback Line, as established by the Department of Natural Resources of the State of Florida; thence along said Coastal Setback Line, South 09 deg. 32' 10" East, 566.36 feet; thence South 77 deg. 34' 41" West, 368.22 feet; thence North 36 deg. 25' 19" West, 157.35 feet, to a Point on the Easterly line of said Parcel C, said curve being concave Northeasterly and having a radius of 933.49 feet along and around said curve to the Point of Beginning, together with all lands lying Easterly of the foregoing described property and between the Northerly and Southerly boundary lines and the high water mark of the Atlantic Ocean; and

Parcel C

THE UNDEVELOPED BEACH FRONT PARCEL

A part of Section 35, Township 3 South, Range 29 East, together with a part of Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: Commence at the intersection of the Northerly line of Parcel B with the Westerly line of Parcel C, as shown on the map of Sawgrass, as recorded in Map No. 12, pages 3 through 18 of the Public Records of said County; thence North 77 deg. 34'41" East, 120 feet to a point on the Easterly line of said Parcel C and the Point of Beginning, said point being in a curve, said curve being concave North-easterly and having a radius of 993.49 feet; thence South-easterly along and around said curve an arc distance of 11.07 feet; thence North 73 deg. 25'04" East, 162.95 feet; thence North 30 deg. 29'52" East, 20.43 feet; thence North 77 deg. 34'41" East, 63.84 feet; thence North 12 deg. 25'19" West, 35.77 feet; thence North 77 deg. 34'41" East, 78.66 feet; thence South 51 deg. 00'19" East, 43.02 feet; thence North 77 deg. 38'01" East, 200.81 feet to a point on the Coastal Setback Line, as established by the Department of Natural Resources of the State of Florida; thence along said Coastal Setback Line, 09 deg. 32'10" West, 346.30 feet to an angle point in said line; thence continue along said Coastal Setback Line, North 12 deg. 14'40" West, 689.03 feet; thence South 77 Deg. 34'41" West, 248.03 feet; thence North 12 deg. 25'19" West, 792.93 feet to a point of the aforementioned Easterly line of Parcel C, said point being in a curve, said curve being concave Northwesterly and having a radius of 1,089.99 feet; thence Southwesterly along and around said curve an arc distance of 33.05 feet to the Point of Tangency of said curve; thence continue along said Easterly line of Parcel C, South 11 deg. 34'41" West, 539.15 feet to the point of a curve to the left, said curve being concave Southeasterly and having a radius of 993.49 feet; thence Southwesterly along and around said curve an arc distance of 416.15 feet to the Point of Tangency of said curve; thence continue along said Easterly line of Parcel C, South 12 deg. 25'19" East, 518.60 feet to the Point of Beginning, Together with all lands lying Easterly of an between the Northerly and Southerly boundary lines of the foregoing property and the high water mark of the Atlantic Ocean; and

1

PARCEL D
[RANDY BROWN PARCEL]

A part of Section 34, Part of the Heirs of Nicholas Sanchez Grant, Section 46, a Part of the Sanchez or Hill Grant Section 47, a Part of the Hill or Fitch or Sanchez Grant, Section 52, all in Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: For a point of reference commence at the corner common to Sections 27, 43, 44 and 46 in said Township and Range; thence S. 15°37'30" E., along the line dividing said Sections 44 and 46, a distance of 2303.28 feet; thence S. 83°30'30" W. a distance of 377.43 feet to the point of beginning; thence S. 15°37'30" E., parallel with the line dividing said Sections 44 and 46, and parallel with the line dividing said Sections 34 and 44, a distance of 1246.72 feet; thence S. 83°30'30" W. a distance of 1591.81 feet to a point in the Easterly right of way line of State Road A-1-A (as now established as a 200 foot right of way); thence N. 0°40'10" E., along said easterly right of way line, a distance of 1240.59 feet; thence N. 83°30'30" E. a distance of 1239.26 feet to the point of beginning. Containing 40.00 acres more or less; and

TRACT E

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF ST. JOHNS, STATE OF FLORIDA, TO-WIT:

A portion of Tract E more particularly described as follows:

For point of beginning, commence at the Northeast corner of Parcel EE, as recorded in said Map Book 12, pages 3 through 18, said point lying in the Westerly Right of Way line of Preston Drive East (Parcel A, a 60 foot right of way, as now established); run thence South $35^{\circ} 11' 21''$ West along the Southerly boundary of said Tract E, a distance of 275.97 feet; thence continue along said Southerly boundary South $67^{\circ} 30' 00''$ West, a distance of 16 feet; thence South $22^{\circ} 30' 00''$ East along the Easterly boundary of said Tract E, a distance of 120.0 feet; thence continue along said Easterly boundary South $22^{\circ} 30' 00''$ West, a distance of 36.77 feet; thence South $67^{\circ} 30' 00''$ West along the Southerly boundary of said Tract E, a distance of 15 feet; thence North $4^{\circ} 41' 35''$ East, a distance of 75.94 feet; thence North $88^{\circ} 19' 39''$ West, a distance of 20 feet; thence North $5^{\circ} 53' 04''$ West, a distance of 23.92 feet; thence North $10^{\circ} 21' 12''$ West, a distance of 11.88 feet; thence North $2^{\circ} 13' 09''$ West, a distance of 39.05 feet; thence North $14^{\circ} 27' 45''$ East, a distance of 34.73 feet; thence South $69^{\circ} 46' 31''$ East, a distance of 20 feet; thence North $29^{\circ} 37' 16''$ East, a distance of 48.42 feet; thence North $54^{\circ} 56' 57''$ West, a distance of 20 feet; thence North $35^{\circ} 03' 03''$ East, a distance of 108.5 feet; thence North $48^{\circ} 13' 28''$ East, a distance of 85.69 feet; thence North $70^{\circ} 02' 06''$ East, a distance of 15.41 feet to the point of beginning; and

MINIWAREHOUSE PARCLL

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the Southerly right of way line of Sawgrass Drive West (Parcel "A") as shown on the plat of Sawgrass Unit One as recorded in Map Book 12 pages 3 through 18 of the public records of said county; with the Easterly right of way line of State Road 11A (a 200 foot right of way as now established); thence South 07°09'50" East, along said Easterly right of way line, 344.86 feet; thence North 87°08'12" East, 45.13 feet to the POINT OF BEGINNING; thence North 87°08'12" East, 173.49 feet; thence South 05°53'37" East, 60.09 feet; thence North 84°06'23" East, 129.60 feet; thence North 05°43'59" East, 494.13 feet; thence South 20°30'00" West, 373.87 feet; thence North 84°30'00" West, 243.87 feet; thence South 07°09'50" East, 122.13 feet to the POINT OF BEGINNING.

and

COPY

WAREHOUSE PARCEL

A portion of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the intersection of the Southerly right-of-way line of Sawgrass Drive West (Parcel "A") as shown on the plat of Sawgrass Unit One, as recorded in Map Book 12, pages 3 through 18, of the public records of said county, with the Easterly right-of-way line of State Road 1A (a 200 foot right-of-way as now established); thence South 07°09'50" East, along said Easterly right-of-way line, 1077.57 feet to the POINT OF BEGINNING; thence continue South 07°09'50" East, along said Easterly right-of-way line, 125.00 feet; thence North 82°50'10" East, 210.00 feet; thence South 07°09'50" East, 207.43 feet; thence North 82°50'10" East, 89.54 feet; thence North 37°59'10" East, 52.77 feet; thence North 15°00'26" West, 193.70 feet; thence South 82°50'10" West, 33.82 feet; thence North 49°00'00" West, 85.00 feet; thence North 07°09'50" West, 40.00 feet; thence South 82°50'10" West, 220.00 feet to the POINT OF BEGINNING; and

Pumping Station #2 Parcel

A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

Commence at the intersection of the Southerly right-of-way line of Sawgrass Drive (Parcel A) with the Westerly right-of-way line of Parcel E, as shown on plat of Sawgrass Unit One, Map Book 12, pages 3 through 18; thence S.12°30'00"W. along said Westerly right-of-way line, 61.07 feet to the Point of Curve of a curve to the left, said curve having a radius of 625 feet; thence along and around said curve an arc distance of 619.65 feet to the Point of Beginning; thence continue along and around said curve an arc distance of 30.01 feet; thence S.44°09'09"W., 30.18 feet; thence N.45°50'51"W. 30 feet; thence N.44°09'09"E., 30.18 feet to the Point of Beginning, together with an easement for ingress and egress, said easement lying 50 feet left of and contiguous to the following described line; Commence at the intersection of the Southerly right-of-way line of Sawgrass Drive South (Parcel A) with the Westerly right-of-way line of Parcel E, as shown on plat of Sawgrass Unit One, Map Book 12, pages 3 through 18; thence S.12°30'00"W. along said Westerly right-of-way line, 61.07 feet to the Point of Curve of a curve to the left, said curve having a radius of 625 feet; thence along and around said curve an arc distance of 327.74 feet to the most Southerly corner of said Parcel E and the Point of Beginning; thence continue along and around said curve an arc distance of 321.92 feet to the terminus of said line, and

COPY

UTILITY LAKE AND WELL PARCELSLake Parcel

A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

Commence at the most Westerly corner of Parcel A as shown on plat of Sawgrass, Unit 1, Map Book 12, pages 3 through 18 of the public records of said county; thence South $07^{\circ}09'50''$ East along the Easterly right-of-way line of Ponce de Leon Boulevard (State Road 11A) as established for a width of 200 feet, 310 feet; thence South $84^{\circ}30'00''$ East 290 feet; thence North $20^{\circ}30'00''$ East 403.52 feet to an intersection with the Southerly line of said Parcel A, said Southerly line being in a curve concave Southerly having a radius of 350 feet; thence Easterly along and around said curve an arc distance of 13.99 feet to the point of beginning; thence continue along and around said curve an arc distance of 94.61 feet to the point of tangency of said curve; thence South $62^{\circ}09'50''$ East along the Southerly line of said Parcel A 91.97 feet; thence continue along the Southerly line of said Parcel A South $58^{\circ}05'48''$ East 152.63 feet; thence South $08^{\circ}11'42''$ West 258.13 feet; thence South $22^{\circ}56'36''$ East 234.94 feet; thence South $03^{\circ}41'07''$ West 71.38 feet; thence South $12^{\circ}40'16''$ West 292.35 feet; thence South $42^{\circ}37'17''$ West 95.78 feet; thence South $82^{\circ}50'10''$ West 128.20 feet; thence North $53^{\circ}54'16''$ West 253.66 feet; thence North $00^{\circ}12'35''$ East 366.31 feet; thence North $06^{\circ}12'41''$ East 422.48 feet; thence North $25^{\circ}30'00''$ East 149.62 feet to the point of beginning, Less and except any portion thereof conveyed to Intercoastal Utilities, Inc., by deed recorded in Official Records Book 602 beginning at page 608 of the public records of St. Johns County, Florida; and

Well #1

A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

Commence at the most Westerly corner of Parcel A as shown on plat of Sawgrass Unit One, Map Book 12, Pages 3 through 18, of the Public Records of said County, thence North $82^{\circ}50'10''$ East along the Northerly right-of-way line of said Parcel A, 21.32 feet to the Point of Curve of a curve to the left, said curve having a radius of 350 feet; thence along and around said curve an arc distance of 152.72 feet to the Point of Tangency of said curve; thence North $57^{\circ}50'10''$ East, 40 feet to the Point of Curve of a curve to the right, said curve having a radius of 450 feet; thence along and around said curve an arc distance of 786.74 feet to the Point of Tangency of said curve; thence South $62^{\circ}09'50''$ East, 92.71 feet; thence South $53^{\circ}43'55''$ East, 127.80 feet; thence North $61^{\circ}13'58''$ East, 52.04 feet to an intersection with a curve concave Northerly having a radius of 123.65 feet; thence Easterly along and around said curve an arc distance of 141.13 feet; thence North $68^{\circ}19'10''$ East, 58.16 feet; thence South $80^{\circ}30'20''$ East, 192.30 feet; thence South $65^{\circ}46'08''$ East, 300 feet to the Point of Beginning; thence South $24^{\circ}13'52''$ West, 15 feet; thence South $65^{\circ}46'08''$ East, 30 feet; thence North $24^{\circ}13'52''$ East, 30 feet; thence North $65^{\circ}46'08''$ West, 30 feet; thence South $24^{\circ}13'52''$ West, 15 feet to the Point of Beginning, together with a 10-foot easement for ingress and egress described as follows: Commence at the most Westerly corner of Parcel A; thence North $82^{\circ}50'10''$ East along

the Northerly line of said Parcel A, 21.32 feet to the Point of Curve of a curve to the left, said curve having a radius of 350 feet; thence along and around said curve an arc distance of 152.72 feet to the Point of Tangency of said curve; thence North $57^{\circ}50'10''$ East, 40 feet to the Point of Curve of a curve to the right, said curve having a radius of 450 feet; thence along and around said curve an arc distance of 786.74 feet to the Point of Tangency of said curve; thence South $62^{\circ}09'50''$ East, 92.71 feet; thence South $53^{\circ}43'55''$ East, 127.80 feet to the Point of Beginning; thence North $61^{\circ}13'58''$ East, 62.04 feet to an intersection with a curve concave Northerly having a radius of 123.65 feet; thence Easterly along and around said curve an arc distance of 141.13 feet; thence North $68^{\circ}19'10''$ East, 58.16 feet; thence South $80^{\circ}30'20''$ East, 192.30 feet; thence South $65^{\circ}46'08''$ East, 300 feet to the terminus of said centerline; and

Well 12

A part of Section 34, Township 3 South, Range 29 East, St. Johns County, Florida, more particularly described as follows:

Commence at the intersection of the Northerly right-of-way line of Parcel A with the Easterly right-of-way line of Parcel F, as shown on plat of Sawgrass Unit One, Map Book 12, Pages 3 through 18, of the Public Records of said County; thence North $10^{\circ}30'00''$ West along said Easterly right-of-way line, 92.34 feet to the Point of Beginning; thence continue along said Easterly right-of-way line, North $10^{\circ}30'00''$ West, 30 feet; thence North $71^{\circ}30'00''$ East, 30 feet; thence South $10^{\circ}30'00''$ East, 30 feet; thence South $79^{\circ}30'00''$ West, 30 feet to the Point of Beginning, together with an easement for ingress and egress over that portion of Tract F, as shown on plat of Sawgrass Unit One, Map Book 12, Pages 3 through 18, lying 50 feet left of and contiguous to the following described line: Commence at the intersection of the Northerly right-of-way line of Parcel A with the Easterly right-of-way line of Parcel F, both as shown on plat of said Sawgrass Unit One; thence North $10^{\circ}30'00''$ West, 122.34 feet to the Point of Terminus of said line.

All of the foregoing as shown on a survey prepared by Northeast Florida Surveyors, Inc. for The Atlantic National Bank dated September 29, 1976, as amended December 23, 1976; and

LEMAISTRE PARCEL A

Those certain parcels of land located in St. Johns County, Florida described as follows:

LEMAISTRE PARCEL A:

For a point of reference commence at a point located in the East boundary of the former Right of Way of Florida State Road #140 (formerly Florida State Road #78) where said boundary is intersected by the line dividing Section 35, Township 3 South, Range 29 East from Section 2, Township 4 South, Range 29 East; and run thence South 12 degrees 38 minutes East, along the East boundary of the former Right of Way of Florida State Road #140 keeping parallel to and 33 feet Easterly from the center line of the pavement of said road when measured at right angles thereto, a distance of 918.23 feet to an iron pipe for point of beginning.

From point of beginning thus described continue along the East boundary of the former Right of Way of Florida State Road #140, South 12 degrees 38 minutes East parallel to and 33 feet Easterly from the center line of the pavement of said road when measured at right angles thereto, a distance of 600 feet; run thence North 77 degrees 22 minutes East and at right angles to said State Road, a distance of 316 feet more or less to the Atlantic Ocean; run thence along said ocean in a Northerly direction a distance of 600 feet more or less to a point which bears North 77 degrees 22 minutes East from the point of beginning; run thence South 77 degrees 22 minutes West a distance of 302 feet more or less to the iron pipe at the point of beginning containing 4.25 acres more or less, the land thus described being conveyed subject to the right of the United States of America, the State of Florida, and the County of St. Johns to use the Beach Easterly of high water mark for road purposes.

The foregoing LeMaistre Parcel A being more correctly described as follows:

LEMAISTRE PARCEL A:

A part of Government Lot 1, Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as commencing at the intersection of the Former East Right of Way line of State Road No. 203 (formerly State Road Numbers A-1-A, 140 and 78) and the line dividing said Section 2 from Section 35, Township 3 South, Range 29 East; thence South 12 degrees 25 minutes 19 seconds East, along said former East Right of Way line, a distance of 918.23 feet to the Northwest corner of Parcel "A" of the lands described in Deed Book 186, Page 170 of the Public Records of said County for the point of beginning; thence South 77 degrees 34 minutes 41 seconds West, along a Westerly projection of the North line of said Parcel "A" and along the North line of Parcel "B" of the same Deed, a distance of 256.71 feet to the Easterly line of the present 100.00 foot Right of Way of State Road No. 203, as established by Parcel "C" of Sawgrass Unit One, as recorded in Map Book 12, Pages 3 through 18 of said Public Records; thence South 36 degrees 25 minutes 19 seconds East, along said Easterly Right of Way line, a distance of 392.02 feet to a point of curve of a curve concave Southwesterly having a radius of 1069.99 feet; thence Southeasterly along the arc of said curve and its Southeasterly continuation, a chord bearing of South 32 degrees 23 minutes 18 seconds East and a chord distance of 150.53 feet to a point of tangency; thence South 28 degrees 21 minutes 17 seconds East, parallel with and 100 feet Northeasterly of, when measured at right angles to, the Southwesterly right of way line of said Parcel "C", a distance of 104.49 feet to an intersection

with a Westerly projection of the Southerly line of the aforementioned Parcel "A"; thence North 77 degrees 34 minutes 41 seconds East along said South line and its Westerly projection, a distance of 370 feet more or less to the approximate daily high water line of the Atlantic Ocean; thence Northerly along said high water line, a distance of 600 feet more or less to a point that bears North 77 degrees 34 minutes 41 seconds East from the point of beginning; thence South 77 degrees 34 minutes 41 seconds West, along the aforementioned North line of Parcel "A", a distance of 340 feet more or less to the point of beginning; and

LEMAISTRE PARCEL B

LEMAISTRE PARCEL B:

For a point of reference commence at a point located in the East boundary of the former Right of Way of Florida State Road #140 (formerly Florida State Road #78) where said boundary is intersected by the line dividing Section 35, Township 3 South, Range 29 East from Section 2, Township 4 South, Range 29 East; and run thence South 12 degrees 38 minutes East, along the East boundary of the former Right of Way of Florida State Road #140 keeping parallel to and 33 feet Easterly from the center line of the pavement of said road when measured at right angles thereto, a distance of 918.23 feet to an iron pipe for point of beginning.

From the point of beginning thus described run South 12 degrees 38 minutes East along the East boundary of the former Right of Way of said State Road parallel to and 33 feet Easterly from the Center line of the pavement of said road when measured at right angles thereto, a distance of 600 feet; run thence South 77 degrees 22 minutes West and at right angles to the center line of said State Road, a distance of 230 feet more or less to the Easterly edge of the marshes of the Guano River; run thence in a Northerly direction following the meanderings of the Easterly edge of said Guano River Marshes, a distance of 600 feet more or less to a point which bears South 77 degrees 22 minutes West, from the point of beginning; run thence North 77 degrees 22 minutes East a distance of 285 feet more or less to the iron pipe at the point of beginning.

Excepting therefrom the Right of Way of State Road 203.

The foregoing LeMaistre Parcel B being more particularly described as follows:

LeMaistre Parcel B:

A part of Government Lot 1, Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as commencing at the intersection of the former East Right of Way line of State Road No. 203 (formerly State Road Numbers A-1-A, 140 and 78) and the line dividing said Section 2, from Section 35, Township 3 South, Range 29 East; thence South 12 degrees 25 minutes 19 seconds East, along said former East Right of Way line, a distance of 1518.23 feet to the Southwest corner of Parcel "A" of the lands described in Deed Book 186, Page 170 of the Public Records of said County; thence South 77 degrees 34 minutes 41 seconds West, along a Westerly projection of the South line of said Parcel "A", a distance of 121.20 feet to the present Southwesterly Right of Way line of State Road No. 203 as established by Parcel "C" of Sawgrass Unit One, as recorded in Map Book 12, Pages 3 through 18 of said Public Records for the point of beginning; thence North 28 degrees 21 minutes 17 seconds West, along said Southwesterly Right of Way line, a distance of 75.85 feet to a point of curve of a curve concave Southwesterly having a radius of 969.99 feet; thence

Northwesterly along the arc of said curve a chord bearing of North 32 degrees 23 minutes 18 seconds West, and a chord distance of 136.46 feet to a point of tangency; thence continue along said Southwesterly right of way line North 36 degrees 25 minutes 19 seconds West, a distance of 160 feet more or less to the Easterly edge of the Guano River Marsh; thence Southerly, along said Easterly edge of the Guano River Marsh, following the meanderings thereof, a distance of 370 feet more or less to a point that bears South 77 degrees 34 minutes 41 seconds West from the point of beginning; thence North 77 degrees 34 minutes 41 seconds East, along the South line of Parcel "B" of the aforementioned lands described in Deed Book 186, Page 170, a distance of 95 feet more or less to the point of beginning; and

COPY

SAWGRASS UTILITIES PARCEL

A part of Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Commence at the intersection of the Easterly right of way line of Ponce de Leon Boulevard (State Road 1A), a 200 foot right of way as now established with the Northerly right of way line of Sawgrass Drive West, a 100 foot right of way as now established, as shown on the map of Sawgrass Unit One, as recorded in Map Book 12, pages 3 thru 18, inclusive of the public records of said county: thence South $07^{\circ}09'50''$ East, along the Easterly right of way line of said Ponce de Leon Boulevard, State Road 1A, 1302.57 feet to the Point of Beginning; thence continue South $07^{\circ}09'50''$ East, along said Easterly right of way line, 207.43 feet; thence North $82^{\circ}50'10''$ East, 210.0 feet; thence North $07^{\circ}09'50''$ West, 207.43 feet; thence South $82^{\circ}50'10''$ West, 210.0 feet to the Point of Beginning

COPY

LESS AND EXCEPT FROM THE LANDS DESCRIBED ABOVE:

1. All Blocks 1, 2 & 3 of Sawgrass Unit 1, Map Book 12 at pages 14, 15 and 16 of the public records of St. Johns County, Florida. (Preston Trail and Osprey Point)
2. Tracts A, B & C, Sawgrass Unit 1, Map Book 12 at page 12; also known as Rough Creek Villas Condominium and is more particularly described in Declaration of Condominium Ownership recorded in Official Records Book 247, page 1, as amended in Official Records Book 247, page 360 of the public records of St. Johns County, Florida.
3. Tract E, Sawgrass Unit 1, Map Book 12 at page 13, also known as Deer Run Villas Condominium and is more particularly described in Declaration of Condominium Ownership as recorded in Official Records Book 255, page 902 of the public records of St. Johns County, Florida.
4. The lands declared to condominium in Declaration of Condominium Ownership of Bermuda Cove Condominium recorded in Official Records Book 310, page 192 of the public records of St. Johns County, Florida.
5. The following described parcel of land (known as Harbor Villas Units A, B, C and D):

A portion of the Northwest 1/4 of Section 3, Township 4 South, Range 29 East also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, pages 3 through 18 of the public records of St. Johns County, Florida, and being more particularly described as follows:

For a point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

From the point of reference thus described, run North $27^{\circ}50'10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ}58'31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ}50'54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ}51'39''$ East, a distance of 25.0 feet to a point in the Easterly right-of-way line of Parcel A (Preston Trail West) and the point of beginning.

From the point of beginning thus described, run North $06^{\circ}08'21''$ West along said East line of Parcel A (Preston Trail West), a distance of 88.19 feet to the point of a curve to the right, said curve being concave to the East and having a radius of 375.0 feet and a central angle of $06^{\circ}06'41''$; thence Northwesterly along and around said curve, an arc distance of 40.0 feet, said curve being subtended by a chord bearing of North $03^{\circ}05'00''$ West and a chord distance of 39.98 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $82^{\circ}25'39''$ East, a distance of 224.50 feet; thence South $02^{\circ}48'34''$ West, a distance of 151.05 feet; thence North $88^{\circ}41'00''$ West, a distance of 201.55 feet to a point in the aforementioned Easterly line of Parcel A (Preston Trail West), said Easterly line being in a curve, said curve being concave to the West and having a radius of 375.0 feet and a central angle of $07^{\circ}24'22''$; thence Northwesterly along and around said Easterly line of Parcel A (Preston Trail West), an arc distance

of 48.47 feet, said curve being subtended by a chord bearing of North 02°26'10" West and a chord distance of 48.44 feet to the point of beginning.

6. The lands conveyed to Atlantic Capital Properties Series VI, Ltd. by deed dated August 29, 1983 recorded in Official Records Volume 602, page 351 of the public records of St. Johns County, Florida.
7. The lands conveyed to Atlantic Capital Properties, Series VI, Ltd. by deed dated August 29, 1983 recorded in Official Records Book 602, page 353 of the public records of St. Johns County, Florida.
8. The lands conveyed to James R. Stockton, III, by deed dated December 14, 1982 recorded in Official Records Book 572, page 531 of the public records of St. Johns County, Florida.
9. The lands declared to condominium in Declaration of Condominium for Quail Pointe Condominium, recorded in Official Records Book 401, page 76, of the public records of St. Johns County, Florida, as amended.
10. The lands declared to condominium in Declaration of Condominium for Quail Pointe II Condominium, recorded in Official Records Book 436, page 726 of the public records of St. Johns County, Florida, as amended.
11. The lands declared to condominium in Declaration of Condominium for Fishermans Cove I Condominium, recorded in Official Records Book 460, page 228 of the public records of St. Johns County, Florida, as amended.
12. The lands declared to condominium in Declaration of Condominium for Fishermans Cove II Condominium, recorded in Official Records Book 473, page 8 of the public records of St. Johns County, Florida, as amended.
13. The lands declared to condominium in Declaration of Condominium for Fishermans Cove III Condominium, recorded in Official Records Book 489, page 122 of the public records of St. Johns County, Florida, as amended.
14. The lands declared to condominium in Declaration of Condominium for Spinnakers Reach I Condominium, recorded in Official Records Book 493, page 106 of the public records of St. Johns County, Florida, as amended.
15. The lands declared to condominium in Declaration of Condominium for Spinnakers Reach II Condominium, recorded in Official Records Book 566, page 287 of the public records of St. Johns County, Florida, as amended.
16. The lands declared to condominium in Declaration of Condominium for Beach Club Villas Condominium, recorded in Official Records Book 524, page 721 of the public records of St. Johns County, Florida, as amended.

17. The lands declared to Condominium in Declaration of Condominium for Little Bay Harbor Condominium, recorded in Official Records Book 665, page 149 of the public records of St. Johns County, Florida
18. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41 and 42 of Sawgrass Garden Homes I, as shown on Plat thereof recorded in Map Book 13, page 60 of the public records of St. Johns County, Florida.
19. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36 and 37 of Sawgrass Garden Homes II, as shown on Plat thereof recorded in Map Book 13, page 99 of the public records of St. Johns County, Florida.
20. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79 and 80 of Sawgrass Village Walk, as shown on Plat thereof recorded in Map Book 14, page 26 and the partial replat thereof recorded in Map Book 14, page 36, both of the public records of St. Johns County, Florida.
21. All of Lots 1, 2, 3, 4, 5 and 6 of Sawgrass Unit Two as shown on Plat thereof recorded in Map Book 15, page 14 of the public records of St. Johns County, Florida.
22. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20 and 21 of Country Club Unit One as shown on Plat thereof recorded in Map Book 15, page 45 of the public records of St. Johns County, Florida.
23. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15 of Country Club Unit Two as shown on Plat thereof recorded in Map Book 15, page 47 of the public records of St. Johns County, Florida.
24. All of Lots 1, 2, 3, 4, 5, 6 and 7 of Country Club Unit Three as shown on Plat thereof recorded in Map Book 15, page 49 of the public records of St. Johns County, Florida.
25. The lands conveyed to Jerome S. Fletcher by deed dated July 1, 1986, recorded in Official Records Book 710, page 1962 of the public records of St. Johns County, Florida.
26. All of Country Club Unit Four as shown on Plat thereof recorded in Map Book 15, page 51 of the public records of St. Johns County, Florida.
27. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, and 50 of Country Club Unit Five as shown on Plat thereof recorded in Map Book 18, page 65 of the public records of St. Johns County, Florida.
28. All of Country Club Unit Seven as shown on the Replat thereof recorded in Map Book 19, page 10 of the public records of St. Johns County, Florida.

29. All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, and 15 of Country Club Unit Eight as shown on the Plat thereof recorded in Map Book 19, page 31 of the public records of St. Johns County, Florida.
30. All of Northgate I as shown on Replat thereof recorded in Map Book 15, page 33 of the public records of St. Johns County, Florida
31. All of Northgate II as shown on Plat thereof recorded in Map Book 15, page 37 of the public records of St. Johns County, Florida.
32. The lands conveyed to Beach Club Investors, Ltd. by deed dated January 28, 1983, recorded in Official Records Book 569, page 707 of the public records of St. Johns County, Florida. (Surf Villas)
33. The lands conveyed to Spinnakers Development Associates, Inc. by deed dated June 28, 1984, recorded in Official Records Book 650, page 11 of the public records of St. Johns County, Florida. (Windemere)
34. The lands conveyed to Seacoast Investors, Inc. by deed dated August 26, 1983 recorded in Official Records Book 602, page 139 of the public records of St. Johns County, Florida. (Willow Pond)
35. The lands conveyed to Walkers Ridge Associates, Ltd. by deed dated February 23, 1984, recorded in Official Records Book 629, page 254 of the public records of St. Johns County, Florida. (Walkers Ridge)
36. The lands conveyed to Robert S. Winslow and Janette A. Winslow, his wife, by deed dated January 29, 1985, recorded in Official Records Book 665, page 1376 of the public records of St. Johns County, Florida.
37. The lands conveyed to Thomas Patrick Hannon and Kathleen B. Hannon, his wife, by deed dated January 31, 1986, recorded in Official Records Book 697, page 2010 of the public records of St. Johns County, Florida.
38. The lands conveyed to Intercoastal Utilities, Inc. by deed dated September 1, 1983, recorded in Official Records Book 602, page 608 of the public records of St. Johns County, Florida.
39. The lands conveyed to Intercoastal Utilities, Inc. by deed dated August 30, 1983, recorded in Official Records Book 602, page 626 of the public records of St. Johns County, Florida.
40. The lands conveyed to Intercoastal Utilities, Inc. by deed dated August 30, 1983, recorded in Official Records Book 602, page 628 of the public records of St. Johns County, Florida.

41. The lands conveyed to Intercoastal Utilities, Inc. by deed dated April 30, 1984, recorded in Official Records Book 642, page 60 of the public records of St. Johns County, Florida.
42. The lands conveyed to Intercoastal Utilities, Inc. by deed dated February 2, 1984, recorded in Official Records Book 642, page 52 of the public records of St. Johns County, Florida.
43. The lands conveyed to Intercoastal Utilities, Inc. by deed dated February 2, 1984, recorded in Official Records Book 642, page 48 of the public records of St. Johns County, Florida.
44. The lands conveyed to Intercoastal Utilities, Inc. by deed dated September 9, 1986, recorded in Official Records Book 721, page 784 of the public records of St. Johns County, Florida.
45. The lands conveyed to Peter O. Hayes by deed dated March 31, 1983, recorded in Official Records Book 612, page 763 of the public records of St. Johns County, Florida.
46. The lands conveyed to Dana R. Dillon and Josephine Dillon by deed dated November 8, 1979, recorded in Official Records Book 432, page 611 of the public records of St. Johns County, Florida.
47. The lands conveyed to Seacoast Investors, Inc. by deed dated December 21, 1983, recorded in Official Records Book 619, page 646 of the public records of St. Johns County, Florida.
48. The lands conveyed to G. Bruce Douglas and Nancy E. Douglas by deed dated November 8, 1979, recorded in Official Records Book 432, page 631 of the public records of St. Johns County, Florida.
49. The lands conveyed to Evelyn C. Burke by deed dated October 30, 1984, recorded in Official Records Book 659, page 1526 of the public records of St. Johns County, Florida.
50. The lands conveyed to Seacoast Investors, Inc. by deed dated March 22, 1984, recorded in Official Records Book 635, page 679 of the public records of St. Johns County, Florida.
51. The lands conveyed to N. Dean Hopper and Doris H. Hopper by deed dated October 17, 1985, recorded in Official Records Book 687, page 395 of the public records of St. Johns County, Florida, as corrected by Deed recorded in O. R. Book 735, page 1507 of the current public records of St. Johns County, Florida.
52. The lands conveyed to Harry H. Stuart and Ruth H. Stuart by deed dated June 5, 1985, recorded in Official Records Book 676, page 718 of the public records of St. Johns County, Florida.
53. The real property conveyed to Harbour Development Company by Special Warranty Deed dated April 30, 1987 and recorded in Official Records Book 743 at page 452 of the public records of St. Johns County, Florida.
54. The real property conveyed to David A. Bingemann by Quit Claim Deed dated May 7, 1987 recorded in Official Records Book 744 at page 628 of the public records of St. Johns County, Florida.

55. The real property conveyed to James R. Stockton, III by Quit Claim Deed dated May 8, 1987 and more particularly described as follows:

That part of Government Lots 1 and 2, Section 2, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: For a point of reference commence at the intersection of the east right of way line of State Road No. 203 (formerly State Road A-I-A, State Road No. 140 and State Road No. 78) with the south line of the lands as described on official records volume 322, page 306 of the public records of said county; thence S.77°46'17" W., perpendicular to said east right of way line, a distance of 180 feet more or less to the east edge of the Guano River Marsh, the point of beginning; thence continue S.77°46'17"W. along the westerly projection of said south line of the lands described in official records volume 322, page 306 of the public records of said county, a distance of 246 feet; thence S.12°13'43"E. parallel with the westerly right of way of State Road No. 203 a distance of 1000 feet; thence N.77°46'17"E. a distance of 196 feet more or less to the east edge of the Guano River Marsh; thence northerly along the east edge of said Marsh as it meanders, a distance of 1100 feet more or less to a point which bears S.77°46'17"W. from the point of reference, said point being the point of beginning of the herein described marshlands. Containing 2.6 acres more or less.

56. Lots 1 through 13, inclusive, and Parcels A, B, and F of Lake Kathryn as shown on the plat thereof recorded in Map Book 20 at page 24 of the public records of St. Johns County, Florida.
57. All of Ocean Ridge, according to the plat thereof recorded in Map Book 20, at page 36, of the current public records of St. Johns County, Florida.
58. All of Oceanside, according to the plat thereof recorded in Map Book 22, at page 96, of the current public records of St. Johns County, Florida.
59. All of Lighthouse Bend, according to the plat thereof recorded in Map Book 22, at page 81 of the current public records of St. Johns County, Florida.
60. The lands conveyed to Sawgrass Country Club, Inc. by Special Warranty Deed dated April 15, 1988 and recorded in Official Records Book 779, at page 914 of the current public records of St. Johns County, Florida.
61. The lands conveyed to Douglas Partnerships II, Ltd. by Special Warranty Deed dated July 13, 1988 and recorded in Official Records Book 789, at page 526 of the current public records of St. Johns County, Florida.

62. The lands conveyed to Sawgrass Association, Inc. by Special Warranty Deed dated August 22, 1989 and recorded in Official Records Book 833, at page 671 of the current public records of St. Johns County, Florida.

63. The following described lands:

A PART OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF THE PLAT OF OCEAN RIDGE, AS RECORDED IN MAP BOOK 20, PAGES 36, 37, AND 38 OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER LYING ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD, COUNTY ROAD NO. 203 (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 77°34'41" WEST ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHERLY LINE OF SAID PLAT OF OCEAN RIDGE A DISTANCE OF 104.00 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID PONTE VEDRA BOULEVARD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 77°34'41" WEST A DISTANCE OF 130.00 FEET; THENCE NORTH 38°14'36" WEST A DISTANCE OF 296.95 FEET; THENCE NORTH 45°18'55" EAST A DISTANCE OF 150.00 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF PONTE VEDRA BOULEVARD; THENCE SOUTH 36°25'20" EAST ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 160.00 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 969.99 FEET; THENCE ALONG AND AROUND SAID CURVE AND ALONG SAID RIGHT-OF-WAY LINE AN ARC DISTANCE OF 136.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 32°23'18" EAST AND A CHORD DISTANCE OF 136.47 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 28°21'17" EAST A DISTANCE OF 75.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.08 ACRES, MORE OR LESS.

64. The following described lands:

SAWGRASS SOUTH PROPERTY, DATED SEPTEMBER 25, 1989, DRAWING NO. PH-104

A PART OF GOVERNMENT LOTS 1, 7, 8, 9, & 10 SECTION 10, AND A PART OF GOVERNMENT LOT 2, 3 & 5 SECTION 11, AND A PART OF THE NORTHERLY 600 FEET OF THE MOSES E. LEVY GRANT, SECTION 45, ALL IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF COUNTRY CLUB UNIT 8, AS RECORDED IN MAP BOOK 19, PAGES 31 THROUGH 34 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID SOUTHWESTERLY CORNER BEING AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (A 200 FOOT RIGHT-OF-WAY) AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG THE SOUTHERLY BOUNDARY OF SAID COUNTRY CLUB UNIT 8 THE FOLLOWING FOUR COURSES: 1) N.65°43'40"E. A DISTANCE OF 112.72 FEET; 2) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING N.15°23'51"E., A CHORD DISTANCE OF 31.92 FEET AND AN ARC DISTANCE OF 34.62 FEET TO A POINT OF REVERSE CURVATURE; 3) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 235.00 FEET, A CHORD BEARING N.46°56'38"E., A CHORD DISTANCE OF 66.41 FEET AND AN ARC DISTANCE OF 66.63 FEET TO A POINT OF REVERSE CURVATURE; 4) NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 475.00 FEET, A CHORD BEARING N.39°18'12"E., A CHORD DISTANCE OF 8.00 FEET AND AN ARC DISTANCE OF 8.00 FEET TO A POINT ON SAID CURVE; THENCE SOUTHEASTERLY, NORTHEASTERLY, NORTHERLY AND SOUTHEASTERLY ALONG THE SOUTHERLY AND EASTERLY BOUNDARY OF THE SAWGRASS COUNTRY CLUB GOLF COURSE THE FOLLOWING TWELVE COURSES: 1) S.59°45'00"E. A DISTANCE OF 100.00 FEET; 2) S.27°00'00"E. A DISTANCE OF 195.00 FEET; 3) S.41°00'00"E. A DISTANCE OF 490.00 FEET; 4) S.59°38'18"E. A DISTANCE OF 142.36 FEET; 5) S.64°42'44"E. A DISTANCE OF 548.09 FEET; 6) S.74°00'00"E. A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET; 7) NORTHEASTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING N.46°00'00"E., A CHORD DISTANCE OF 259.81 FEET AND AN ARC DISTANCE OF 314.16 FEET TO THE

POINT OF TANGENCY OF SAID CURVE; 8) N.14°00'00"W. A DISTANCE OF 515.00 FEET; 9) N.07°20'00"E. A DISTANCE OF 640.00 FEET; 10) N.26°33'01"E. A DISTANCE OF 59.82 FEET; 11) S.72°32'37"E. A DISTANCE OF 36.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 114.20 FEET; 12) NORTHEASTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING N.71°29'13"E., A CHORD DISTANCE OF 134.15 FEET AND AN ARC DISTANCE OF 143.39 FEET TO A POINT ON SAID CURVE; THENCE N.80°38'50"E. A DISTANCE OF 155.54 FEET TO A POINT ON THE SOUTHWESTERLY BOUNDARY OF COUNTRY CLUB UNIT FIVE AS RECORDED IN MAP BOOK 18, PAGES 65 THROUGH 67 OF THE AFORESAID PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTHEASTERLY AND NORTHEASTERLY ALONG THE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY BOUNDARY OF SAID COUNTRY CLUB UNIT FIVE, THE FOLLOWING THIRTEEN COURSES: 1) S.05°52'22"E. A DISTANCE OF 42.09 FEET; 2) N.85°39'47"E. A DISTANCE OF 35.27 FEET; 3) S.07°22'57"E. A DISTANCE OF 28.87 FEET; 4) S.71°37'06"E. A DISTANCE OF 43.31 FEET; 5) N.53°19'37"E. A DISTANCE OF 100.70 FEET; 6) N.43°43'19"E. A DISTANCE OF 65.36 FEET; 7) N.47°34'04"E. A DISTANCE OF 76.69 FEET; 8) N.65°39'02"E. A DISTANCE OF 113.88 FEET; 9) N.61°48'30"E. A DISTANCE OF 110.64 FEET; 10) N.18°34'34"E. A DISTANCE OF 53.49 FEET; 11) N.24°52'54"E. A DISTANCE OF 51.85 FEET; 12) N.20°50'49"E. A DISTANCE OF 139.13 FEET; 13) N.14°25'10"E. A DISTANCE OF 78.18 FEET; THENCE N.86°54'09"E. A DISTANCE OF 1239.27 FEET TO THE EASTERLY MARGIN OF THE GUANO RIVER MARSH; THENCE SOUTHERLY, WESTERLY ALONG A MEANDOR LINE ALONG SAID EASTERLY MARGIN THE FOLLOWING NINETEEN COURSES: 1) S.24°42'57"W. A DISTANCE OF 244.65 FEET; 2) S.10°47'48"W. A DISTANCE OF 181.99 FEET; 3) S.07°25'01"E. A DISTANCE OF 248.04 FEET; 4) S.58°19'30"E. A DISTANCE OF 189.66 FEET; 5) S.06°32'41"W. A DISTANCE OF 412.34 FEET; 6) S.11°46'48"E. A DISTANCE OF 166.24 FEET; 7) S.05°34'38"E. A DISTANCE OF 101.55 FEET; 8) S.57°35'07"E. A DISTANCE OF 9.28 FEET; 9) S.77°07'05"W. A DISTANCE OF 532.94 FEET; 10) N.31°35'41"W. A DISTANCE OF 53.79 FEET; 11) N.83°08'51"W. A DISTANCE OF 188.95 FEET; 12) S.71°37'40"W. A DISTANCE OF 236.58 FEET; 13) S.17°27'29"E. A DISTANCE OF 160.65 FEET; 14) S.47°02'58"E. A DISTANCE OF 143.59 FEET; 15) S.32°34'28"E. A DISTANCE OF 473.76 FEET; 16) N.86°23'44"E. A DISTANCE OF 176.81 FEET; 17) S.11°09'05"E. A DISTANCE OF 373.15 FEET; 18) S.23°12'34"E. A DISTANCE OF 335.25 FEET; 19) S.45°56'14"E. A DISTANCE OF 37.01 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF THE MOSES E. LEVY GRANT, SECTION 45; THENCE S.70°53'37"W. ALONG SAID GRANT LINE, A DISTANCE OF 50.00 FEET; THENCE S.19°06'23"E. A DISTANCE OF 600.00 FEET; THENCE S.70°53'37"W. ALONG THE SOUTHERLY LINE OF THE NORTHERLY 600 FEET OF SAID SECTION 45 A DISTANCE OF 1466.18 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE AFORESAID STATE ROAD A-1-A; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: 1) NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 2964.93 FEET, A CHORD BEARING N.50°38'18"W., A CHORD DISTANCE OF 26.95 FEET AND AN ARC DISTANCE OF 26.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 2) N.50°53'55"W. A DISTANCE OF 1899.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1810.08 FEET; 3) NORTHWESTERLY ALONG THE ARC OF SAID CURVE A CHORD BEARING N.38°19'30"W., A CHORD DISTANCE OF 788.26 FEET AND AN ARC DISTANCE OF 794.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; 4) N.25°44'55"W. A DISTANCE OF 1079.86 FEET TO THE POINT OF BEGINNING; CONTAINING 186.18 ACRES MORE OR LESS, ACCORDING TO MAP BY H.A. DURDEN & ASSOCIATES, INC., DATED SEPTEMBER 25, 1989, DRAWING NO. PH-104.

65. The lands conveyed to Surf Villas Condominium Association, Inc. by Quit Claim Deed dated July 25, 1988 and recorded in Official Records Book 796, at page 1534 of the current public records of St. Johns County, Florida.

Parcel 1 ("Common Area")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West) and the point of beginning.

From the point of beginning thus described, run North $06^{\circ} 08' 21''$ West along said East line of Parcel A (Preston Trail West), a distance of 88.19 feet to the point of a curve to the right, said curve being concave to the East and having a radius of 375.0 feet and a central angle of $06^{\circ} 06' 41''$; thence Northwesterly along and around said curve, an arc distance of 40.0 feet, said curve being subtended by a chord bearing of North $03^{\circ} 05' 00''$ West and a chord distance of 39.98 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $82^{\circ} 25' 39''$ East, a distance of 224.50 feet; thence South $02^{\circ} 48' 34''$ West, a distance of 151.05 feet; thence North $88^{\circ} 44' 00''$ West, a

Parcel 1 ("Common Area") (continued)

distance of 201.55 feet to a point in the aforementioned Easterly line of Parcel A (Preston Trail West), said Easterly line being in a curve, said curve being concave to the West and having a radius of 375.0 feet and a central angle of $07^{\circ} 24' 22''$; thence Northwesterly along and around said Easterly line of Parcel A (Preston Trail West), an arc distance of 48.47 feet, said curve being subtended by a chord bearing of North $02^{\circ} 26' 10''$ West and a chord distance of 48.44 feet to the point of beginning; LESS AND EXCEPT PARCELS 2, 3, 4 and 5 more particularly described hereinafter.

Parcel 2 ("Unit A")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West), said point also being the point of a curve, said curve being concave

Parcel 2 ("Unit A") (continued)

to the West and having a radius of 375.0 feet and a central angle of $07^{\circ} 24' 22''$; thence Southeasterly along and around said curve and along and around said Easterly line of Parcel A (Preston Trail West), an arc distance of 48.47 feet, said curve being subtended by a chord bearing of South $02^{\circ} 26' 10''$ East and a chord distance of 48.44 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $88^{\circ} 44' 00''$ East, a distance of 15.0 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 13.26 feet to the point of beginning.

From the point of beginning thus described, continue North $05^{\circ} 11' 13''$ East, a distance of 86.65 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 21.5 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 26.85 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 14.5 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 17.92 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 34.84 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 14.10 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.80 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 13.80 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.84 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 5.90 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 2.2 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 4.5 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 2.2 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 3.50 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 14.30 feet to the point of beginning.

Parcel 3 ("Unit B")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

Parcel 3 ("Unit B") (continued)

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West), said point also being the point of a curve, said curve being concave to the West and having a radius of 375.0 feet and a central angle of $07^{\circ} 24' 22''$; thence Southeasterly along and around said curve and along and around said Easterly line of Parcel A (Preston Trail West), an arc distance of 48.47 feet, said curve being subtended by a chord bearing of South $02^{\circ} 26' 10''$ East and a chord distance of 48.44 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $88^{\circ} 44' 00''$ East, a distance of 56.90 feet; thence North $05^{\circ} 24' 12''$ West, a distance of 36.54 feet to the point of beginning.

From the point of beginning thus described, run North $05^{\circ} 11' 13''$ East, a distance of 55.66 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 14.15 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 26.85 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 21.5 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 39.10 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 34.45 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 43.41 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 41.92 feet to the point of beginning.

Parcel 4 ("Unit C")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County.

Parcel 4 ("Unit C") (continued)

Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West), said point also being the point of a curve, said curve being concave to the West and having a radius of 375.0 feet and a central angle of $07^{\circ} 24' 22''$; thence Southeasterly along and around said curve and along and around said Easterly line of Parcel A (Preston Trail West), an arc distance of 48.47 feet, said curve being subtended by a chord bearing of South $02^{\circ} 26' 10''$ East and a chord distance of 48.44 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $88^{\circ} 44' 00''$ East, a distance of 98.4 feet; thence North $06^{\circ} 18' 03''$ East, a distance of 61.39 feet to the point of beginning.

From the point of beginning thus described, run North $05^{\circ} 11' 13''$ East, a distance of 50.11 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 15.47 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 25.45 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 22.78 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 32.12 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 6.38 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 2.60 feet; thence South $84^{\circ} 48' 47''$ East,

Parcel 4 ("Unit C") (continued)

a distance of 8.30 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 2.60 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 19.80 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 14.24 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.72 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 15.80 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.85 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 4.35 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 2.2 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 4.50 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 2.2 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 4.55 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 14.29 feet to the point of beginning.

Parcel 5 ("Unit D")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit Number 1, as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West).

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East along the centerline of said Parcel A (Preston Trail West), a 50 foot road as shown on said Plat of Sawgrass Unit Number 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West), said point also being the point of a curve, said curve being concave

Parcel 5 ("Unit D") (continued)

to the West and having a radius of 375.0 feet and a central angle of $07^{\circ} 24' 22''$; thence Southeasterly along and around said curve and along and around said Easterly line of Parcel A (Preston Trail West), an arc distance of 48.47 feet, said curve being subtended by a chord bearing of South $02^{\circ} 26' 10''$ East and a chord distance of 48.44 feet; thence departing from said Easterly line of Parcel A (Preston Trail West), South $88^{\circ} 44' 00''$ East, a distance of 142.0 feet; thence North $04^{\circ} 32' 12''$ East, a distance of 86.61 feet to the point of beginning.

From the point of beginning thus described, run North $05^{\circ} 11' 13''$ East, a distance of 41.91 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 29.73 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 25.48 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 22.83 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 18.02 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 20.75 feet; thence North $05^{\circ} 11' 13''$ East, a distance of 3.52 feet; thence South $84^{\circ} 48' 47''$ East, a distance of 28.10 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 39.93 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.88 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 7.0 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 13.80 feet; thence South $05^{\circ} 11' 13''$ West, a distance of 6.96 feet; thence North $84^{\circ} 48' 47''$ West, a distance of 14.24 feet to the point of beginning.

Easement Area ("Access Road")

A portion of the Northwest $\frac{1}{4}$ of Section 3, Township 4 South, Range 29 East, also known as a part of Parcel AA, Sawgrass Unit 1 as described in Map Book 12, Pages 3 through 18 of the public records of St. Johns County, Florida and being more particularly described as follows:

For point of reference, commence at the intersection of the centerline of Parcel A (Sawgrass Drive West) and the centerline of Parcel A (Preston Trail West), both as shown on said map of Sawgrass Unit 1.

Easement Area ("Access Road") (continued)

From the point of reference thus described, run North $27^{\circ} 50' 10''$ East and on the centerline of said Parcel A (Preston Trail West), a 50 foot private road as shown on said map of Sawgrass Unit 1, a distance of 63.08 feet to the point of a curve to the left, said curve being concave to the West and having a radius of 350.0 feet and a central angle of $33^{\circ} 58' 31''$; thence Northeasterly along and around said curve, an arc distance of 207.54 feet, said curve being subtended by a chord bearing of North $10^{\circ} 50' 54''$ East and a chord distance of 204.52 feet to the point of tangency of said curve; thence North $83^{\circ} 51' 39''$ East, a distance of 25.0 feet to a point in the Easterly Right of Way line of Parcel A (Preston Trail West); thence North $06^{\circ} 08' 21''$ West along the said Easterly Right of Way line of Parcel A (Preston Trail West), a distance of 88.19 feet to the point of a curve to the right, said curve being concave to the Northeast and having a radius of 375.0 feet and a central angle of $06^{\circ} 06' 41''$; thence Northwesterly along and around said curve, an arc distance of 40.0 feet, said curve being subtended by a chord bearing of North $03^{\circ} 05' 00''$ West and a chord distance of 39.98 feet to the point of beginning.

From the point of beginning thus described, run South $82^{\circ} 25' 39''$ East, a distance of 143.0 feet; thence North $07^{\circ} 34' 21''$ East, a distance of 35.0 feet; thence North $82^{\circ} 25' 39''$ West, a distance of 146.01 feet to a point in the aforementioned Easterly Right of Way line of Parcel A (Preston Trail West), said Right of Way line being in a curve, said curve being concave to the Northeast and having a radius of 375.0 feet and a central angle of $05^{\circ} 22' 10''$; thence Southwesterly along and around said curve, an arc distance of 35.14 feet, said curve being subtended by a chord bearing of South $02^{\circ} 39' 24''$ West and a chord distance of 35.13 feet to the point of beginning.