RESOLUTION NO. 88-292

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Summer Bland, Inc.
as owner, has tendered two Warranty Oeeds,
dated Niveriser 7, 1988 to the Board of County
dated NIVERSER Sounds conveying to the County Ite
Commissioners of St. Johns County, Florida conveying to the County the
lands described therein
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, as follows:
Section 1. The above described Warrantey Oceds
andis hereby accepted by the Board of County Commissioners
of St. Johns County, Florida. This acceptance shall not be deemed an acceptance
requiring construction or maintenance on the subject property by the County.
requiring construction of mathematical
Section 2. The Clerk is instructed to file the title OPINION
and to record the <u>Warranty Doeds</u> in the official public records of St. Johns County atexpense.
and to record the viction course expense.
St. Johns County at
ADOPTED by the Board of County Commissioners of St. Johns County,
Florida, this 8th day of November, 1988.
BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
0F 31. 0011113 0001111, 12
BY: Laulence O. Hartley
Attest: Carl "Bud" Markel

Connie E. M. Daniel

Deputy Clerk

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW

780 NORTH PONCE DE LEON BOULEVARD POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32065-0170

HAMILTON D. UPCHURCH JOHN D. BAILEY, JR. FRANK D. UPCHURCH, III TRACY W. UPCHURCH

(904) 829-9066

FRANK D. UPCHURCH (1894 - 1986)

FRANK D. UPCHURCH, JR. OF COUNSEL

KEITH R. FOUNTAIN

November 8, 1988

St. Johns County Board of Commissioners
St. Johns County Administration Building State Road 16-A St. Augustine, Florida 32084

HAND DELIVERY

Property described in proposed deeds from Summer RE: Island, Inc.

Dear Sirs:

At your request, we have prepared an Opinion of Title on land in St. Johns County, Florida, more particularly described on the two Exhibit "A's" attached hereto, being that real property described in the proposed deeds from Summer Island, Inc. to St. Johns County.

From our examination of the Public Records of St. Johns County, Florida, we find that a fee simple title to the subject real property is vested in Summer Island, Inc., a subject real property is vested in Summer Island, Inc., a subject corporation by virtue of a warranty deed from Jim Florida corporation by virtue of a warranty deed from Jim Wilcox, Jr., recorded July 1, 1988 in Official Records Book Wilcox, Jr., recorded July 1, 1988 in Official Records County, 787, Page 1107, of the Public Records of St. Johns County, Florida, subject to the following:

- Rights of parties in possession other than the record owner.
- Any unpaid and recorded mechanics or materialmens' liens for labor or materials furnished beginning within ninety (90) days prior to November 1, 1988. 2.
- Applicable zoning ordinances and 3. regulations.
- Taxes for the year 1988 and subsequent 4. years.
- Any state of facts which an accurate 5. survey might show.

Page Two November 8, 1988

> Any lien or encumbrance placed on record after November 1, 1988.

Title to the property lying west of Highway AlA shall also be subject to a conservation easement to be created and reserved in the deed of conveyance for the benefit of the Department of Natural Resources of the State of Florida.

Very truly yours,

John D. Bailey, Jr

JDB.JR/kae

EXHIBIT "A"

Parcel 1:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE DETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP ? SOUTH, MANGE 31 EAST; THENCE NORTH D2 DEGREES 34 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.40 FEET TO AN ANGLE POINT IN THE EAST LINE OF SAID GRANT; THENCE SOUTH 15 DEGREES 55 MINUTES EAST, ON AN EASTERLY LINE OF SAID GRANT, 1,254.00 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 56.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A: THENCE NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST ON SAID WEST LINE OF STATE ROAD, 703.37 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF SAID RUAD AND THE POINT OF BEGINNING AT THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHERLY, ON SAID MEAN HIGH WATER LINE, ON THE FOLLOWING DEARINGS AND DISTANCES: SOUTH 46 DEGREES 15 MINUTES 50 SECONDS EAST 671.09 FEET, (2) SOUTH 42 DEGREES 05 MINUTES 30 SECONDS WEST 110.95 FEET, (3) NORTH 42 DEGREES 39 MINUTES 20 SECONDS WEST 414.00 FEET, (4) SOUTH 53 DEGREES 10 MINUTES 50 SECONDS WEST 48.40 FEET, (5) SOUTH 22 DEGREES 50 MINUTES EAST 489.34 FEET, (6) SOUTH 11 DEGREES 36 MINUTES 30 SECONDS EAST 396.32 FEET, (7) SOUTH OF DEGREES 38 MINUTES 50 SECONDS WEST 144.85 FEET, (0) SOUTH 20 DEGREES OB MINUTES 30 SECONDS EAST 250.52 FEET, (9) SOUTH 07 DEGREES 02 MINUTES DO SECONDS EAST 243.56 FEET, (10) SOUTH DI DEGREES 34 MINUTES 20 SECONDS EAST 340.36 FEET, (11) SOUTH 14 DEGREES 24 MINUTES 10 SECONDS EAST 509.42 FEET, (12) SOUTH 09 DEGREES 03 MINUTES 10 SECONDS EAST 330.47 FEET, (13) SOUTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 292.83 FEET, (14) SOUTH 32 DEGREES 59 MINUTES 50 SECONDS WEST 233.55 FEET, (15) SOUTH 45 DEGREES 54 MINUTES 30 SECONDS EAST 514.42 FEET, (14) SOUTH 48 DEGREES 36 MINUTES 20 SECONDS WEST 366.02 FEET, (17) SOUTH 16 DEGREES 21 MINUTES 40 SECUNDS WEST 203.55 FEET TO SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE, ON SAID RIGHT-OF-WAY LINE, ON A CURVE WITH RADIUS OF 2,014.73 FEET AND CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF . 04 DEGREES 47 MINUTES 40 SECONDS, AN ARC DISTANCE OF 333.76 FEET TO THE POINT OF TANCENCY OF SAID CURVE AT STATION 56 PLUS 97.65; THENCE NORTH 09 DEGREES 34 MINUTES 19 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 1,995.42 FEET TO THE POINT OF A CURVE TO THE LEFT AT STATION 76 PLUS 73.27; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE LEFT, WITH RADIUS OF 11,507.20 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 21 MINUTES, AN ARC DISTANCE OF 873.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 05 PLUS 63.27; THENCE CONTINUING, ON SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST 1,378.99 FEET TO THE POINT OF DEGINNING;

Parcel 2:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE DI EAST, THENCE NORTH B2 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID GRANT, 204.36 FEET TO THE NORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EASTERLY LINE OF SAID GRANT, 073.48 FEET TO AN ANGLE POINT IN SAID EAST LINE OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 75.53 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A: THENCE CONTINUING NORTH 74 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-HAY, 150.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 17 SECONDS WEST, ON THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 140.23 FEET TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER AND THE POINT OF DECINNING OF THE HEREIN DESCRIDED PARCEL OF LAND; THEMCE CONTINUING NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST, ON SAID EAST RIGHT-OF-WAY LINE, 200.00 FEET, MORE OR LESS, TO THE APPROXIMATE MEAN HIGH WATER LINE ON THE WEST SIDE OF THE MATANZAS RIVER; THENCE MEANDERING SOUTHEASTERLY AND SOUTHWESTERLY, ON SAID MEAN HIGH MATER LINE, UN THE FULLUMING APPROXIMATE DEARINGS AND DISTANCES: SOUTH 79 DEGREES OF MINUTES EAST 137.81 FEET. (2) SOUTH 25 DEGREES 53 HINUTES HEST 195.26 FEET TO THE POINT OF DEGINNING:

COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ CRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ON THE LINE DETWEEN TOWNSHIP 9 SOUTH, RANGE 30 EAST AND TOWNSHIP 9 SOUTH, MANGE 31 CAST; THENCE NORTH 82 DECREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF DEGINNING AT THE NORTHEAST CORNER OF SAID HERNANDEZ GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN EAST LINE OF SAID HERNANDEZ GRANT, 478.48 FEET; THENCE NORTH 09 DEGREES 35 HINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 40 MINUTES 50 SECONDS EAST 260.80 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. Λ-1-A, Λ 150.00 FOOT WIDTH RIGHT-DF-NAY, 915.00 FEET; THENCE NORTH 76 DEGREES OF MINUTES 41 SECUNDS EAST, ON SAID RIGHT-OF-WAY LINE, 25.00 FRET; THENCE SOUTH 10 DEGREES 55 MINUTES 17 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-DF-WAY BEING 100.00 FEET IN WIDTH, 1,484.73 FEET 1D THE PUINT OF A CURVE TO THE RIGHT WITH RADIUS OF 11,409.20 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS, AN ARC DISTANCE OF 786.22 FEET; THENCE NORTH 43 DEGREES 39 MINUTES DO SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES * 50 MINUTES 30 SECONDS WEST 445.48 FEET; THENCE NORTH 25 DEGREES 20 MINUTES 50 SCCUNDS WEST 404.50 FEET TO THE EAST LINE OF SAID HERNANDEZ CRANT; THENCE MEANDERING NORTHERLY, ON THE EAST SIDE OF SAID INTRACOASTAL WATERWAY, 2,850.00 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ CRANT, AT A POINT SUUTH D2 DEGREES D4 MINUTES WEST 540.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 14 DEGREES 16 MINUTES WEST 72.15 FEET; THENCE NORTH 43 DEGREES 10 MINUTES 40 SECONDS WEST 319.87 FEET; THENCE NORTH 31 DEGREES 23 MINUTES 20 SECONDS WEST 482.01 FEET; THENCE NORTH 30 DECREES 35 MINUTES WEST 713.53 FEET; THENCE NORTH 52 DEGREES OO MINUTES SO SECONDS EAST 70.00 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 170.00 FEET; THENCE SOUTH 64 DEGREES 20 MINUTES 20 SECONDS EAST 504.22 FEET; THENCE SOUTH 31 DEGREES 44 MINUTES 40 SECONDS EAST 227.99 FEET; THENCE SOUTH OF DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 48 DEGREES 54 MINUTES 30 SECONDS EAST 204.40 FEET; THENCE SOUTH OR DEGREES 45 MINUTES 20 SECONDS EAST 215.08 FEET; THENCE SOUTH DO DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES OF MINUTES TO SECONDS EAST 96.10 FEET; THENCE NORTH 02 DEGREES 34 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF DEGINNING:

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE PUINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 90 CAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ CRANT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 30, TOUNSHIP 9 SOUTH, RANGE DI EAST: THENCE SOUTH DZ DEGREES 45 MINUTES PER GECONDS WEST (DEARING SOUTH B2 DEGREES D6 MINUTES WEST IN ADDVE DESCRIBED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NOFTHWESTERLY ALONG SALD CURVE THROUGH A CENTRAL ANGLE DF 14 DEGREES 40 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD DEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET); THENCE NURTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FECT TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 09.00 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS HEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A HADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.40 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.60 PEET TO THE POINT OF DEGINNING OF THE LINE TO BE DESCRIBED: THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DECREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MURE OR LESS, TO THE POINT OF DECINAING: THENCE CONTINUING SAID LINE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 129.77 FEET; THENCE SOUTHERSTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 49 MINUTES 03 SECONDS AN ARC DISTANCE OF 93.35 FEET; THENCE SOUTH 62 DEGREES 40 MINUTES 53 SECONDS EAST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 151.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES OF SECONDS AN ARC DISTANCE OF 47.50 FEET; THENCE SOUTH 37 DEGREES OF MINUTES 14 SECONDS EAST 54.53 FEET TO A PUINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 153.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FFFT TO

CENTRAL ANGLE OF 40 DEGREES OF MINUTES OF SECONDS AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 207.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 80.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES 55 SECONDS EAST 72.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING & RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES 31 SECONDS AN ARC DISTANCE OF 70.51 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 24 SECONDS EAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 111.85 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES SI MINUTES 36 SECONDS AN ARC DISTAPLE OF 116.04 FEET; THENCE NORTH 07 DEGREES 50 MINUTES OF SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE MIGHT HAVING A RADIUS OF 172.11 FEET; THENCE SOUTHERSTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES OF SECUNDS AN ARC DISTANCE OF 180.24 FEET; THENCE SOUTH 29 DEGREES DO HINUTES OF SECONDS EAST 101.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 264.40 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 72.63 FOET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST 107.05 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 20 SECONDS EAST 50.00 FEET; THENCE NORTH 10 DEGREES 45 HINDLES 40 SECONDS WEST 107.05 FEET TO A POINT OF CURVATURE DE A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 914.40 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 84.35 FEET; THENCE NORTH 29 DEGREES SO MINUTES OF SECONDS WEST 171.48 FEET; THENCE NORTH 40 DEGREES DO MINUTES OF SECUNDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 29 SECONDS EAST 100.00 FEET; THENCE SOUTH 09 DEGREES 41 MINUTES 19 SECONDS EAST 47.99 FEET; THENCE SOUTH 27 DECREES 32 MINUTES IT SECONDS CAST 47.47 FEET; THENCE SOUTH 83 DECREES 32 MINUTES 30 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-I-A AND THERE TERMINATING.

88 29491

Dogumentary Tax Pd. 9.55 Intengible Tax Pd. Carl "Bud" Markel, Clerk St. Johns arm s.c. Compth Bli

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 North Ponce de Leon Blvd.
8t. Augustine, Florida 32085

WARRANTY DEED

THIS INDESTURE, made this 70 day of November, 1988, between SURPLE ISLAND, INC., a Florida corporation, Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is Post Office Box 300, St. Augustine, St. Johns avarers. County Plorida 32084, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

Two (2) parcels of land in Township 9 South, Range 31 East, St. Johns County, Florida, lying <u>East</u> of Highway AlA South, and more particularly described on Exhibit "A" attached hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons

IN WITHESS WHEREOF, Grantors have hereunto set their hands and seals on the day and year first above written.

ligned, sealed and delivered

the presence of:

SUMMER ISLAND, INC., a Florida Corporation

Park Its: President

STATE OF FLORIDA COUNTY OF ST. JOHNS

I HEREEY CERTIFY that on this day before me personally appeared FYNK A. Derry:

as <u>freeder</u>, of SUMMER ISLAND, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the said SUMMER ISLAND, INC., a Florida corporation for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this / day of Hornered , 1988. 111114 NIVVOI

Notary Public, State of Eloridad, Hy Commission Expires:

NOTARY PLESIC STATE OF FLORIDA MY CONTRISSION EXP. OCT. 1, 1992 SONDED THESE ENERAL INS. L'10

ИΑ

CUMMENCING IN THE NORTH LINE OF THE J.M. HERMANCEZ CRANT, SECTION 50. TORBILLY 7 SOUTH, RANGE 30 EAST, ON THE LINE DETMEN TOWNSHIP 9 SOUTH, RANGE 30 EAST AND TURNSHIP 9 SOUTH, RANGE 31 CAST, THENCE NORTH BE DEGREES 36 MINUTES CAST, ON SAID NORTH LINE OF THE HERMANDEZ GRANT, 204.40 FEET 10 THE PUINT OF DEGINNING AT THE HURINHEADET CORNER OF BAID HERMANDEZ GRANT, 478,48 FEET; THENCE MORTH 45 DEGREES 36 MINUTES 10 SECONDS HEST 269.51 FEET; THENCE MORTH 45 DEGREES 36 MINUTES 10 SECONDS HEAT 160 THE HERMANDEZ GRANT, 478,48 FEET; THENCE SOUTH 45 DEGREES 36 MINUTES 10 SECONDS HEAT 160.01 THE HEAT 160 SOUTH 45 DEGREES 36 MINUTES 10 SECONDS EAST, ON THE HEST RIGHT-UF-MAY LINE OF STATE ROAD NO. 7-1-A, 150.00 FEOT HOTH HOTH RIGHT-OF-MAY, 15.00 FEET; THENCE NORTH 76 DEGREES 44 SECONDS EAST, ON SAID RIGHT-OF-MAY LINE, 85.00 FEET; THENCE COUTH 13 DEGREES 35 MINUTES 19 SECONDS EAST, ON SAID RIGHT-OF-MAY LINE, 110HT-OF-MAY DEINS 100.00 FEET; THENCE NORTH 76 DEGREES 34 MINUTES 34 SECONDS EAST, ON SAID RIGHT-OF-MAY LINE, 110HT-OF-MAY DEINS 100.00 FEET; THENCE NORTH 43 DEGREES 35 MINUTES 34 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 34 MINUTES 35 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 37 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 43 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 12 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 13 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 13 DEGREES 30 MINUTES 30 SECONDS MEST 40.31 FEET; THENCE NORTH 12 DEGREES 30 MINUTES 30 SECONDS MEST 40.30 FEET; THENCE NORTH 30 DEGREES 30 MINUTES 30 SECONDS MEST 40.30 FEET; THENCE NORTH 30 DEGREES 30 MINUTES 30 SECONDS MEST 40.30 FEET; THENCE NORTH 30 DEGREES 30 MINUTES 30 SECONDS EAST 20.30 FEET; THENCE NORTH 30 DEGREES 30 MINUTES 30 SECONDS EAST 30.30 FEET; THENCE SOUTH 30 DEGREES 30 MINUTES 30 SECONDS EAST

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

CUMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE OF CAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HENNANDEZ BRAIT. SECTION 30. TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 30. TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH DZ DEGREES 43 HINUTES 127 SECONDS WEST (DEATING SOUTH BZ DEGREES 36 HINUTES WEST IN ADOVE DESCRIBED PRINCES) ALONG THE NORTH LINE OF SAID GRANT 109.11 FEET TO A POINT ON A CORVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWEISTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12 DEGREES 40 HINUTES 35 SECONDS WEST 37.36 FEET TO THENCE NORTH 28 DEGREES 40 HINUTES 35 SECONDS WEST 37.36 FEET TO THENCE NORTH 37 DEGREES 05 HINUTES 14 SECONDS WEST 104.09 FEET; THENCE NORTH 37 DEGREES 65 HINUTES 14 SECONDS AN ARC DISTANCE OF 09.03 FEET; THENCE NORTH 42 DEGREES 40 HINUTES 35 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HOVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 HINUTES 39 SECONDS AN ARC DISTANCE OF 09.03 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 35 HINUTES 37 SECONDS AN ARC DISTANCE OF 44.20 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 49 HINUTES 32 SECONDS AN ARC DISTANCE OF 64.20 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 32 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 32 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 33 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 32 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 32 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 35 SECONDS WEST THROUGH A CENTRAL ANGLE OF 19 DEGREES 34 HINUTES 32 SECONDS EAST 103.00 FEET 10 DEGREES 34 HINUTES 32 SECONDS AND THE SECONDS FEET THROUGH A CENTRAL ANGLE OF 14 DEGREES 35 HINUTES 32 SECONDS EAST 103.00 FEET HOR DEGREES 30 HINUTES 32 SECONDS AND THROUGH A CENTRAL ANGLE OF CUMHENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE

CENTRAL ANGLE UF 40 DEGREEG OF HINLIES DO SECONDO AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 43 HINLIES 11 ECCONDS EAST 109.72 FEET TO A PUBLIC OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 87 HINLIES 44 BECOMDS AN ARC DISTANCE OF 03.93 FEET; THENCE SOUTH 32 DEGREES 12 MINUTES 33 SECONDS EAST 78.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING IN RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE TIRROUGH A CENTRAL ANGLE OF 19 DEGREES 34 MINUTES 33 SECONDS AN AIC DISTANCE OF 70.31 FEET; THENCE SOUTH 32 DEGREES 10 MINUTES 24 SECONDS CAST 124.03 FEET TO THE PUBLIC OF CURVATURE OF A CURVE CONCAVE TO THE LEFT INVING A RADIUS OF 111.05 FEET; THENCE SOUTHCASTERLY ALONG SAID CURVE OF AND AIC DISTANCE OF 114.06 FEET; THENCE SOUTHCASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 31 MINUTES 36 SECONDS AN ARC DISTANCE OF 114.06 FEET; THENCE MORTH 07 DEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF AS BEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 00 SECONDS AN ARC DISTANCE OF 72.63 FEET; THENCE SOUTH 89 DEGREES AS MINUTES 10 THE RIGHT HAVING A RADIUS OF 724.40 FEET; THENCE SOUTH 89 DEGREES AS MINUTES 10 SECONDS EAST 101.44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 72.63 FEET; THENCE MORTH 17 THENCE SOUTH 12 DEGREES AS MINUTES 10 SECONDS EAST 107.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 72.63 FEET; THENCE MORTH 12 DEGREES AS MINUTES 10 SECONDS EAST 107.05 FEET; THENCE MORTH 12 DEGREES AS MINUTES 10 SECONDS EAST 17.05 FEET; THENCE MORTH 12 DEGREES 30 MINUTES 10 SECONDS EAST 17.05 FEET; THENCE MORTH 29 DEGREES 30 MINUTES 00 SECONDS EAST 17.05 FEET; THENCE SOUTH 81 DEGREES 30 MINUTES 0

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CLERK OF CHICAT COME!

Intensible Tax Pd. arkal, Clark St. Johns

THIS INSTRUMENT PREPARED SY:
JOHN D. BALLEY, JR.
UPCHURCH, BALLEY & UPCHURCH, P.A.
780 Forth Ponce de Leon Blvd.
St. Augustine, Florida 32085

THIS INDESTURE, made this 7th day of Neverton, 1988.

Setween SUMMER ISLAND, INC., a Florida corporation, Grantor, and ST.

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Setween SUMMER ISLAND, INC., a Florida corporation, Grantor, and ST.

Setween SUMMER ISLAND, INC., a Florida corporation, Grantor, and Gr

WITHESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted bergained and sold to the said Grantee and Grantee's heirs and bergained and sold to the said Grantee land situate, lying and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

Two (2) parcels of land in Sections 24, 25 and 50, Township 9 South, South, Range 10 East and Sections 30, and 38, Township 9 South, Range 31 East, St. Johns County, Florida lying <u>Mest</u> of Highway AlA South, more particularly described on Exhibit "A" attached hereto. hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

SUBJECT ALSO TO: A non-exclusive conservation easement hereby reserved and created for the benefit of the Department of Natural Resources of the state of Florida, over that part of the said property described on Exhibit "B" attached hereto.

and said Grantor does heraby fully warrant the title to said land, and will defend the same against the lawful claims of all persons Whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal on the day and year first above written.

signed, sealed and delivered

the presence of:

SUMMER ISLAND, INC.,a Florida Corporation

BY: fraident (1 . K

STATE OF FLORIDA COUNTY OF ST. JOHNS

appeared Frank A. Derebi as President , of SUMMER ISLAND, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same on behalf of the said SUMMER ISLAND, INC., a Florida corporation for the uses and purposes therein expressed.

WITNESS my hand and official meal in the County and State last aforesaid this me day of the last aforesaid this me day of the last aforesaid this me day of the last me day of the last

pet NEIF, State of Florida عصامان في

EXHIBIT "A"

Paccel li

COMMENCING AT THE POINT OF INTERSECTION OF THE NAME LINE DETWEEN NAME 20 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERMANDEZ WARNT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 34 HINTES EAST; TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 34 HINTES EAST; TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 34 HINTES CONSET OF SAID GRANT; THENCE NORTH 02 DEGREES 34 HINTES CONSET OF SAID GRANT; THENCE NORTH 02 DEGREES 34 HINTES IN SECONDS EAST, ON AN EASTELLY LINE OF SAID GRANT; THENCE SOUTH 15 DEGREES 35 HINTES EAST, ON AN EASTELLY LINE OF SAID GRANT; THENCE SOUTH 15 DEGREES 35 HINTES EAST, ON AN EASTELLY LINE OF FAID GRANT; THENCE NORTH 75 DEGREES 35 HINTES EAST, ON AN EASTELLY LINE OF FAID GRANT; THENCE NORTH 75 DEGREES 34 HINTES 41 SECONDS EAST 136.75 FLUT TO THE WEST FIRSTLY SECONDS WEST ON SAID WEST LINE OF SAID GRANT; THENCE NORTH 75 DEGREES 34 HINTES 41 SECONDS EAST 36.75 FLUT TO THE WEST FIRSTLY SECONDS WEST ON SAID WEST LINE OF SAID GRANT AND HE POINT OF BEGINNINGS AT THE ANY POST HATE ROAD NO. A-1-A; THENCE NORTH 17 DEGREES SAID REGITERS, ON THE CHEST SIDE OF THE MATANZAS RIVER! THENCE MEANDERING SOUTHERLY, ON ON THE WEST SIDE OF THE MATANZAS RIVER! THENCE MEANDERING SOUTHERLY, ON SAID HER POINT OF BEGINNINGS AT THE ANY POST HATE HEAN HIGH WATER LINE, ON THE FOLLOWING DEARINGS AND DISTANCES; (1) SOUTH 40 DEGREES 35 HINTES 30 SECONDS MEST 10.075 FECT, (2) SOUTH 42 DEGREES 36 HINTES 30 SECONDS HEST TOWN TOWN THE WEST SIDE OF THE MATANZAS RIVER! THENCE MEANDERING SOUTHERLY, ON THE MATEN SIDE OF THE MATANZAS RIVER! THENCE MEANDERING SOUTHERLY, ON THE MATEN SIDE OF THE MATANZAS RIVER! THENCE HANDLES AND DISTANCES; (1) SOUTH 40 DEGREES 35 HINTES 30 SECONDS EAST 371.07 FEET, (2) SOUTH 42 DEGREES 36 HINTES 30 SECONDS HEST 371.07 FEET, (2) SOUTH 42 DEGREES 36 HINTES 30 SECONDS HEST 375.32 FEET, (3) SOUTH 46 DEGREES 36 HINTES 30 SECONDS EAST 376.32 FEET, (1) SOUTH 47 DEGREES 30 HINTES 30 SECONDS EAST 376.32 FEET, (1) SOUTH 45 DEGREES 30 HINTES 30 SECONDS EAST 3

Parcel 2:

COMMENCING AT THE POINT OF INTERSECTION OF THE RANGE LINE DETWEEN RANGE 30 LAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38, TOWNSHIP 9 SOUTH, RANGE 31 EAST, THENCE NORTH 32 DEGREES 36 HINUTES LAST, ON THE MORTH LINE OF SAID GRANT, 204.36 FEET TO THE MORTHEAST CORNER OF SAID GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, ON AN CASTERLY LINE OF SAID GRANT, 073.48 FEET TO AN ANGLE POINT IN SAID EAST TIME OF GRANT; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST 75.53 FEET TO THE WEST RIGHT-OF-MAY LINE OF STATE ROAD NO. ACROSS SAID HIGHT-OF-MAY, 150.00 FEET; THENCE NORTH 10 DEGREES 55 MINUTES 17 SECONDS MEST, ON THE EAST RIGHT-OF-MAY LINE OF SAID ROAD 140.23 FEET TO THE APPROXIMATE MEAN HIGH MATER LINE ON THE WEST SIDE OF MINUTES 17 SECONDS THE MATANZAS RIVER AND THE POINT OF DEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THERCE CONTINUING NORTH 13 DEGREES 55 MINUTES 19 SECONDS HEREIN ON SAID HOM HIGH MATER LINE ON THE MEAN HIGH MATER LINE ON THE MATANZAS RIVER; NOT THE MORE HIGH MATER LINE ON THE MATANZAS RIVER; NOT THE MORE HIGH MATER LINE ON THE MATANZAS RIVER; NOT THE MORE HIGH MATER LINE ON THE MEAN HIGH MATER LINE ON THE MATANZAS RIVER; NOT THE MORE HEAVEN HIGH MATER LINE ON THE MEST SIDE OF THE MATANZAS RIVER; HIGHER LINE, WAS THE FOLLOWING APPROXIMATE DEATINGS AND DISTANCES! (1) SOUTH 79 DEGREES 02 MINUTES EAST 137.81 FCET, (2) SOUTH 25 DEGREES 33 MINUTES MEST 175.26 FEET TO T. POINT OF DEGINNING;

EXHIBIT "B"

A STRIP OF LAND IN SECTION 25, TOLDENIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, 4.00 FEET IN WIDTH AND \$50.00 FEET IN LENGTH LYING ADJACENT TO AND LANDWAYD OF THE MEAN HISH WATER LINE OF THE INTRACOASTAL WATERWAY AND LYING NORTH OF THE FOLLOWING DESCRIPED LINE:

COPTENCE AT THE POINT OF INTERSECTION OF THE RANSE LINE SETMEN RANGE 30 EAST AND RANGE. SI EAST WITH THE NORTH LINE OF THE J.H. HERNANDEZ GRANT, SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 30, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 82 DEGREES 45 MINUTES 37 SECONDS MEST ALDNS THE NORTH-LINE OF BAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET! THENCE NORTH-HESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 39.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 35 SECONDS MEST 59.36 FEET)! THENCE NORTH 37 DEGREES OF MINUTES 14 SECONDS MEST 54.35 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET! THENCE NORTH-MESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET! THENCE NORTH-MESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.80 FEET; THENCE NORTH 77 DEGREES 84 MINUTES 35 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 43 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 15 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS MEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS MEST 150.60 FEET 15 MINUTES 36 SECONDS MEST 150.60 FEET 15 MINUTES 36 SECON

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THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
780 N. Ponce de Leon Boulevard
St. Augustine, Florida 32084

89 1993

CORRECTIVE WARRANTY DEED

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in St. Johns County, Florida, to wit:

Two (2) parcels of land in Sections 25, 25 and 50, Township 9 South, Range 30 East and Sections 30 and 38, Township 9 South, Range 31 East, St. Johns County, Florida lying West of Highway A1A South, more particularly described on Exhibit An attached hereto.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

SUBJECT ALSO TO: A non-exclusive conservation easement hereby reserved and created for the benefit of the Department of Natural Resources of the State of Florida, over that part of the said property described on Exhibit "B" attached hereto.

THIS CORRECTIVE WARRANTY DEED HAS BEEN EXECUTED AND RECORDED IN ORDER TO CORRECT AN ERROR IN THE LEGAL DESCRIPTION CONTAINED IN EXHIBIT "A" TO THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 802, PAGE 0994, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

SUMMER ISLAND, INC. a Florida corporation

By Trans

Witness

Witness

Witness

STATE OF FLORIDA COUNTY OF ST. JOHNS

County By: OPD m D.C.

I HEREBY CERTIFY that on this day before me, personally appeared <u>Jrank a Danabi</u> as <u>President</u> of SUMMER ISLAND, INC., a Florida corporation, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same as such officer for the uses and purposes therein expressed and same is the act and deed of said corporation.

<u> </u>	
WITNESS my hand and last aforesaid this <i>17th</i>	official seal in the County and State day of January, 1989. <u>Mangant Kalkour</u> Notary Public, State of Florida
Documentary Tax Pd. \$,55	My Commission Expires:
\$ Intangible Tax Pd. Carl "Bud" Markel, Cherk St. Johns	Notary Public, State Of Front 22, 1983 My Commission, Expires Coct., 22, 1983 Bonded By SMECO Individual Commission of Appenes

COMMENCING ON THE NURTH LINE OF THE J.M. HERMANDEZ GRANT, SECTION 50, TOWNSHIP ? SOUTH, RANGE 30 EAST, DN THE LINE DETNEEN TOWNSHIP ? SOUTH, RANGE 30 EAST AND TOWNSHIP ? SOUTH, RANGE 31 EAST; THENCE NORTH B2 DECREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204,60 FEET TO THE POINT OF DEGINNING AT THE NORTHEAST CORNER OF SAID HERNANDEZ GRANT; THENCE SOUTH 36 DEGREES 14 MINUTES 12 SECONDS EAST, DN AN EAST LINE OF SAID HERNANDEZ GRANT, 478.48 FEET; THENCE NORTH 09 DEGREES 35 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 48 MINUTES 50 SECONDS EAST 240.83 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A, A 150.00 FOOT WIDTH RIGHT-OF-WAY, 915.00 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, 25.00 FRET; THENCE SOUTH 10 DEGREES 55 MINUTES 19 SECONDS EAST, ON SAID RIGHT-DF-WAY LINE, RIGHT-DF-WAY DEING 100.00 FEET IN WIDTH, 1,486.73 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 11,409.20 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS, AN ARC DISTANCE OF 706.22 FEET; THENCE NORTH 43 DEGREES 39 MINUTES 30 SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES * 50 MINUTES 30 SECUNDS WEST 445.40 FEET; THENCE NORTH 25 DEGREES 20 MINUTES 50 SECONDS WEST 404.50 FEET TO THE EAST LINE OF SAID HERNANDEZ GRANT; THENCE MEANDERING NORTHERLY, ON THE EAST SIDE OF SAID INTRACOASTAL WATERWAY, 2,050.00 FERT, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ CRANT, AT A POINT SUUTH DE DEGREES DA MINUTES WEST 540.00 FEET FROM THE POINT OF COMMENCING; THENCE NORTH 14 DEGREES 16 MINUTES WEST 72.15 FEET; THENCE HORTH 40 DEGREES TO MINUTES 40 SECONDS WEST 317.87 FEET; THENCE NORTH 31 DEGREES 23 MINUTES 20 SECONDS WEST 402.010 FEET; THENCE NORTH 30 DITCREES 35 MINUTES WEST 713.50 FEET: THENCE NUMBER 52 DEGREES OF MINUTES SO SCOUNDS EAST 90.00 FEET; THENCE SOUTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 170.00 FEET; THENCE SOUTH 64 DEGREES 20 HINUTES 20 SECONDS EAST 504.22 FEET; THENCE SOUTH OF DEGREES 44 MINUTES 40 SECONDS EAST 227.97 FEET; THENCE SOUTH OF DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH AR DEGREES 54 MINUTES 30 SECONDS EAST 204.40 FEET; THENCE SOUTH OR DEGREES 45 MINUTES 20 SECONDS EAST 215.00 FEET; THENCE SOUTH DO DEGREES 30 MINUTES 40 SECONDS EAST 484.33 FEET; THENCE SOUTH 24 DEGREES 09 MINUTES TO SECONDS EAST 96.10 FEET; THENCE NORTH D2 DEGREES DA MINUTES CAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 24.13 FEET TO THE POINT OF DEGINNING;

EXCEPT THEREFROM THAT PART LYING SOUTH AND WEST OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE DO CAST AND RANGE DI EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ CRAHI, SECTION 50, TOWNSHIP ? SOUTH, RANGE 30 EAST AND SECTION 30, TOUNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH DZ DEGREES 45 MINUTES 309 SECONDS WEST (DEARING SOUTH B2 DEGREES 36 MINUTES WEST IN ADDVE DESCRIPED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 109.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET: THENCE NOFTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET CCHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 FEET): THENCE NORTH 37 DEGREES OS MINUTES 14 SECONDS WEST 54.50 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SALD CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 07.00 FEET; THENCE NORTH AR DEGREES 40 MINUTES 50 SECONDS WEST 107.06 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET: THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 40 MINUTES 30 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.40 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SCCONDS WEST 50.00 FEET TO THE POINT OF DEGINNING OF THE LINE TO DE DESCRIVED; THENCE NORTH 72 DEGREES 24 MINUTES 24 SECONDS WEST 105.00 FEET, MORE OR LESS, TO A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL UNTERWAY HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DECREES 24 MINUTES 26 SECONDS EAST 105.00 FRET, MORE OR LESS, TO THE POINT OF DECINATING; THENCE CONTINUING SAID LINE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 129.77 FEET; THENCE SOUTHERSTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 40 MINUTES DO SECONDS AN ARC DISTANCE OF 33.35 FEET; THENCE SOUTH 42 DEGREES 40 MINUTES 33 SECONDS EAST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 151.10 FEET; THENCE SOUTHERSTERLY ALONG SATE CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES OF MINUTES 14 SECONDS EAST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 153.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 04 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FEET TO

CENTRAL ANGLE OF 40 DEGREES OO MINUTES OO SECONDS AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 207.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 07 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF DO.95 FEET; THENCE SOUTH 52 DEGREES 12 MINUTES 55 SECONDS EAST 72.07 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE REGIT HAVING A RADIUS OF 202.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES DI SECONDS AN ARC DISTANCE OF 70.51 FEET; THENCE SOUTH 32 DEGREES 10 HINUTES 24 SECONDS CAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CUNCAVE TO THE LEFT HAVING A RADIUS OF 111.05 FEET; THENCE SOUTHEASTERLY ALDNO SATU CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 34 SECONDS AN ARC DISTALCE OF 116.86 FEET; THENCE NORTH OF DEGREES 50 PITHUTES OF SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 172.11 FEET; THENCE SOUTHERSTERLY ALONG SATE, COURSE THEORIGH & CENTRAL ANGLE DE 95 DECUEES 40 HINDTES OF SECONDS AN ARE DISTANCE OF 100.24 FEET; THENCE SOUTH 27 DECREES 30 HINDTES OF SECONDS EAST 101,44 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 264.40 FEET; THENCE SOUTHEASTERLY ALONG SATE CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 NINUTES 20 SECONDS AN ARC DISTANCE OF 78.49 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST 107.05 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 20 SECONDS EAST 50.00 FEET; THENCE NORTH 13 DEGNECS 45 HINDLES 40 SECONDS WEST 107.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 314.40 FEET; THENCE NURTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 64 MINUTES 20 SELENDS AN ARC DISTANCE OF 86.35 FEET; THENCE NORTH 29 DECREES DO MINUTES OF SECONDS WEST 171.48 FEET; THENCE NORTH 40 DEGREES 30 HINDTES 00 SECONDS CAST 74.42 FEET; THENCE SOUTH 21 DEGREES 36 MINUTES 27 SECONDS CAST 75.42 FEET; THENCE SOUTH 37 DEGREES 41 MINUTES 17 SECONDS CAST 47.97 FEET; THENCE SOUTH 27 DEGREES 41 MINUTES 17 SECONDS CAST 47.97 FEET; THENCE SOUTH 27 DEGREES DE HINDIES IT SECONDS EAST 47.47 FEET; THENCE SOUTH NO DECREES 32 HINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-DAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.

A STRIP OF LAND IN SECTION 25, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, 4.00 FEET IN WIDTH AND 850.00 FEET IN LENGTH LYING ADJACENT TO AND LANDWARD OF THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY AND LYING NORTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE POINT OF INTERSECTION OF THE RANGE LINE BETWEEN RANGE 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST AND SECTION 38. TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 82 DEGREES 45 MINUTES 39 SECONDS WEST ALONG THE NORTH LINE OF SAID GRANT 189.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTH-WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 57.36 FEET); THENCE NORTH 37 DEGREES 05 MINUTES 14 SECONDS WEST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 201.10 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET; THENCE NORTH 62 DEGREES 40 MINUTES 53 SECONDS WEST 107.36 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 179.77 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 FEET; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 150.60 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED; THENCE NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST 105.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INTRA-COASTAL WATERWAY AND THERE TERMINATING.

VERIFIED BY

FILEC AND HE CONTLORN TURNED PERCEPS OF ST. JOHNS COUNTY, FEA. 89 JAN 24 AM 11: 18

CLERK OF CIRCUIT COURT