

RESOLUTION NO. 88-293  
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Summer Island Inc., as Owner, has applied to the Board of County Commissioners of St. Johns County, Florida, for approval to record a subdivision plat known as \_\_\_\_\_  
Summer Island and,

WHEREAS, the Owner and Mortgagee have dedicated certain roads, streets, easements, rights-of-way or other areas as shown on the subdivision plat for the uses and purposes thereon stated,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is conditionally approved by the Board of County Commissioners of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements, rights-of-way and other areas shown on the plat are conditionally accepted by the Board of County Commissioners of St. Johns County on behalf of the beneficiaries to the dedication. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the roads, streets, easements, rights-of-way or other areas by the County. This acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount of \$ 781,808 and shall be submitted to the Clerk of Courts for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of \$ ZERO and the record title owner has agreed that it will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title

OPINION.

Section 6. The approval described in Section #1 and the Acceptance described in Section #2 shall not take effect until the plat has been signed by each of the following departments, persons or offices;

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- e) Clerk of Courts

The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptance shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have occurred.

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

BY: Lawrence O. Hartley  
Its

ATTEST: Connie S. McDaniel  
Deputy Clerk

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW  
780 NORTH PONCE DELEON BOULEVARD  
POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32085-0170

(904) 829-9066

FRANK D. UPCHURCH  
(1894-1986)

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

KEITH R. FOUNTAIN

October 21, 1988

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

RE: Property described in the plat of Summer Island

Dear Sirs:

At your request, we have prepared an Opinion of Title on land in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto, being that real property described in the caption of the plat of Summer Island.

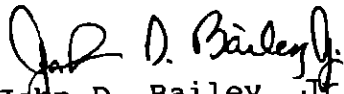
From our examination of the Public Records of St. Johns County, Florida, we find that a fee simple title to the subject real property is vested in Summer Island, Inc., a Florida Corporation by virtue of a Warranty Deed from Jim Wilcox, Jr., recorded July 1, 1988 in Official Records Book 787, Page 1107,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

1. A mortgage and security agreement from Summer Island, Inc., a Florida Corporation, to American Pioneer Savings Bank, a Florida State Chartered Stock, Savings and Loan Association, dated and filed July 19, 1988, and recorded in Official Records Book 790, Page 1841, of the Public Records of St. Johns County, Florida.
2. A financing statement from Summer Island, Inc., to American Pioneer Savings Bank, recorded in Official Records Book 790, Page 1860, of the Public Records of St. Johns County, Florida.

Page Two  
October 21, 1988

3. An easement agreement between Jim Wilcox, Jr. and Thomas M. Schmidt dated November 24, 1986 and recorded in Official Records Book 726, Page 0686, of the Public Records of St. Johns County, Florida.
4. Rights of parties in possession other than the record owner.
5. Any unpaid and recorded mechanics or materialmens' liens for labor or materials furnished beginning within ninety (90) days prior to October 12, 1988.
6. Applicable zoning ordinances and regulations.
7. Taxes for the year 1988 and subsequent years.
8. Any state of facts which an accurate survey might show.
9. Any lien or encumbrance placed on record after October 12, 1988.

Very truly yours,

  
John D. Bailey, Jr.

JDB.JR/kae

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# CAPTION:

## EXHIBIT "A"

A PARCEL OF LAND IN THE UNSURVEYED PART OF TOWNSHIP 9 SOUTH, RANGE 30 EAST AND IN TOWNSHIP 9 SOUTH, RANGE 31 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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 NORTHWESTERLY 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 59.36 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 150.00 FEET; THENCE SOUTH 12 DEGREES 35 MINUTES 34 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 12 DEGREES 35 MINUTES 34 SECONDS EAST 50.00 FEET; THENCE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 150.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 179.77 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 46.20 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 201.10 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 35 MINUTES 39 SECONDS AN ARC DISTANCE OF 89.83 FEET; THENCE SOUTH 37 DEGREES 05 MINUTES 14 SECONDS EAST 54.53 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 203.04 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 121.67 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 126.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 88.04 FEET; THENCE SOUTH 42 DEGREES 40 MINUTES 11 SECONDS EAST 209.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 458.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 75.69 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 A RADIUS OF 252.91 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 54 MINUTES 31 SECONDS AN ARC DISTANCE OF 87.88 FEET; THENCE SOUTH 32 DEGREES 18 MINUTES 24 SECONDS EAST 124.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 61.85 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 64.62 FEET; THENCE NORTH 87 DEGREES 50 MINUTES 00 SECONDS EAST 175.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 222.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 242.93 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 00 SECONDS EAST 9.96 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 29 SECONDS EAST 130.38 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 19 SECONDS EAST 47.99 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. A-1-A; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 206.49 FEET; THENCE NORTH 76 DEGREES 14 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 25.00 FEET; THENCE SOUTH 13 DEGREES 45 MINUTES 40 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE 1486.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 11409.20 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 03 DEGREES 56 MINUTES 54 SECONDS AN ARC DISTANCE OF 786.22 FEET (CHORD BEARING AND DISTANCE SOUTH 11 DEGREES 52 MINUTES 16 SECONDS EAST 786.07 FEET); THENCE NORTH 43 DEGREES 20 MINUTES 51 SECONDS WEST 70.00 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY; THENCE MEANDER NORTHWESTERLY ALONG SAID MEAN HIGH WATER LINE 4068.00 FEET, MORE OR LESS, TO A POINT ON A LINE BEARING NORTH 77 DEGREES 24 MINUTES 26 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST ALONG SAID LINE 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

MODIFICATION OF EASEMENT AGREEMENT

This Modification of Easement Agreement is made and entered into this 7<sup>th</sup> day of November, 1988, by and between SUMMER ISLAND, INC., a Florida corporation, (hereinafter "Summer Island") and THOMAS M. SCHMIDT, (hereinafter "Schmidt") .

WITNESSETH; Whereas, on November 24, 1986 Jim Wilcox, Jr. successor in interest to Summer Island entered into an Easement Agreement with Schmidt, which Agreement was recorded in Official Records Book 726, Page 0686, public records of St. Johns County, Florida (hereinafter "the Easement Agreement"); and,

WHEREAS, the Easement Agreement granted Schmidt the right to utilize a portion of the real property described on Exhibit "A" attached hereto, (hereinafter "the property") for the purpose of driving or parking a vehicle and boat trailer thereon for the purpose of launching a boat into the intracoastal waterway; and

WHEREAS, said Easement Agreement provided that Jim Wilcox, Jr. or his successor may designate the portion of the property which may be encumbered by the Easement Agreement.

NOW, THEREFORE, in consideration of the sum of ten dollars (\$10.00) paid by Summer Island to Schmidt, the parties hereto agree the Easement Agreement shall be modified as follows:

1. The rights granted Schmidt under the Easement Agreement shall only apply to and be exercised on the portion of the property described as Out Lot "A", being the recreation lot, as shown on the plat of Summer Island, recorded in Map Book \_\_\_\_\_, pages \_\_\_\_\_, of the public records of St. Johns County, Florida. Such rights shall allow parking of a vehicle and boat trailer indefinitely in a parking space located on such lot. Said rights shall not include the right to use the clubhouse, tennis courts, swimming pool, spa and other non-water related facilities constructed on such lot.

2. Summer Island hereby grants Schmidt a non-exclusive easement for vehicular access over any private roads shown on the plat of Summer Island which provide access from Out Lot "A" to Highway 1A South.

3. Schmidt hereby releases and quit-claims onto Summer Island any and all easement or other rights which he may have acquired in the property, excepting the rights described in paragraphs 1 and 2 hereof, by virtue of the execution and recording of the Easement Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Modification of Easement Agreement the day and year first above written.

Signed, sealed and delivered in the presence of:

SUMMER ISLAND, INC., a Florida corporation

\_\_\_\_\_

BY: \_\_\_\_\_  
Its President

*James J. [Signature]*  
*Florence D. Edgar*

*Thomas M. Schmidt*  
THOMAS M. SCHMIDT

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared \_\_\_\_\_ as President of Summer Island, Inc., a Florida corporation, known to me to be the person described in and who executed the foregoing Modification of Easement Agreement on behalf of said corporation, and he acknowledged before me that same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of November, 1988.

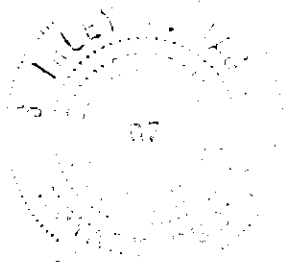
\_\_\_\_\_  
Notary Public  
State of Florida  
My Commission Expires: \_\_\_\_\_

STATE OF PENNSYLVANIA  
COUNTY OF ALLEGHANY

I HEREBY CERTIFY that on this day before me, the undersigned authority, personally appeared THOMAS M. SCHMIDT, known to me to be the person described in and who executed the foregoing Modification of Easement Agreement and he acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 7th day of November, 1988.

*Shirley M. Major*  
Notary Public  
State of Pennsylvania  
My Commission Expires: \_\_\_\_\_



NOTARIAL SEAL  
SHIRLEY M. MAJOR, NOTARY PUBLIC  
PITTSBURGH, ALLEGHENY COUNTY  
MY COMMISSION EXPIRES AUG. 5, 1991  
Member, Pennsylvania Association of Notaries

- Exhibit "A"

Situata, lying and being in the County of St. Johns, State of Florida, known and described as:

PARCEL 1

A parcel of land in the unsurveyed part of Township 9 South, Range 30 East, and in Township 9 South, Range 31 East, St. Johns County, Florida, more fully described as follows:

**BEING** 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 36 minutes West, on the North line of said Grant, 340 feet more or less to the mean high water line on the East side of the Intracoastal waterway; thence meandering northerly, on said mean high water line, on the following approximate bearings and distances: (1) North 14 degrees 16 minutes West 72.15 feet, (2) North 43 degrees 10 minutes 40 seconds West 319.87 feet, (3) North 31 degrees 23 minutes 20 seconds West 482.01 feet, (4) North 30 degrees 35 minutes West 713.33 feet; thence across a ridge between the Intracoastal waterway and the Matanzas River, North 52 degrees 00 minutes 50 seconds East 90 feet to the mean high water line on the West side of the Matanzas River; thence meandering Southeasterly, on said mean high water line, on the West side of the Matanzas River, on the following approximate bearings and distances: (1) South 37 degrees 39 minutes 20 seconds East 170 feet, (2) South 64 degrees 28 minutes 20 seconds East 304.22 feet, (3) South 31 degrees 44 minutes 40 seconds East 227.99 feet, (4) South 9 degrees 22 minutes 50 seconds East 207.62 feet, (5) South 48 degrees 54 minutes 30 seconds East 284.68 feet, (6) South 8 degrees 45 minutes 20 seconds East 215.09 feet, (7) South 83 degrees 30 minutes 40 seconds East 436.33 feet, (8) South 26 degrees 9 minutes 10 seconds East 96.18 feet to said North line of Grant; thence South 82 degrees 36 minutes West, on said North line of Grant, 132.97 feet to the Point of Beginning. (Subject to right of way for Intracoastal waterway and easement for spoil deposits from said waterway.)

PARCEL 2

A parcel of land in the unsurveyed part of Township 9 South, Range 31 East, St. Johns County, Florida, more fully described as follows:

**BEING** 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 North 82 degrees 36 minutes East, on the North line of said Grant, 204.36 feet to the North-east corner of said Grant; thence South 36 degrees 14 minutes 12 seconds East, on an Easterly line of said Grant, 478.48 feet to a concrete monument, at the approximate mean high water line, on the West side of the Matanzas River and the Point of Beginning; thence continuing South 36 degrees 14 minutes 12 seconds East, on said East line of Grant, 393 feet to an angle point in said East line of Grant; thence South 15 degrees 35 minutes East, on said East line of Grant, 1,254 feet to an angle point in said East line of Grant; thence South 2 degrees 40 minutes East, on said East line of Grant, 557.37 feet to a concrete monument; thence continuing South 2 degrees 40 minutes East, on said East line of Grant, 18 feet more or less to the approximate high mean water line on the East side of the Intracoastal waterway; thence meandering Southwesterly, on said mean high water line on the East side of the Intracoastal waterway, on the following approximate bearings and distances: (1) South 25 degrees 28 minutes 50 seconds East 404.5 feet, (2) South 19 degrees 50 minutes 30 seconds East 463.48 feet, (3) South 43 degrees 39 minutes 30 seconds East 40.31 feet; thence northerly, on the West right of way line

Parcel 2 continued

of State Road No. A-1-A, on a curve with radius of 11,409.20 feet and concave Westerly, through a central angle of 3 degrees 36 minutes 56 seconds, an arc distance of 786.22 feet to the point of tangency of said curve at Station 85 plus 63.27; thence continuing on said right of way line, North 13 degrees 55 minutes 19 seconds West 1,486.73 feet to Station 100 plus 50.00 and the point of widening, of the right of way, from 100 foot width to 150 foot width; thence South 76 degrees 04 minutes 41 seconds West, on said right of way line, 25 feet; thence North 13 degrees 55 minutes 19 seconds West, on said right of way line, 915 feet more or less to said approximate mean high water line on the West side of the Matanzas River; thence on said mean high water line, on the following approximate bearings and distances: (1) North 65 degrees 48 minutes 50 seconds West 260.83 feet, (2) South 9 degrees 35 minutes 10 seconds East 269.51 feet to the Point of Beginning.

PARCEL 3

A parcel of land in the unsurveyed part of Township 9 South, Range 31 East, St. Johns County, Florida, more fully described as follows:

**BEING** 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 North 82 degrees 36 minutes East, on the North line of said Grant, 204.36 feet to the North-east corner of said Grant; thence South 36 degrees 14 minutes 12 seconds East, on an Easterly line of said Grant, 873.48 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 for State Road No. A-1-A; thence continuing North 76 degrees 04 minutes 41 seconds East, across said right of way, 150 feet; thence North 13 degrees 55 minutes 19 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 beginning of the herein described parcel of land; thence continuing North 13 degrees 55 minutes 19 seconds West, on said East right of way line, 208 feet more or less to the approximate mean high water line on the West side of the Matanzas River; thence meandering Southeasterly and Southeasterly, on said mean high water line, on the following approximate bearings and distances: (1) South 79 degrees 02 minutes East 137.81 feet, (2) South 25 degrees 53 minutes West 195.26 feet to the Point of Beginning.



**PARCEL 4**

A parcel of land in the unsurveyed part of Township 9 South, Range 31 East, St. Johns County, Florida, more fully described as follows:

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. V. Hernandez Grant, Section 50, Township 9 South, Range 30 East and Section 38, Township 9 South, Range 31 East; thence North 82 degrees 36 minutes East, on the North line of said Grant, 204.36 feet to the North-east corner of said Grant; thence South 36 degrees 16 minutes 12 seconds East, on an Easterly line of said Grant, 873.48 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 feet to an angle point in said East line of Grant; thence North 76 degrees 06 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 East, on said West line of State Road, 701.39 feet; thence North 76 degrees 04 minutes 41 seconds East, across said right of way to the East right of way line of said road.

mean high water line on the West side of the Matanzas River; thence wandering Southerly, on said mean high water line, on the following bearings and distances: (1) 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 feet, (4) South 53 degrees 10 minutes 50 seconds West 48.48 feet, (5) South 22 degrees 50 minutes East 669.34 feet, (6) South 11 degrees 36 minutes 30 seconds East 396.32 feet, (7) South 2 degrees 38 minutes 50 seconds West 164.85 feet, (8) South 20 degrees 08 minutes 30 seconds East 258.52 feet, (9) South 7 degrees 02 minutes 30 seconds East 243.56 feet, (10) South 31 degrees 34 minutes 20 seconds East 360.36 feet, (11) South 14 degrees 26 minutes 10 seconds East 589.62 feet, (12) South 0 degrees 03 minutes 10 seconds East 339.67 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 34 minutes 30 seconds East 516.42 feet, (16) South 48 degrees 36 minutes 20 seconds West 366.02 feet, (17) South 16 degrees 21 minutes 40 seconds West 283.55 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 2,814.93 feet and curve Easterly, through a central angle of 6 degrees 47 minutes 40 seconds, an arc distance of 333.76 feet to the point of tangency of said curve at Station 56 plus 97.65; thence North 9 degrees 34 minutes 19 seconds West, on said right of way line, 1,995.62 feet to the point of a curve to the left at Station 76 plus 93.27; thence continuing on said right of way line and on said curve to the left, with radius of 11,509.20 feet, through a central angle of 4 degrees 21 minutes, an arc distance of 873.80 feet to the point of tangency of said curve at Station 85 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 Beginning.

**PARCEL 5**

All that portion of the Grant to J. M. Hernandez, Section 50, Township 9 South, Range 30 East, which lies to the East of the Intercoastal canal;  
AND ALSO all that portion of the Grant to J. M. Hernandez, Section 38, Township 9 South, Range 31 East, which lies to the East of Intercoastal canal.

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

1985 DEC -3 PM 3:24

Cliff "Bud" M. Hill  
CLERK OF COUNTY COURT

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 1994

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 17 day of JANUARY, 1989, between SUMMER 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 County, Florida, 32084 Grantee.

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 Township 9 South, Range 31 East, St. Johns County, Florida, lying East of Highway A1A South, and more particularly described on Exhibit "A" attached hereto.

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

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 0997 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

Shaymon Dwyer  
Witness

By Frank A. Darabi  
Its PRESIDENT

Debra W. Fenning  
Witness

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, personally appeared Frank A. Darabi 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 as such officer for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of January, 1989.

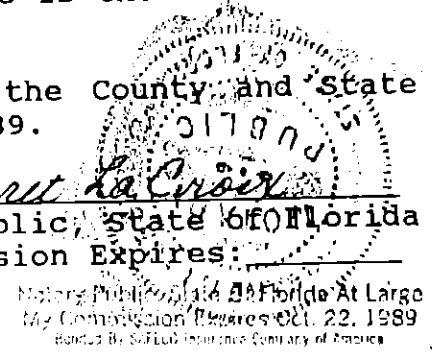
Margaret La Croix  
Notary Public, State of Florida  
My Commission Expires: \_\_\_\_\_

Documentary Tax Pd. \$ 55

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: CU311 D.C.



## EXHIBIT "A"

## Parcel 1:

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 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 02 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, 073.40 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, 703.39 FEET; THENCE NORTH 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY TO THE EAST RIGHT-OF-WAY LINE OF SAID ROAD 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 BEARINGS AND DISTANCES: (1) SOUTH 46 DEGREES 15 MINUTES 50 SECONDS EAST 671.07 FEET, (2) SOUTH 42 DEGREES 05 MINUTES 30 SECONDS WEST 110.75 FEET, (3) NORTH 42 DEGREES 37 MINUTES 20 SECONDS WEST 414.00 FEET, (4) SOUTH 53 DEGREES 10 MINUTES 50 SECONDS WEST 40.40 FEET, (5) SOUTH 22 DEGREES 50 MINUTES EAST 407.34 FEET, (6) SOUTH 11 DEGREES 36 MINUTES 30 SECONDS EAST 376.32 FEET, (7) SOUTH 02 DEGREES 30 MINUTES 50 SECONDS WEST 164.85 FEET, (8) SOUTH 20 DEGREES 00 MINUTES 30 SECONDS EAST 250.52 FEET, (9) SOUTH 07 DEGREES 02 MINUTES 30 SECONDS EAST 243.56 FEET, (10) SOUTH 31 DEGREES 34 MINUTES 20 SECONDS EAST 360.36 FEET, (11) SOUTH 14 DEGREES 26 MINUTES 10 SECONDS EAST 507.62 FEET, (12) SOUTH 09 DEGREES 03 MINUTES 10 SECONDS EAST 300.67 FEET, (13) SOUTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 272.03 FEET, (14) SOUTH 32 DEGREES 59 MINUTES 50 SECONDS WEST 233.55 FEET, (15) SOUTH 45 DEGREES 54 MINUTES 30 SECONDS EAST 516.42 FEET, (16) SOUTH 40 DEGREES 36 MINUTES 20 SECONDS WEST 366.02 FEET, (17) SOUTH 16 DEGREES 21 MINUTES 40 SECONDS 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 2,014.93 FEET AND CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 40 SECONDS, AN ARC DISTANCE OF 333.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 56 PLUS 97.65; THENCE NORTH 09 DEGREES 34 MINUTES 19 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 1,995.62 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 073.00 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 1,370.77 FEET TO THE POINT OF BEGINNING;

## 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 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST, THENCE NORTH 02 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, 073.40 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 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY, 150.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 19 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 BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE 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 WATER LINE, ON THE FOLLOWING APPROXIMATE BEARINGS AND DISTANCES: (1) SOUTH 77 DEGREES 02 MINUTES EAST 137.01 FEET, (2) SOUTH 25 DEGREES 53 MINUTES WEST 175.26 FEET TO THE POINT OF BEGINNING;

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

89 JAN 24 AM 11:18

*Carl B. Markel*  
CLERK OF CIRCUIT COURT



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

THIS INDENTURE, made this 17<sup>TH</sup> day of JANUARY, 1989, between SUMMER 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 County, Florida, 32084 Grantee.

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 1A South, more particularly described on Exhibit "A" 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 Frank A. Parsabi  
Its PRESIDENT

James M. Dwyer  
Witness  
Deborah W. Pennington  
Witness

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, personally appeared Frank A. Parsabi 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 as such officer for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17<sup>th</sup> day of January, 1989.

Margaret LaCroix  
Notary Public, State of Florida  
My Commission Expires: 10/22/90

Notary Public, State Of Florida At-Large  
My Commission Expires Oct. 22, 1990  
Bonded By SAFECO Insurance Company of America

Documentary Tax Pd. \$ 55

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns

County By: AWM D.C.

COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ON THE LINE BETWEEN TOWNSHIP 7 SOUTH, RANGE 30 EAST AND TOWNSHIP 7 SOUTH, RANGE 31 EAST; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF BEGINNING 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 05 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 40 MINUTES 50 SECONDS EAST 260.03 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 17 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 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 17 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, 1,406.73 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 17 DEGREES 50 MINUTES 30 SECONDS WEST 425.40 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 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ GRANT, AT A POINT SOUTH 02 DEGREES 36 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 317.07 FEET; THENCE NORTH 31 DEGREES 23 MINUTES 20 SECONDS WEST 402.01 FEET; THENCE NORTH 30 DEGREES 35 MINUTES WEST 713.53 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 50 SECONDS EAST 90.00 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 227.97 FEET; THENCE SOUTH 09 DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 40 DEGREES 54 MINUTES 30 SECONDS EAST 204.60 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 20 SECONDS EAST 215.00 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST 96.10 FEET; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF BEGINNING;

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 30 EAST AND RANGE 31 EAST WITH THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 7 SOUTH, RANGE 30 EAST AND SECTION 30, TOWNSHIP 7 SOUTH, RANGE 31 EAST; THENCE SOUTH 02 DEGREES 45 MINUTES 39 SECONDS WEST (BEARING SOUTH 02 DEGREES 36 MINUTES WEST IN ABOVE DESCRIBED PARCELS) ALONG THE NORTH LINE OF SAID GRANT 107.11 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 203.04 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16 DEGREES 40 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 35 SECONDS WEST 59.36 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 07.03 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 50.60 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 A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HERINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; 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 SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 33.35 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 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES 05 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

CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 209.72 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 83.95 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 A 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 111.05 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59 DEGREES 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 116.06 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 00 SECONDS EAST 175.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 172.11 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 100.24 FEET; THENCE SOUTH 21 DEGREES 30 MINUTES 00 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 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 DEGREES 45 MINUTES 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 86.34 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST 171.40 FEET; THENCE NORTH 60 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 29 SECONDS EAST 130.38 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 19 SECONDS EAST 47.79 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 03 DEGREES 32 MINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.

## EXHIBIT "E"

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 NORTHWESTERLY 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 20 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 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 INTRACOASTAL WATERWAY AND THERE TERMINATING.



FILED AND RECORDED BY  
 THE CLERK OF RECORDS OF  
 ST. JOHNS COUNTY, FLA.

89 JAN 24 AM 11:18

*Paul Paul Munkel*  
 CLERK OF CIRCUIT COURT

Jim Wilcox, Jr.  
6680 Nassau  
St. Augustine, Florida 32084

March 2, 1988

Byron King  
833 Waterman Road North  
Jacksonville, Florida 32202

Re: Rattlesnake Island

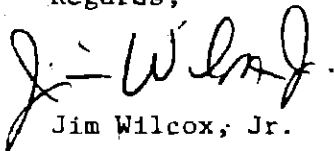
Dear Mr. King:

I would like to ask you for an easement across your oyster lease east of AIA in the Matanzas River for construction of a public walkway from Rattlesnake Island to the oceanfront. I have enclosed a map showing the approximate location of where I would need the easement.

I realize you would need to be compensated for granting this easement for a public walkway and would of course be willing to pay a reasonable fee.

Thank you for your consideration.

Regards,

  
Jim Wilcox, Jr.



6730 Strawberry Lane  
Jacksonville, FL 32211  
March 12, 1988

Mr. Jim Wilcox, Jr.

6080 Nassau

St. Augustine, FL 32084

Dear Mr. Wilcox:

I am writing in response to your letter to my father, D. Byron King, requesting permission to cross our oyster lease property with a walkway across the Summer Haven river. Due to my father's poor health and infrequent presence at Summer Haven, he has requested that my husband, Dr. Carlos G. Cardenas, and I manage the oyster lease.

We are strongly opposed to this walkway and refuse to grant you an easement for it for the following reasons: (1) Walkway traffic would lead to trash on the oyster bed; (2) A walkway over the bed would encourage poaching the oysters which is already a serious problem for us; and (3) Many people waterski and sailboat in the Summer Haven River, and this walkway would prohibit those activities. Blocking a navigable waterway seems absurd to us.

I hope this makes our position clear. If you have any further questions, feel free to contact me at the above address.

Cordially,

  
Devron King Cardenas

6730 Strawberry Lane  
Jacksonville, FL 32211

March 12, 1988

Mr. Mel Kutzer, Chairman  
St. Johns Planning and Zoning Agency  
PO Drawer 349  
St. Augustine, FL 32085

Dear Mr. Kutzer:

I am enclosing copies of correspondence regarding a walkway across the Summer Haven River which is a part of the Rattlesnake Island Development proposal. I want you to be clear about what has transpired.

We are very concerned about keeping both contamination and poachers out of this oyster bed. And skiing and sailing in the Summer Haven River have gone on for many years. This walkway proposal is simply horrifying to many of us in the Summer Haven community. If denying the easement request does not suffice to prohibit the walkway, please let me know in time for us to oppose the walkway in the most effective manner.

Thank you for your assistance.

Sincerely,

  
Davron King Cardenas

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW  
780 NORTH PONCE DE LEON BOULEVARD  
POST OFFICE BOX 170  
SAINT AUGUSTINE, FLORIDA 32085-0170

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

(904) 829-9066

FRANK D. UPCHURCH  
(1894-1986)  
  
FRANK D. UPCHURCH, JR.  
OF COUNSEL

November 8, 1988

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

**HAND DELIVERY**

RE: Property described in proposed deeds from Summer  
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 Florida corporation by virtue of a warranty deed from Jim Wilcox, Jr., recorded July 1, 1988 in Official Records Book 787, Page 1107, of the Public Records of St. Johns County, Florida, subject to the following:

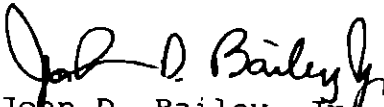
1. Rights of parties in possession other than the record owner.
2. Any unpaid and recorded mechanics or materialmens' liens for labor or materials furnished beginning within ninety (90) days prior to November 1, 1988.
3. Applicable zoning ordinances and regulations.
4. Taxes for the year 1988 and subsequent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

Page Two  
November 8, 1988

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

Title to the property lying west of Highway A1A 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 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 NORTH 02 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, 073.40 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 ROAD 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 BEARINGS AND DISTANCES: (1) 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 40.40 FEET, (5) SOUTH 22 DEGREES 50 MINUTES EAST 689.34 FEET, (6) SOUTH 11 DEGREES 36 MINUTES 30 SECONDS EAST 396.32 FEET, (7) SOUTH 02 DEGREES 38 MINUTES 50 SECONDS WEST 164.85 FEET, (8) SOUTH 20 DEGREES 08 MINUTES 30 SECONDS EAST 250.52 FEET, (9) SOUTH 07 DEGREES 02 MINUTES 30 SECONDS EAST 243.56 FEET, (10) SOUTH 31 DEGREES 34 MINUTES 20 SECONDS EAST 340.36 FEET, (11) SOUTH 14 DEGREES 26 MINUTES 10 SECONDS EAST 509.62 FEET, (12) SOUTH 09 DEGREES 03 MINUTES 10 SECONDS EAST 330.67 FEET, (13) SOUTH 28 DEGREES 30 MINUTES 10 SECONDS EAST 292.03 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, (16) SOUTH 48 DEGREES 36 MINUTES 20 SECONDS WEST 366.02 FEET, (17) SOUTH 16 DEGREES 21 MINUTES 40 SECONDS WEST 283.55 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 2,014.93 FEET AND CONCAVE EASTERLY THROUGH A CENTRAL ANGLE OF 06 DEGREES 47 MINUTES 40 SECONDS, AN ARC DISTANCE OF 333.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 56 PLUS 97.65; THENCE NORTH 09 DEGREES 34 MINUTES 19 SECONDS WEST ON SAID RIGHT-OF-WAY LINE, 1,995.62 FEET TO THE POINT OF A CURVE TO THE LEFT AT STATION 76 PLUS 93.27; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE AND ON SAID CURVE TO THE LEFT, WITH RADIUS OF 11,509.20 FEET, THROUGH A CENTRAL ANGLE OF 04 DEGREES 21 MINUTES, AN ARC DISTANCE OF 073.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE AT STATION 85 PLUS 63.27; THENCE CONTINUING, ON SAID RIGHT-OF-WAY LINE, NORTH 13 DEGREES 55 MINUTES 19 SECONDS WEST 1,378.97 FEET TO THE POINT OF BEGINNING;

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 31 EAST, THENCE NORTH 82 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, 073.40 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 76 DEGREES 04 MINUTES 41 SECONDS EAST, ACROSS SAID RIGHT-OF-WAY, 150.00 FEET; THENCE NORTH 13 DEGREES 55 MINUTES 19 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 BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE 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 WATER LINE, ON THE FOLLOWING APPROXIMATE BEARINGS AND DISTANCES: (1) SOUTH 79 DEGREES 02 MINUTES EAST 137.81 FEET, (2) SOUTH 25 DEGREES 53 MINUTES WEST 195.26 FEET TO THE POINT OF BEGINNING;

EXHIBIT "A"

COMMENCING ON THE NORTH LINE OF THE J.M. HERNANDEZ GRANT, SECTION 50, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ON THE LINE BETWEEN TOWNSHIP 9 SOUTH, RANGE 30 EAST AND TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE NORTH 82 DEGREES 36 MINUTES EAST, ON SAID NORTH LINE OF THE HERNANDEZ GRANT, 204.60 FEET TO THE POINT OF BEGINNING 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 MINUTES 10 SECONDS WEST 269.51 FEET; THENCE SOUTH 65 DEGREES 40 MINUTES 50 SECONDS EAST 260.03 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 FEET; THENCE SOUTH 13 DEGREES 55 MINUTES 19 SECONDS EAST, ON SAID RIGHT-OF-WAY LINE, RIGHT-OF-WAY BEING 100.00 FEET IN WIDTH, 1,406.73 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 786.22 FEET; THENCE NORTH 43 DEGREES 39 MINUTES 30 SECONDS WEST 40.31 FEET; THENCE NORTH 19 DEGREES 50 MINUTES 30 SECONDS WEST 465.48 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 FEET, MORE OR LESS, TO THE NORTH LINE OF SAID HERNANDEZ GRANT, AT A POINT SOUTH 02 DEGREES 36 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 402.01 FEET; THENCE NORTH 30 DEGREES 35 MINUTES WEST 713.53 FEET; THENCE NORTH 52 DEGREES 00 MINUTES 50 SECONDS EAST 90.00 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 09 DEGREES 22 MINUTES 50 SECONDS EAST 207.62 FEET; THENCE SOUTH 48 DEGREES 54 MINUTES 30 SECONDS EAST 204.60 FEET; THENCE SOUTH 08 DEGREES 45 MINUTES 20 SECONDS EAST 215.00 FEET; THENCE SOUTH 03 DEGREES 30 MINUTES 40 SECONDS EAST 486.33 FEET; THENCE SOUTH 26 DEGREES 09 MINUTES 10 SECONDS EAST 96.10 FEET; THENCE NORTH 02 DEGREES 36 MINUTES EAST, ON THE NORTH LINE OF SAID HERNANDEZ GRANT, 34.13 FEET TO THE POINT OF BEGINNING;

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 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 30, TOWNSHIP 9 SOUTH, RANGE 31 EAST; THENCE SOUTH 02 DEGREES 45 MINUTES 39 SECONDS WEST (BEARING SOUTH 02 DEGREES 36 MINUTES WEST IN ABOVE DESCRIBED 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 48 MINUTES 37 SECONDS AN ARC DISTANCE OF 59.57 FEET (CHORD BEARING AND DISTANCE NORTH 28 DEGREES 40 MINUTES 55 SECONDS WEST 59.36 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 09.03 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 A POINT ON THE MEAN HIGH WATER LINE OF THE INTRACOASTAL WATERWAY HEREINAFTER REFERRED TO AS POINT "A"; THENCE RETURN SOUTH 77 DEGREES 24 MINUTES 26 SECONDS EAST 105.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; 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 SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 14 DEGREES 43 MINUTES 33 SECONDS AN ARC DISTANCE OF 33.35 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 39 SECONDS AN ARC DISTANCE OF 67.50 FEET; THENCE SOUTH 37 DEGREES 05 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 34 DEGREES 20 MINUTES 03 SECONDS AN ARC DISTANCE OF 91.71 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS

CENTRAL ANGLE OF 40 DEGREES 00 MINUTES 00 SECONDS AN ARC DISTANCE OF 122.94 FEET; THENCE SOUTH 42 DEGREES 45 MINUTES 11 SECONDS EAST 209.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 508.31 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09 DEGREES 27 MINUTES 44 SECONDS AN ARC DISTANCE OF 83.95 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 A 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 51 MINUTES 36 SECONDS AN ARC DISTANCE OF 116.06 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 00 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 SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 62 DEGREES 40 MINUTES 00 SECONDS AN ARC DISTANCE OF 180.24 FEET; THENCE SOUTH 29 DEGREES 30 MINUTES 00 SECONDS EAST 181.44 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 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 DEGREES 45 MINUTES 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 NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15 DEGREES 44 MINUTES 20 SECONDS AN ARC DISTANCE OF 86.34 FEET; THENCE NORTH 29 DEGREES 30 MINUTES 00 SECONDS WEST 171.40 FEET; THENCE NORTH 40 DEGREES 30 MINUTES 00 SECONDS EAST 74.42 FEET; THENCE SOUTH 21 DEGREES 24 MINUTES 29 SECONDS EAST 130.38 FEET; THENCE SOUTH 39 DEGREES 41 MINUTES 19 SECONDS EAST 47.99 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 11 SECONDS EAST 47.47 FEET; THENCE SOUTH 83 DEGREES 32 MINUTES 33 SECONDS EAST 7.49 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AND THERE TERMINATING.