

RESOLUTION OF THE COUNTY OF ST. JOHNS
STATE OF FLORIDA
APPROVING A FINAL DEVELOPMENT PLAN
FOR MARSH LANDING UNIT 18
LOCATED WITHIN THE PARCELS OF LAND ZONED PUD
KNOWN AS MARSH LANDING AT SAWGRASS
PURSUANT TO ORDINANCE 75-15

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA:

Section 1: Pursuant to the letter of request dated July 3, 1989 submitted by Prosser, Hallock & Kristoff, Inc. in behalf of M.L. Partnership in accordance with Section 8-3 of the St. Johns County Zoning Ordinance, and subsequent review and approval by the St. Johns County Planning and Zoning Agency, the Final Development Plan attached hereto as Exhibit A is hereby approved in reliance upon, and in accordance with, the representations and statements made in the written submission statement attached hereto as Exhibit B.

Section 2: All building code, zoning ordinance, and other land use and development regulations of St. Johns County as may be amended from time to time shall be applicable to this development except those permitting variances and special exceptions and except to the extent that they conflict with specific provisions of the approved development plans or PUD ordinance. Modification to approved development plans by variance or special exception shall be prohibited.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

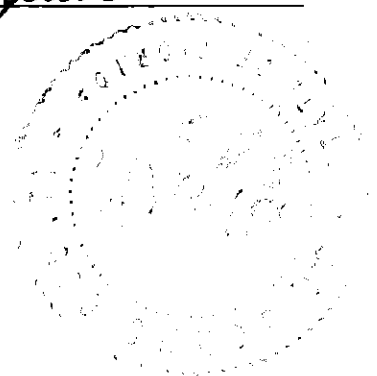
BY: Craig A. Moquini

ATTEST: Carl "Bud" Markel, Clerk

Gosmary Jones
Deputy Clerk

ADOPTED REGULAR MEETING:
January 9, 1990

EFFECTIVE:
January 9, 1990





PROSSER, HALLOCK & KRISTOFF, INC.
Planners and Engineers

July 3, 1989

St. Johns County Board of Commissioners
St. Johns County Courthouse
Post Office Drawer 349
St. Augustine, Florida 32084

Re: Final Development Plan
Marsh Landing Unit 18
PHK No. 89-004.00

Dear Commissioners:

On behalf of M.L. Partnership, we are submitting for approval by the St. Johns County Planning and Zoning Agency and the St. Johns County Board of County Commissioners a Final Development Plan (the "Final Development Plan") for Marsh Landing Unit 18 (the "Property").

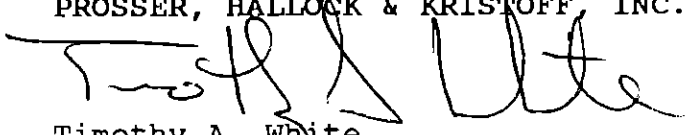
The property to be developed is located wholly within those parcels of land zoned Planned Unit Development (PUD) pursuant to Ordinance 75-3. The area encompassed by the Final Development Plan is located within the area of the PUD currently identified for development as multi-family. The Final Development Plan consists of 20.54 acres of single-family lots located to the west of TPC Boulevard extension.

The St. Johns River Water Management District permit was passed on June 13, 1989, and as soon as we receive it we shall forward it to you.

Also enclosed is the accompanying text, the PUD Master Plan showing the location of the property, and a Form of Resolution.

Respectfully submitted,

PROSSER, HALLOCK & KRISTOFF, INC.



Timothy A. White
Project Manager

TAW/kw

Enclosures: Final Development Plan (Exhibit A) July 3, 1989
Written Text (Exhibit B) July 3, 1989
Form of Resolution
PUD Master Plan

cc: Mr. James Ross, M.L. Partnership

8101 Phillips Highway . Suite One . Jacksonville, Florida 32256-7457 . 904/739-3655

FINAL DEVELOPMENT PLAN
MARSH LANDING UNIT 18
PUD ORDINANCE 75-15

EXHIBIT B
TO THE RESOLUTION

M.L. PARTNERSHIP

JULY 3, 1989

(Revised October 10, 1989)

In Accordance with the procedure established in Section 8-3, "Implementation of a PUD," the attached Final Development Plan prepared by PROSSER, HALLOCK & KRISTOFF, INC., and the following text regarding compliance with Section 8-4, are submitted for your consideration.

Project Description:

The Final Development Plan shall be referred to as Marsh Landing Unit 18. The subject property is a 20.54-acre parcel located within an area of the Marsh Landing PUD Master Plan currently defined as multi-family. The proposed Final Development Plan shall have a typical roadway section with a right-of-way 50-foot wide and a 20-foot wide, two-lane paved road with curb and gutter. Also, there will be a 20-foot wide, two-lane paved road with a swale alongside. The roads will be private roadways with controlled access for a single-family subdivision. Drainage will be accomplished via swale sections and inlets per the Final Development Plan. Sanitary sewer and potable water will be provided from the extension of existing utility lines. The Final Development Plan includes 17 single-family lots.

8-4-1 Density of Development

The total ground area occupied by residential buildings and structures shall not exceed 35 percent of the total ground area of the Marsh Landing PUD devoted to residential use.

8-4-2 Open Space

The Final Development Plan depicts Marsh area and natural detention area within the Property which is to be utilized as open space of "Common Areas." Every homeowner shall have a right of use and an easement of enjoyment in these areas, except where its use is limited by the applicable sections of the Declaration of Covenants and Restrictions. The open space will be used as a conservation area. This area will be maintained by the Marsh Landing at Sawgrass Master Association, Inc.

8-4-3 Waiver of Yard, Dwelling Unit, Frontage Criteria and Use Restriction

All development which is to occur within the Property will comply with the spirit and intent of the Zoning Ordinance. There will be no more than 17 residences on the property. Specific setback lines are as follows: a 40-foot front setback line, a 25-foot rear setback line to the Marsh area, a 35-foot side setback line for corner lots on the road side, and a 20-foot separation between any two buildings; each setback and/or separation is to be measured to the wall of the building. A resident may be located wholly within a single platted lot or a combination or a portion of platted lots. The Architectural Review Board may modify the setback requirements for tree preservation or maintenance of overall aesthetics.

8-4-4 Project Size

The Marsh Landing PUD consists of 1,700 acres. Marsh Landing Unit 18 consists of 20.54 acres.

8-4-5 Support Legal Documents for Open Space

The Covenants and Restrictions of the Marsh Landing at Sawgrass Masters Association, Inc. which apply to the road right-of-ways, gravity sewer lines, street lighting, and security system, assure adequate management and maintenance of the common property.

- a. The Covenants and Restrictions provide for the conveyance of title to the common property to, and ownership by, the Masters Association, a duly constituted and legally responsible community association.
- b. The Covenants and Restrictions appropriately limit the use of the common property.
- c. The Covenants and Restrictions assign responsibility for management and maintenance of the common property to the Masters Association.
- d. The Covenants and Restrictions place responsibility for enforcement of the covenants contained therein upon the Masters Association.
- e. The Covenants and Restrictions permit the subjection of each lot to assessment for its proportionate share of maintenance costs.

8-4-5 Access

As graphically depicted on the Final Development Plan, each lot is provided vehicular access within the subdivision via proposed private rights-of-way.

8-4-7 Privacy

Under Sections 8.6.3, 8.6.13, and 8.6.15 each dwelling unit will be provided visual and acoustical privacy. Landscaping shall be required as stated in the Covenants and Restrictions for the protection and aesthetic enhancements of the property.

8-4-8 Community Facilities

- a. The water lines, sewer force mains, and any lift/pump stations will be dedicated to St. Johns Service Company for ownership and maintenance and will be constructed to their specifications. The gravity sewer lines will also be dedicated to St. Johns Service Company at such time St. Johns Service Company grants acceptance.
- b. All requirements for off-street parking and loading set forth in Article 9 of the St. Johns County Zoning Ordinance are addressed specifically below.
- c. Sufficient space has been allowed to permit access for fire fighting equipment, furniture moving vans, fuel trucks, refuse collection, deliveries, and debris removal.
- d. All utilities serving the property, including telephone, power, cable television, sewer lines, and water lines, will be installed underground. Also shown on the Final Development Plan is the general drainage plan to assure proper drainage of storm waters, thus preventing erosion and the formation of dust.

- e. Specifications for the roadway depicted on the Final Development Plan conforms to the rules and regulations adopted by the St. Johns County Board of County Commissioners.

9-1-1 Drainage

The general drainage plan for the Property so as to prevent damage to abutting parcels, streets and wetland areas is graphically depicted on the Plan.

9-1-2 Separation from Walkway and Street

Each unit will have an individual garage and driveway which will provide the required off-street parking. No combined off-street parking and loading facilities will be constructed on the Property.

9-1-3 Entrances and Exits

The location and design of the entrances and/or exits to all streets will be in accordance with the County specifications.

9-1-4 Interior Drives

The Final Development Plan does not include any interior drives.

9-1-5 Marking of Parking Spaces

There will be no parking spaces within the right-of-way.

9-1-6 Lighting

Lighting within the Property will meet or exceed minimum lumens of 100 watt high pressure sodium fixture lights affixed 16 feet above the roadway and 300 feet on the center.

9-1-7 Screening

Section 9-1-7 is inapplicable since there will be no parking spaces for ten or more vehicles in any one location on the Property; however, landscaping will be required.

9-2 Location

Any required off-street parking facilities will be located upon the same parcel of land they are intended to serve.

9-3-1 Off-Street Parking; Numbers Required

The property will be used for single-family residential lots or one single-family per lot. Therefore, in accordance with Subsection d of 9-3, at least one off-street parking space will be provided per dwelling on the same parcel they intend to serve. This space, located within the driveway for the residence, is in addition to the parking spaces allowed for in the garage. Nevertheless, owner shall be required to store automobiles in garages when not in use. All garages will be two car garages.

9-4-1 Off-Street Loading Requirements

No off-street loading is required.

Additional Information

a. Bridges

There will be no bridge crossings on the roadway.

b. Landscaping

All parking areas shall meet the requirements of the St. Johns County Green Law (Ordinance 79-19 as amended).

c. Restroom Facilities

There will be no restroom facilities.


d. Utilities

The water and wastewater system shall be constructed to St. Johns Service Company standards and will be dedicated to St. Johns Service Company for ownership and maintenance. If by chance St. Johns Service Company does not accept a portion of the system, the Masters Association will own and maintain the facilities.

e. Signage

An entrance sign, approximately 10' x 4' will be located in the median of Lamplighter Lane to identify the development.

PROSSER, HALLOCK & KRISTOFF, INC.


Timothy A. White
Project Manager

ULMER, MURCHISON, ASHBY & TAYLOR

1600 FIRST UNION BUILDING

POST OFFICE BOX 479

JACKSONVILLE, FLORIDA 32201

(904) 354-5652

HERMAN ULMER (1895-1980)
CHARLES H. MURCHISON (1899-1967)
JOHN W. BALL (1910-1978)

TELECOPIER: (904) 354-9100

CLARENCE G. ASHBY
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JAMES S. TAYLOR
LORI E. TERENS
HERMAN ULMER, JR.
B. THOMAS WHITEFIELD
NATHAN H. WILSON

January 18, 1990

St. Johns County Board of
County Commissioners
Administration Building
St. Augustine, Florida 32084

Re: Plat of Marsh Landing at Sawgrass Unit Eighteen

Gentlemen:

We have been requested to provide your office with our opinion of title as to certain lands to be platted in St. Johns County, Florida in connection with the Plat of Marsh Landing at Sawgrass Unit Eighteen.

Based on our examination of a Certificate prepared by Title Searchers of Florida, as agent for Chicago Title Insurance Company based on a search of the public records of St. Johns County, Florida for the period through December 28, 1989, it is our opinion that the record title to the real property described on Exhibit "A" annexed hereto was owned on that date by M.L. Partnership, a Florida general partnership, and subject to the following:

1. Mortgage given to Barnett Bank of Jacksonville, N.A., recorded in Official Records Volume Volume 827, page 360, public Records of St. Johns County, Florida, securing an original principal indebtedness of \$1,800,000.00.
2. Mortgage given to Lloyds Bank, Plc. recorded in Official Records Volume 827, page 360, current public records of St. Johns County, Florida, encumbering the roadway easements shown on the proposed plat of Marsh Landing at Sawgrass Unit Eighteen.
3. Notice of Commencement recorded in Official Records Volume 827, page 371, public Records of St. Johns County, Florida.

4. Marketing Agreement between Fletcher Land Corporation and Arvida Corporation, a memorandum of which is recorded in Official Records Volume 450, page 743, as amended by First amendment to Marketing Agreement dated September 29, 1983, as further amended by Second Amendment to Marketing Agreement dated March 1, 1984, a memorandum of which is recorded in Official Records Volume 634, page 645, and Amended and Restated Marketing Agreement recorded in Official Records Volume 773, page 527, in the public Records of St. Johns County, Florida.

5. Memorandum of Utility Service Agreement between St. Johns Utilities, Arvida Corporation and Fletcher Land Corporation recorded in Official Records Volume 538, page 37, public Records of St. Johns County, Florida.

6. Declaration of Covenants and Restrictions for Marsh Landing at Sawgrass recorded in Official Records Volume 657, page 1368, as supplemented by Supplemental Declaration of Covenants and Restrictions recorded in Official Records Volume 827, page 355, public Records of St. Johns County, Florida.

7. Marsh Landing at Sawgrass Community Covenants recorded in Official Records Volume 524, page 49, of the public Records of St. Johns County, Florida, as supplemented by Submission of Additional Property to Marsh Landing at Sawgrass Community Covenants recorded in Official Records Volume 827, page 355, public Records of St. Johns County, Florida.

8. Riparian rights and title to any portion of the land lying below the normal high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

9. Any portion of the caption lying below the mean high water line of all Marshes, Tidal Flats, Cabbage Creek and all other creeks or bodies of water.

10. Utility Easement to JEA recorded in Official Records Volume 298, page 793, public Records of St. Johns County, Florida.

11. Easement for ingress and egress recorded in Official Records Volume 809, page 1855, public Records of St. Johns County, Florida.

12. Rights of persons, corporations and other entities in and to the use of TPC Boulevard.

13. All matters shown in the preliminary plat of Marsh Landing Unit Eighteen prepared by H. A. Durden & Associates, Inc.

14. Easements, restrictions, reservations and dedications contained in the adoption and dedication of the plat of Marsh Landing Unit Eighteen.

15. Ad Valorem real property taxes levied and assessed on the subject property subsequent to December 31, 1989. Note taxes for 1989 are paid under the following RE Numbers:

052143-0000;
052145-0000;
052140-0080;
052140-0160;
051920-0000;
052145-0030;
052147-0000
051920-0220; and
051300-0011.

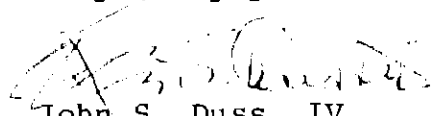
16. Rights or claims of parties in possession not shown by the public Records.

17. Encroachments, overlaps, boundary line disputes and any matters which would be disclosed by an accurate survey and inspection of the premises.

18. Encroachments, or claims of easements, not shown by the public Records.

19. Lien, or claims of lien, not shown by the public Records.

Very truly yours,


John S. Duss, IV
For the Firm

JSDIV/sb

FLC/ML/OPNLTR18

ULMER, MURCHISON, ASHBY & TAYLOR

CAPTION A REPLAT OF MARSH LANDING PARKWAY, AS RECORDED IN MAP BOOK 23, PAGES 52, 53, 54
 AND 55 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PART OF
 GOVERNMENT LOTS 5, 7 AND 8, SECTION 17, AND A PART OF PINECREST ESTATES, AS RECORDED IN MAP BOOK 3,
 PAGE 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY (SAID PART OF PINECREST ESTATES BEING VACATED BY
 ST. JOHNS COUNTY RESOLUTION NO. 88-84), ALL WITHIN TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS
 COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE
 INTERSECTION OF THE WEST RIGHT OF WAY LINE OF BRIDLE WAY WITH THE NORTHERLY RIGHT OF WAY LINE OF
 T.P.C. BOULEVARD NORTH, BOTH AS PLATTED BY THE PLAT OF MARSH LANDING AT SAWGRASS UNIT NINE, RECORDED
 IN MAP BOOK 17, PAGES 88 THROUGH 92 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG THE
 ARC OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING N.13°58'12"E., A
 CHORD DISTANCE OF 124.01 FEET AND AN ARC DISTANCE OF 133.76 FEET TO A POINT OF REVERSE CURVATURE;
 THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 410.00 FEET,
 A CHORD BEARING N.23°52'28"W., A CHORD DISTANCE OF 6.79 FEET AND AN ARC DISTANCE OF 6.79 FEET TO THE
 POINT OF TANGENCY OF SAID CURVE; THENCE N.23°24'00"W. A DISTANCE OF 56.81 FEET TO THE POINT OF
 CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET; THENCE NORTHWESTERLY
 ALONG THE ARC OF SAID CURVE, A CHORD BEARING N.24°55'29"W., A CHORD DISTANCE OF 29.27 FEET AND AN
 ARC DISTANCE OF 29.27 FEET TO A POINT ON SAID CURVE; THENCE S.65°53'19"W. A DISTANCE OF 142.90 FEET;
 THENCE S.00°43'52"W. A DISTANCE OF 112.50 FEET; THENCE S.50°43'52"W. A DISTANCE OF 19.58 FEET TO AN
 INTERSECTION WITH THE SOUTH LINE OF THE AFORESAID PINECREST ESTATES; THENCE N.89°16'08"W., ALONG
 SAID SOUTH LINE, A DISTANCE OF 32.00 FEET; THENCE S.45°43'52"W. A DISTANCE OF 59.19 FEET; THENCE
 N.83°01'00"W. A DISTANCE OF 255.50 FEET; THENCE N.37°36'00"E. A DISTANCE OF 32.00 FEET; THENCE
 N.11°52'00"E. A DISTANCE OF 55.50 FEET; THENCE N.27°55'00"E. A DISTANCE OF 95.00 FEET; THENCE
 N.11°20'00"E. A DISTANCE OF 100.00 FEET; THENCE N.04°40'00"W. A DISTANCE OF 45.00 FEET; THENCE
 N.20°20'00"E. A DISTANCE OF 150.00 FEET; THENCE N.27°59'53"E. A DISTANCE OF 114.44 FEET; THENCE
 N.39°58'08"W. A DISTANCE OF 57.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
 HAVING A RADIUS OF 350.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING
 N.20°05'00"W., A CHORD DISTANCE OF 238.10 FEET AND AN ARC DISTANCE OF 242.95 FEET TO THE POINT OF
 TANGENCY OF SAID CURVE; THENCE S.36°16'48"W. A DISTANCE OF 50.57 FEET; THENCE S.48°06'14"W. A
 DISTANCE OF 110.00 FEET; THENCE S.32°06'52"W. A DISTANCE OF 30.00 FEET; THENCE N.32°13'00"W. A
 DISTANCE OF 46.00 FEET; THENCE N.16°45'00"E. A DISTANCE OF 18.00 FEET; THENCE N.63°30'00"W. A
 DISTANCE OF 19.00 FEET; THENCE N.14°07'00"W. A DISTANCE OF 53.50 FEET; THENCE N.00°17'00"W. A
 DISTANCE OF 50.50 FEET; THENCE N.18°11'00"W. A DISTANCE OF 110.00 FEET; THENCE N.24°12'00"W. A

(Continued Exhibit "A")

DISTANCE OF 50.00 FEET; THENCE N.12°55'00"W. A DISTANCE OF 82.00 FEET; THENCE N.00°25'00"E. A
DISTANCE OF 45.00 FEET; THENCE N.13°05'00"E. A DISTANCE OF 102.00 FEET; THENCE N.29°27'00"E. A
DISTANCE OF 125.00 FEET; THENCE N.15°30'00"E. A DISTANCE OF 75.00 FEET; THENCE N.23°40'20"E. A
DISTANCE OF 93.74 FEET; THENCE N.55°42'29"W. A DISTANCE OF 49.12 FEET; THENCE S.39°39'56"W. A
DISTANCE OF 79.04 FEET; THENCE S.20°39'47"W. A DISTANCE OF 25.77 FEET; THENCE S.37°33'09"W. A
DISTANCE OF 76.79 FEET; THENCE S.35°44'29"W. A DISTANCE OF 93.36 FEET; THENCE S.67°16'26"W. A
DISTANCE OF 22.33 FEET; THENCE S.38°14'34"W. A DISTANCE OF 52.25 FEET; THENCE S.21°33'50"W. A
DISTANCE OF 44.36 FEET; THENCE S.05°23'30"E. A DISTANCE OF 38.22 FEET TO AN INTERSECTION WITH THE
NORTH LINE OF MARSH POINTE AT MARSH LANDING UNIT SIXTEEN, RECORDED IN MAP BOOK 23, PAGES 48, 49, 50
AND 51 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE S.84°36'30"W., ALONG SAID NORTH LINE, A
DISTANCE OF 50.00 FEET; THENCE N.05°23'30"W. A DISTANCE OF 69.46 FEET; THENCE S.88°07'46"W. A
DISTANCE OF 190.04 FEET; THENCE N.13°39'08"W. A DISTANCE OF 145.00 FEET; THENCE N.36°38'00"E. A
DISTANCE OF 65.00 FEET; THENCE N.33°40'00"E. A DISTANCE OF 65.00 FEET; THENCE N.33°22'30"E. A
DISTANCE OF 100.00 FEET; THENCE N.28°33'00"E. A DISTANCE OF 190.00 FEET; THENCE N.37°25'00"E. A
DISTANCE OF 233.08 FEET; THENCE N.37°27'20"E. A DISTANCE OF 325.00 FEET; THENCE S.52°35'00"E. A
DISTANCE OF 114.91 FEET; THENCE N.00°11'52"W., PARALLEL WITH AND 110 FEET WEST OF THE WEST LINE OF
AFORESAID PINECREST ESTATES, A DISTANCE OF 466.70 FEET; THENCE N.89°48'03"E. A DISTANCE OF 100.00
FEET; THENCE S.00°11'52"E., PARALLEL WITH AND 10 FEET WEST OF THE WEST LINE OF AFORESAID PINECREST
ESTATES, A DISTANCE OF 1741.66 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY
HAVING A RADIUS OF 250.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING
S.20°05'00"E., A CHORD DISTANCE OF 170.07 FEET AND AN ARC DISTANCE OF 173.53 FEET TO THE POINT OF
TANGENCY OF SAID CURVE; THENCE S.39°58'08"E. A DISTANCE OF 379.16 FEET TO THE POINT OF CURVATURE OF
A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 650.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF
SAID CURVE, A CHORD BEARING S.31°41'04"E., A CHORD DISTANCE OF 187.31 FEET AND AN ARC DISTANCE OF
187.97 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.23°24'00"E. A DISTANCE OF 56.81 FEET TO
THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 310.00 FEET; THENCE
SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING S.52°44'18"E., A CHORD DISTANCE OF 303.78
FEET AND AN ARC DISTANCE OF 317.47 FEET TO A POINT OF CUSP, SAID POINT OF CUSP BEING AN INTERSECTION
WITH THE NORTH RIGHT OF WAY LINE OF AFORESAID T.P.C. BOULEVARD NORTH; THENCE WESTERLY ALONG SAID
NORTH RIGHT OF WAY LINE, THE FOLLOWING TWO COURSES: (1) WESTERLY ALONG THE ARC OF A CURVE CONCAVE
SOUTHERLY HAVING A RADIUS OF 1658.60 FEET, A CHORD BEARING N.85°40'21"W., A CHORD DISTANCE OF 208.07
FEET AND AN ARC DISTANCE OF 208.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; (2) N.89°16'08"W. A
DISTANCE OF 153.27 FEET TO THE POINT OF BEGINNING. CONTAINING 20.54 ACRES MORE OR LESS.