

16
Rec-65⁰⁰
Jur-850

RESOLUTION NO. 94- 99

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF ST. JOHNS, STATE OF FLORIDA,
VACATING A PORTION OF THE PLAT OF
JULINGTON CREEK, UNIT FIVE

WHEREAS, a petition has been filed by the qualified land owners to vacate a portion of a certain subdivision plat hereinafter described; and

WHEREAS, Notice of the intent to request the vacation has been duly published and Proof of Publication has been filed with this Board; and

WHEREAS, it appears that there are no objections and the facts contained in the petition are true; and

WHEREAS, pursuant to the terms of the dedication on the plat, the dedicator reserved to itself, its successors and assigns a reversionary interest in Tracts "G-3" through "G-13", inclusive ("Stormwater Drainage Easements"); and

WHEREAS, the Board of Commissioners of St. Johns County has determined that it does not require the dedication of the Stormwater Drainage Easements for any County purpose and has determined that the stormwater drainage within the portion of the subdivision plat hereinafter described shall be the responsibility of the land owner, its successors and assigns;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AS FOLLOWS:

Recorded in Public Records, St. Johns County, FL, 07-01-94
Clerk # 9402858 O.R. 1061 PG 1560 02:41PM
Recording 65.00 Surcharge 8.50

Inset - BCC Secty
(Y. Carter)

O.R. 1061 PG 1561

1. That the following described portion of the plat of Julington Creek, Unit Five, to wit:

SEE EXHIBIT "A", ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF.

Be and the same is hereby vacated and all streets situated therein, none of which have become highways necessary for use by the traveling public, and the Stormwater Drainage Easements are hereby vacated and abandoned and this Board hereby renounces and disclaims any right of the County and the public in and to the above-described property, easements, Stormwater Drainage Easements and streets situated therein, such property, easements, Stormwater Drainage Easements and streets being returned into acreage.

2. That a certified copy of this resolution shall be filed in the offices of the Clerk of the Circuit Court and duly recorded in the public records of St. Johns County, Florida.

3. That the applicant shall pay all recording costs.

DATED this 14 day of June, 1994.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

By: Alan Robert
Chairperson

ATTEST: CARL "BUD" MARKEL, CLERK

By: [Signature]
Deputy Clerk



Sunshine State
Surveyors, inc.

EXHIBIT "A"

O.R. 1061 PG 1562

April 20, 1994
Revised May 9, 1994

All that portion of Julington Creek Unit 5 as recorded in Map Book 17, Page 1 through 21 of the Pubic Records of St. Johns County.

LESS AND EXCEPT (#1),

Commence at the intersection of the Easterly right-of-way line of State Road No. 13 (as established for a width of 100 feet), with the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet): thence South $76^{\circ} 22' 54''$ East along said Southwesterly right-of-way line, 4769.54 feet to the Point of Beginning, thence continue South $76^{\circ} 22' 54''$ East, along said Southwesterly right-of-way line, 2116.78 feet to the Northwest corner of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County; thence South $13^{\circ} 37' 06''$ West, along the Westerly line of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County, 864.69 feet; thence South $21^{\circ} 03' 56''$ West, 843.49 feet to the Southwest corner of said lands; thence South $68^{\circ} 56' 04''$ East, along the Southerly line of those lands as described in Official Records Volume 443, Page 451 and Official Records Volume 328, Page 644, 798.71 feet; thence South $21^{\circ} 03' 56''$ West 409.74 feet; thence South $19^{\circ} 12' 00''$ East, 174.88 feet to the point of curvature of a curve concave Southeasterly and having a radius of 422.57 feet and a central angle of $30^{\circ} 52' 48''$; thence along and around the arc of said curve an arc distance of 227.75 feet, said curve having a chord bearing and distance of South $34^{\circ} 38' 25''$ East, 225.00 feet; thence South $50^{\circ} 04' 50''$ East, 63.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 233.57 feet and a central angle of $26^{\circ} 17' 37''$; thence along the arc of said curve, an arc distance of 107.19, said curve having a chord bearing and distance of South $36^{\circ} 56' 03''$ East, 106.25 feet; thence to a point of reverse curvature concave Southeasterly, having a radius of 25.0 feet and a central angle of $71^{\circ} 21' 07''$; thence along the arc of said curve an arc distance of 31.13 said curve having a chord bearing and distance of South $59^{\circ} 27' 24''$ East, 29.16; thence to a point on a curve concave Southwesterly, having a radius of 378.63 feet and a central angle of $16^{\circ} 09' 07''$; thence along the arc of said curve, a distance of 106.74 feet, said curve having a chord bearing and distance of South $76^{\circ} 48' 00''$ West, 106.38 feet to a point of curvature concave Northeasterly, having a radius of 25.0 feet and central angle of $100^{\circ} 33' 20''$; thence along the arc of said curve, a distance of 43.88 feet, said curve having a chord bearing and distance of North $18^{\circ} 26' 16''$ East, 38.46 feet; thence to a point of curvature concave Northwesterly, having a radius of 173.57 feet and a central angle of $18^{\circ} 13' 55''$; thence along the arc of said curve, a distance of 55.23, said curve having a chord bearing and distance of North $40^{\circ} 57' 53''$ West, 55.0 feet; thence North $50^{\circ} 04' 50''$ West, 63.53 feet; thence to a point of curvature concave Northerly, having a radius of 482.57 feet and a central angle of $30^{\circ} 52' 50''$; thence along the arc of said curve, a distance of 260.09

feet, said curve having a chord bearing and distance of North 34° 38' 25" West, 256.95 feet; thence North 19° 12' 00" West, 137.51 feet; thence North 67° 45' 00" West, 121.38 feet; thence South 76° 49' 39" West, 144.81 feet; thence South 28° 15' 50" West, 105.59 feet; thence South 12° 47' 00" West, 122.02 feet; thence South 54° 46' 57" East, 83.23 feet; thence South 33° 59' 47" East, 207.46 feet; thence South 40° 45' 36" East, 311.62 feet, to a point of curvature on a curve concave Southerly, having a radius of 378.63 feet and a central angle of 24° 37' 52"; thence along the arc of said curve, a distance of 162.77 feet, said curve having a chord bearing and distance of South 12° 18' 56" West, 161.52 feet; thence South 00° 00' 00" East, 76.80 feet, to a point of curvature on a curve concave Southwesterly, having a radius of 25.0 feet and a central angle of 93° 46' 12"; thence along the arc of said curve, a distance of 40.91 feet, said curve having a chord bearing and distance South 46° 53' 06" West, 36.50 feet; thence South 86° 01' 52" East, 111.18 feet; thence South 03° 58' 08" West, 125.04 feet; thence North 86° 01' 25" West, 119.86 feet to a point of curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 21° 10' 37"; thence along the arc of said curve, a distance of 970.21 feet, said curve having a chord bearing and distance of North 75° 26' 33" West, 964.70 feet; thence to a point of a curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 09° 10' 07"; thence along the arc of said curve, a distance of 420.06 feet, said curve having a chord bearing and distance of North 60° 16' 11" West, 419.62 feet; thence North 55° 41' 07" West, 435.17 feet to a point of curvature concave Northwesterly, having a radius of 1400.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 477.87 feet, said curve having a chord bearing and distance of North 45° 54' 25" West, 475.56 feet; thence North 53° 52' 18" East, 125.02 feet to a point of curvature concave Southeasterly, having a radius of 1275.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 435.21 feet, said curve having a chord bearing and distance of South 45° 54' 25" East, 433.10 feet; thence South 55° 41' 07" East, 435.17 to a point of curvature concave Northwesterly, having a radius of 2500.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 853.34 feet, said curve having a chord bearing and distance of North 45° 54' 25" West, 849.20 feet; thence to a point of curvature concave Northerly, having a radius of 2500.00 feet and a central angle of 49° 44' 48"; thence along the arc of said curve, a distance of 2170.60 feet, said curve having a chord bearing and distance of North 11° 15' 18" West, 2103.06 feet; thence North 13° 37' 06" East, 701.49 feet to the Point of Beginning.

AND LESS AND EXCEPT (#2),

Commence at the intersection of the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet) and the Easterly right-of-way line of Flora Branch Boulevard (as established for a width of 200 feet); thence Southwesterly along said Easterly right-of-way line and a curve concave Westerly, having a radius of 2100.00 feet and a central angle of 15° 33' 51"; thence along the arc of said curve an arc distance of 570.45 feet, said curve having a chord bearing and distance of South 14° 33' 30" West, 568.70 feet; thence South 22° 20' 26" West, 182.37 feet to a curve concave Easterly, having a radius of 1700.00 feet and a central angle of 42° 41' 56"; thence along the arc of said curve, 1266.89 feet, said curve having a chord bearing and distance of South 00° 59' 28" West, 1237.78 feet; thence South 20° 21' 30" East, 603.57 feet, to a curve concave Northerly, having a radius of 25.00

feet and a central angle of $90^{\circ} 44' 51''$; thence along the arc of said curve, 39.60 feet, said curve having a chord bearing and distance of South $65^{\circ} 38' 39''$ East, 35.58 feet to the Point of Beginning; thence South $17^{\circ} 29' 46''$ East, 201.51 feet to a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of $80^{\circ} 37' 57''$; thence along the arc of said curve, a distance of 35.18 feet, said curve having a bearing and distance of South $25^{\circ} 10' 08''$ West, 32.35 feet; thence South $63^{\circ} 02' 19''$ West, 204.86 feet, to a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of $100^{\circ} 46' 52''$; thence along the arc of said curve 43.97 feet, said curve having a chord bearing and distance of North $64^{\circ} 07' 27''$ West, 38.52 feet; thence North $17^{\circ} 32' 17''$ West, 231.39 feet; thence North $65^{\circ} 29' 16''$ East, 225.83 feet to the Point of Beginning.

AND LESS AND EXCEPT,

Tracts B, C, and F, Julington Creek Unit 5 as recorded in Map Book 17, Page 1 - 21, Public Records, St. Johns County, Florida.



St. Johns County Courthouse

DENNIS W. HOLLINGSWORTH

Tax Collector
HISTORICAL ST. JOHNS COUNTY
ST. AUGUSTINE, FLORIDA

(904) 823-2250
Sun-Com 865-2280
Fax (904) 823-2283
Post Office Box 9001
32085-9001

May 19, 1994

"EXHIBIT B"

Mr. Dan Bosanko, Esquire
P.O. Box 1533
St. Augustine, FL 32085-1533

Re: Vacation of Plat -
Julington Creek Exhibit "A"

Dear Mr. Bosanko:

In compliance with Florida Statute 197.192 and Florida Department of Revenue Rules and Regulations 12D-13.012, this is certification that the taxes in connection to the above referenced properties are paid in full.

The Real Estate Numbers for the above referenced properties are:

249047-0001 thru 249061-0017
out of 249000-5000
Tracts G1 thru G14 & Tract W St. Johns Co.

Attached for your reference are copies of the validated tax receipts for 1993. From the information made available to the collector's office, this complies with the law that all outstanding taxes have been paid in full.

Respectfully Yours,

Dennis W. Hollingsworth, C.F.C.
St. Johns County Tax Collector

DWH/dmw
Enclosure

O.R. 1061 PG 1565



Sunshine State
Surveyors, inc.

EXHIBIT A

O. R. 1061 PG 1566

April 20, 1994
Revised May 9, 1994

All that portion of Jullington Creek Unit 5 as recorded in Map Book 17, Page 1 through 21 of the Public Records of St. Johns County.

LESS AND EXCEPT (#1),

Commence at the intersection of the Easterly right-of-way line of State Road No. 13 (as established for a width of 100 feet), with the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet): thence South $76^{\circ} 22' 54''$ East along said Southwesterly right-of-way line, 4769.54 feet to the Point of Beginning, thence continue South $76^{\circ} 22' 54''$ East, along said Southwesterly right-of-way line, 2116.78 feet to the Northwest corner of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County; thence South $13^{\circ} 37' 06''$ West, along the Westerly line of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County, 864.69 feet; thence South $21^{\circ} 03' 56''$ West, 843.49 feet to the Southwest corner of said lands; thence South $68^{\circ} 56' 04''$ East, along the Southerly line of those lands as described in Official Records Volume 443, Page 451 and Official Records Volume 328, Page 644, 798.71 feet; thence South $21^{\circ} 03' 56''$ West 409.74 feet; thence South $19^{\circ} 12' 00''$ East, 174.88 feet to the point of curvature of a curve concave Southeasterly and having a radius of 422.57 feet and a central angle of $30^{\circ} 52' 48''$; thence along and around the arc of said curve an arc distance of 227.75 feet, said curve having a chord bearing and distance of South $34^{\circ} 38' 25''$ East, 225.00 feet; thence South $50^{\circ} 04' 50''$ East, 63.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 233.57 feet and a central angle of $26^{\circ} 17' 37''$; thence along the arc of said curve, an arc distance of 107.19, said curve having a chord bearing and distance of South $36^{\circ} 56' 03''$ East, 106.25 feet; thence to a point of reverse curvature concave Southeasterly, having a radius of 25.0 feet and a central angle of $71^{\circ} 21' 07''$; thence along the arc of said curve an arc distance of 31.13 said curve having a chord bearing and distance of South $59^{\circ} 27' 24''$ East, 29.16; thence to a point on a curve concave Southwesterly, having a radius of 378.63 feet and a central angle of $16^{\circ} 09' 07''$; thence along the arc of said curve, a distance of 106.74 feet, said curve having a chord bearing and distance of South $76^{\circ} 48' 00''$ West, 106.38 feet to a point of curvature concave Northeasterly, having a radius of 25.0 feet and central angle of $100^{\circ} 33' 20''$; thence along the arc of said curve, a distance of 43.88 feet, said curve having a chord bearing and distance of North $18^{\circ} 26' 16''$ East, 38.46 feet; thence to a point of curvature concave Northwesterly, having a radius of 173.57 feet and a central angle of $18^{\circ} 13' 55''$; thence along the arc of said curve, a distance of 55.23, said curve having a chord bearing and distance of North $40^{\circ} 57' 53''$ West, 55.0 feet; thence North $50^{\circ} 04' 50''$ West, 63.53 feet; thence to a point of curvature concave Northerly, having a radius of 482.57 feet and a central angle of $30^{\circ} 52' 50''$; thence along the arc of said curve, a distance of 260.09

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feet and a central angle of $90^{\circ} 44' 51''$; thence along the arc of said curve, 39.60 feet, said curve having a chord bearing and distance of South $65^{\circ} 38' 39''$ East, 35.58 feet to the Point of Beginning; thence South $17^{\circ} 29' 46''$ East, 201.51 feet to a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of $80^{\circ} 37' 57''$; thence along the arc of said curve, a distance of 35.18 feet, said curve having a bearing and distance of South $25^{\circ} 10' 08''$ West, 32.35 feet; thence South $63^{\circ} 02' 19''$ West, 204.86 feet, to a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of $100^{\circ} 46' 52''$; thence along the arc of said curve 43.97 feet, said curve having a chord bearing and distance of North $64^{\circ} 07' 27''$ West, 38.52 feet; thence North $17^{\circ} 32' 17''$ West, 231.39 feet; thence North $65^{\circ} 29' 16''$ East, 225.83 feet to the Point of Beginning.

AND LESS AND EXCEPT,

Tracts B, C, and F, Julington Creek Unit 5 as recorded in Map Book 17, Page 1 - 21, Public Records, St. Johns County, Florida.

O. R. 1061 PG 1568

COMMONWEALTH LAND TITLE INSURANCE COMPANY
A Reliance Group Holdings Company
Suite 200
4161 Carmichael Avenue
Jacksonville, Florida 32207
904-396-2855
FAX 396-4233

REVISION NO. 1

O. R. 1061 PG 1569

June 13, 1994

Ms. Kathryn M. Carrigg
Holland & Knight
2000 Independent Square
Jacksonville FL 32202

RE: Ownership Search/File No. JX94-1591
YOUR FILE: JULINGTON CREEK UNIT FIVE PLAT VACATION

Dear Ms. Carrigg:

As requested, we have searched our title plant covering the public records of St. Johns County, Florida, pertaining to the following described property:

See Legal Description (Attached)

Pursuant to this Search, through a period ending at 5:00 P.M. June 7, 1994, we hereby certify the following, Last Record Fee Simple Title Holder is:

Atlantic Gulf Communities Corporation, formerly known as General Development Corporation, a Delaware corporation (as to caption less and excepting therefrom all lots in all blocks); and Five Star Homes, Inc., a Florida corporation (as to all lots in all blocks)

The foregoing report is prepared and furnished for information only, is not intended to constitute or imply any opinion, warranty, guaranty, insurance, or similar assurance as to the status of title, and no determination has been made of the authenticity of any instrument described or referred to herein. The name search for the purpose of determining applicable judgments and liens is limited to the apparent record owner(s) shown herein. No attempt has been made to determine whether the land is subject to liens or assessments which are not shown as existing liens by the public records. The Company's liability hereunder shall not exceed the cost of this Report, or \$1,000, whichever is less.

THIS REPORT SHALL NOT BE USED FOR THE ISSUANCE OF TITLE INSURANCE OR PREPARATION FOR LITIGATION.

COMMONWEALTH LAND TITLE INSURANCE COMPANY

BY: Robert C. Evans



Sunshine State
Surveyors, Inc.

O.R. 1061 PG 1570

April 20, 1994
Revised May 9, 1994

All that portion of Jullington Creek Unit 5 as recorded in Map Book 17, Page 1 through 21 of the Public Records of St. Johns County.

LESS AND EXCEPT (#1),

Commence at the intersection of the Easterly right-of-way line of State Road No. 13 (as established for a width of 100 feet), with the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet): thence South $76^{\circ} 22' 54''$ East along said Southwesterly right-of-way line, 4769.54 feet to the Point of Beginning, thence continue South $76^{\circ} 22' 54''$ East, along said Southwesterly right-of-way line, 2116.78 feet to the Northwest corner of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County; thence South $13^{\circ} 37' 06''$ West, along the Westerly line of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County, 864.69 feet; thence South $21^{\circ} 03' 56''$ West, 843.49 feet to the Southwest corner of said lands; thence South $68^{\circ} 56' 04''$ East, along the Southerly line of those lands as described in Official Records Volume 443, Page 451 and Official Records Volume 328, Page 644, 798.71 feet; thence South $21^{\circ} 03' 56''$ West 409.74 feet; thence South $19^{\circ} 12' 00''$ East, 174.88 feet to the point of curvature of a curve concave Southeasterly and having a radius of 422.57 feet and a central angle of $30^{\circ} 52' 48''$; thence along and around the arc of said curve an arc distance of 227.75 feet, said curve having a chord bearing and distance of South $34^{\circ} 38' 25''$ East, 225.00 feet; thence South $50^{\circ} 04' 50''$ East, 63.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 233.57 feet and a central angle of $26^{\circ} 17' 37''$; thence along the arc of said curve, an arc distance of 107.19, said curve having a chord bearing and distance of South $36^{\circ} 56' 03''$ East, 106.25 feet; thence to a point of reverse curvature concave Southeasterly, having a radius of 25.0 feet and a central angle of $71^{\circ} 21' 07''$; thence along the arc of said curve an arc distance of 31.13 said curve having a chord bearing and distance of South $59^{\circ} 27' 24''$ East, 29.16; thence to a point on a curve concave Southwesterly, having a radius of 378.63 feet and a central angle of $16^{\circ} 09' 07''$; thence along the arc of said curve, a distance of 106.74 feet, said curve having a chord bearing and distance of South $76^{\circ} 48' 00''$ West, 106.38 feet to a point of curvature concave Northeasterly, having a radius of 25.0 feet and central angle of $100^{\circ} 33' 20''$; thence along the arc of said curve, a distance of 43.88 feet, said curve having a chord bearing and distance of North $18^{\circ} 26' 16''$ East, 38.46 feet; thence to a point of curvature concave Northwesterly, having a radius of 173.57 feet and a central angle of $18^{\circ} 13' 55''$; thence along the arc of said curve, a distance of 55.23, said curve having a chord bearing and distance of North $40^{\circ} 57' 53''$ West, 55.0 feet; thence North $50^{\circ} 04' 50''$ West, 63.53 feet; thence to a point of curvature concave Northerly, having a radius of 482.57 feet and a central angle of $30^{\circ} 52' 50''$; thence along the arc of said curve, a distance of 260.09

feet, said curve having a chord bearing and distance of North 34° 38' 25" West, 256.95 feet; thence North 19° 12' 00" West, 137.51 feet; thence North 67° 45' 00" West, 121.38 feet; thence South 76° 49' 39" West, 144.81 feet; thence South 28° 15' 50" West, 105.59 feet; thence South 12° 47' 00" West, 122.02 feet; thence South 54° 46' 57" East, 83.23 feet; thence South 33° 59' 47" East, 207.46 feet; thence South 40° 45' 36" East, 311.62 feet, to a point of curvature on a curve concave Southerly, having a radius of 378.63 feet and a central angle of 24° 37' 52"; thence along the arc of said curve, a distance of 162.77 feet, said curve having a chord bearing and distance of South 12° 18' 56" West, 161.52 feet; thence South 00° 00' 00" East, 76.80 feet, to a point of curvature on a curve concave Southwesterly, having a radius of 25.0 feet and a central angle of 93° 46' 12"; thence along the arc of said curve, a distance of 40.91 feet, said curve having a chord bearing and distance South 46° 53' 06" West, 36.50 feet; thence South 86° 01' 52" East, 111.18 feet; thence South 03° 58' 08" West, 125.04 feet; thence North 86° 01' 25" West, 119.86 feet to a point of curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 21° 10' 37"; thence along the arc of said curve, a distance of 970.21 feet, said curve having a chord bearing and distance of North 75° 26' 33" West, 964.70 feet; thence to a point of a curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 09° 10' 07"; thence along the arc of said curve, a distance of 420.06 feet, said curve having a chord bearing and distance of North 60° 16' 11" West, 419.62 feet; thence North 55° 41' 07" West, 435.17 feet to a point of curvature concave Northwesterly, having a radius of 1400.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 477.87 feet, said curve having a chord bearing and distance of North 45° 54' 25" West, 475.56 feet; thence North 53° 52' 18" East, 125.02 feet to a point of curvature concave Southeasterly, having a radius of 1275.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 435.21 feet, said curve having a chord bearing and distance of South 45° 54' 25" East, 433.10 feet; thence South 55° 41' 07" East, 435.17 to a point of curvature concave Northwesterly, having a radius of 2500.00 feet and a central angle of 19° 33' 26"; thence along the arc of said curve, a distance of 853.34 feet, said curve having a chord bearing and distance of North 45° 54' 25" West, 849.20 feet; thence to a point of curvature concave Northerly, having a radius of 2500.00 feet and a central angle of 49° 44' 48"; thence along the arc of said curve, a distance of 2170.60 feet, said curve having a chord bearing and distance of North 11° 15' 18" West, 2103.06 feet; thence North 13° 37' 06" East, 701.49 feet to the Point of Beginning.

AND LESS AND EXCEPT (#2),

Commence at the intersection of the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet) and the Easterly right-of-way line of Flora Branch Boulevard (as established for a width of 200 feet); thence Southwesterly along said Easterly right-of-way line and a curve concave Westerly, having a radius of 2100.00 feet and a central angle of 15° 33' 51"; thence along the arc of said curve an arc distance of 570.45 feet, said curve having a chord bearing and distance of South 14° 33' 30" West, 568.70 feet; thence South 22° 20' 26" West, 182.37 feet to a curve concave Easterly, having a radius of 1700.00 feet and a central angle of 42° 41' 56"; thence along the arc of said curve, 1266.89 feet, said curve having a chord bearing and distance of South 00° 59' 28" West, 1237.78 feet; thence South 20° 21' 30" East, 603.57 feet, to a curve concave Northerly, having a radius of 2500

D.R. 1061 PG 1572

feet and a central angle of $90^{\circ} 44' 51''$; thence along the arc of said curve, 39.60 feet, said curve having a chord bearing and distance of South $65^{\circ} 38' 39''$ East, 35.58 feet to the Point of Beginning; thence South $17^{\circ} 29' 46''$ East, 201.51 feet to a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of $80^{\circ} 37' 57''$; thence along the arc of said curve, a distance of 35.18 feet, said curve having a bearing and distance of South $25^{\circ} 10' 08''$ West, 32.35 feet; thence South $63^{\circ} 02' 19''$ West, 204.86 feet, to a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of $100^{\circ} 46' 52''$; thence along the arc of said curve 43.97 feet, said curve having a chord bearing and distance of North $64^{\circ} 07' 27''$ West, 38.52 feet; thence North $17^{\circ} 32' 17''$ West, 231.39 feet; thence North $65^{\circ} 29' 16''$ East, 225.83 feet to the Point of Beginning.

AND LESS AND EXCEPT,

Tracts B, C, and F, Julington Creek Unit 5 as recorded in Map Book 17, Page 1 - 21, Public Records, St. Johns County, Florida.

D.R. 1061 PG 1573

NOTICE
NOTICE IS HEREBY GIVEN THAT Atlantic Gulf Communities Corporation and Five Star Homes, Inc. with offices located at 1111 Durbin Creek Boulevard, Jacksonville, Florida 32259 intends to petition the Board of County Commissioners for St. Johns County, Florida, to vacate a portion of the Plat known as Julington Creek Unit Five as recorded in Map Book 17, pages 1 through 21, inclusive, of the public records of St. Johns County, Florida, more particularly described as follows:

All that portion of Julington Creek Unit 5 as recorded in Map Book 17, Page 1 through 21 of the Public Records of St. Johns County.

LESS AND EXCEPT (#1), Commence at the intersection of the Easterly right-of-way line of State Road No. 13 (as established for a width of 100 feet), with the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet); thence South 76° 22' 54" East along said Southwesterly right-of-way line, 4769.54 feet to the Point of Beginning, thence continue South 76° 22' 54" East, along said Southwesterly right-of-way line, 2116.78 feet to the Northwest corner of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County; thence South 13° 37' 06" West, along the Westerly line of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County, 864.69 feet; thence South 21° 03' 56" West, 843.49 feet to the Southwest corner of said lands; thence South 68° 56' 04" East, along the Southerly line of those lands as described in Official Records Volume 443, Page 451 and Official Records Volume 328, Page 644, 798.71 feet; thence South 21° 03' 56" West 409.74 feet; thence South 19° 12' 00" East, 174.88 feet to the point of curvature of a curve concave South-easterly and having a radius of 422.57 feet and a central angle of 30° 52' 48"; thence along and around the arc of said curve an arc distance of 227.75 feet, said curve having a chord bearing and distance of South 34° 38' 25" East, 225.00 feet; thence South 50° 04' 50" East, 63.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 233.57 feet and a central angle of 26° 17' 37"; thence along the arc of said curve, an arc distance of 107.19, said curve having a chord bearing and distance of South 34° 54' 03" East, 106.25 feet; thence to a point of reverse, curvature concave Southeasterly, having a radius of 25.0 feet and a central angle of 71° 21' 07"; thence along the arc of said curve an arc distance of 31.13 said curve having a chord bearing and distance of South 59° 27' 24" East, 29.16; thence to a point on a curve concave Southwesterly, having a radius of 378.63 feet and a central angle of 16° 09' 07"; thence along the arc of said curve, a distance of 106.74 feet, said curve having a chord bearing and distance of South 76° 48' 00" West, 106.38 feet to a point of curvature concave Northeasterly, having a radius of 25.0 feet and central angle of 100° 33' 20"; thence along the arc of said curve, a distance of 43.89 feet, said curve having a chord bearing and distance of North 18° 26' 16" East, 38.46 feet; thence to a point of curvature concave Northwesterly, having a radius of 173.57 feet and a central angle of 18° 13' 53"; thence along the arc of said curve, a distance of 55.23, said curve having a chord bearing and distance of North 40° 37' 53" West, 55.0 feet; thence North 50° 04' 50" West, 63.53 feet; thence to a point of curvature concave Northerly, having a radius of 482.57 feet and a central angle of 30° 52' 50"; thence along the arc of said curve, a distance of 260.09 feet, said curve having

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____
SHERRY R. FREE _____ who on oath says that she is
ACCOUNTING CLERK _____ of the St. Augustine Record, a
daily newspaper published at St. Augustine in St. Johns County, Florida; that
the attached copy of advertisement, being a _____
NOTICE _____
_____ in the matter of _____
ATLANTIC GULF COMMUNITIES CORP. _____
_____ in the _____ Court,
was published in said newspaper in the issues of _____
MAY 12 and 19, 1994 _____

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

Sworn to and subscribed before me _____
this _____ 8th _____ day of _____ June _____
A.D. 19 _____ 94 _____

Zoe Ann Moss
Notary Public



a chord bearing and distance of North 24°38'25" West, 256.95 feet; thence North 19°12'00" West, 137.51 feet; thence North 67°45'00" West, 121.38 feet; thence South 76°49'39" West, 144.81 feet; thence South 28°15'50" West, 105.59 feet; thence South 12°47'00" West, 122.02 feet; thence South 54°46'57" East, 83.23 feet; thence South 33°59'47" East, 207.46 feet; thence South 40°45'36" East, 311.62 feet, to a point of curvature on a curve concave Southerly, having a radius of 378.63 feet and a central angle of 24°37'57"; thence along the arc of said curve, a distance of 162.77 feet, said curve having a chord bearing and distance of South 12°18'56" West, 161.52 feet; thence South 00°00'00" East, 76.80 feet, to a point of curvature on a curve concave Southwesterly, having a radius of 25.0 feet and a central angle of 93°46'12"; thence along the arc of said curve, a distance of 40.91 feet, said curve having a chord bearing and distance South 46°53'06" West, 36.50 feet; thence South 86°01'52" East, 111.18 feet; thence South 03°58'08" West, 125.04 feet; thence North 86°01'25" West, 119.86 feet to a point of curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 21°10'37"; thence along the arc of said curve, a distance of 970.21 feet, said curve having a chord bearing and distance of North 75°26'33" West, 964.70 feet; thence to a point of a curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 09°10'07"; thence along the arc of said curve, a distance of 420.06 feet, said curve having a chord bearing and distance of North 60°16'11" West, 419.62 feet; thence North 55°41'07" West, 435.17 feet to a point of curvature concave Northwesterly, having a radius of 1400.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 477.87 feet, said curve having a chord bearing and distance of North 45°54'25" West, 475.56 feet; thence North 53°52'18" East, 125.02 feet to a point of curvature concave Southeasterly, having a radius of 1275.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 435.21 feet, said curve having a chord bearing and distance of South 45°54'25" East, 433.10 feet; thence South 55°41'07" East, 435.17 to a point of curvature concave Northwesterly having a radius of 2500.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 853.34 feet, said curve having a chord bearing and distance of North 45°54'25" West, 849.20 feet; thence to a point of curvature concave Northerly, having a radius of 2500.00 feet and a central angle of 49°44'48"; thence along the arc of said curve, a distance of 2170.60 feet, said curve having a chord bearing and distance of North 11°15'18" West, 2103.06 feet; thence North 13°37'06" East, 701.49 feet to the Point of Beginning.

AND LESS EXCEPT (#2).

Commence at the intersection of the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet) and the Easterly right-of-way line of Flora Branch Boulevard (as established for a width of 200 feet); thence Southwesterly along said Easterly right-of-way line and a curve concave Westerly, having a radius of 2100.00 feet and a central angle of 15°33'51"; thence along the arc of said curve an arc distance of 370.45 feet, said curve having a chord bearing and distance of South 14°33'30" West, 568.70 feet; thence South 22°20'26" West, 182.37 feet to a curve concave Easterly, having a radius of 1700.00 feet and a central angle of 42°41'56"; thence along the arc of said curve, 1266.89 feet, said curve having a chord bearing and distance of South 00°59'28" West, 1237.78 feet; thence South 20°21'30" East, 603.57 feet, to a curve concave Northerly, having a radius of 25.00 feet and a central angle of 90°44'51"; thence along the arc of said curve, 39.60 feet, said

curve having a chord bearing and distance of South 65°38'39" East, 35.58 feet to the Point of Beginning; thence South 17°29'46" East, 201.51 feet to a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of 80°37'57"; thence along the arc of said curve, a distance of 35.18 feet, said curve having a bearing and distance of South 25°10'08" West, 32.35 feet thence South 63°02'19" West, 204.86 feet, to a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of 100°46'52"; thence along the arc of said curve 43.97 feet, said curve having a chord bearing and distance of North 64°07'27" West, 38.32 feet; thence North 17°32'17" West, 201.39 feet; thence North 65°29'16" East, 225.83 feet to the Point of Beginning.

AND LESS AND EXCEPT, Tracts B, C, and F, Julington Creek Unit 5 as recorded in Map Book 17, Page 1-21, Public Records, St. Johns County, Florida.

LJ28 May 12, 19, 1994

O.R. 1061 PG 1574

STATE OF FLORIDA

COUNTY OF ST. JOHNS

I, CARL "BUD" MARKEL, CLERK OF THE CIRCUIT COURT, Ex-officio, Clerk of the Board of County Commissioners of St. Johns County, Florida,

DO HEREBY CERTIFY that the foregoing is a true and correct copy of the following:

RESOLUTION NO. 94-99

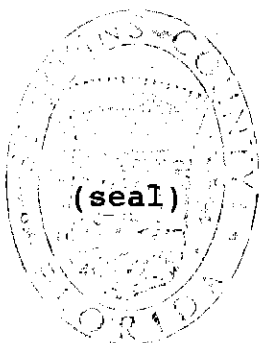
**adopted by the Board of County Commissioners
of St. Johns County, Florida at a regular
meeting of said Board held June 14, 1994**

as the same appears of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 23rd day of June, 1994.

CARL "BUD" MARKEL,
CLERK OF THE CIRCUIT COURT
Ex-officio Clerk of the Board of County
Commissioners of St. Johns County, Florida

By: Yvonne Carter
Yvonne Carter, Deputy Clerk



O.R. 1061 PG 1575

The St. Augustine Record

PUBLISHED EVERY AFTERNOON MONDAY THROUGH FRIDAY, SATURDAY AND SUNDAY MORNING
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared _____

SHERRY R. FREE

who on oath says that she is

ACCOUNTING CLERK

of the St. Augustine Record, a

daily newspaper published at St. Augustine in St. Johns County, Florida: that

the attached copy of advertisement, being a _____

NOTICE

in the matter of _____

ATLANTIC GULF COMMUNITIES CORP.

in the _____ Court,

was published in said newspaper in the issues of _____

MAY 12 and 19, 1994

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in said St. Johns County, Florida, and that the said newspaper has heretofore been continuously published in said St. Johns County, Florida, each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing the advertisement for publication in the said newspaper.

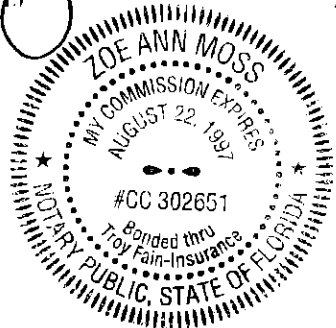
Sherry R. Free
Zoe Ann Moss

Sworn to and subscribed before me _____

this 8th day of June

A.D. 19 94

Zoe Ann Moss
(SEAL) Notary Public



NOTICE
NOTICE IS HEREBY GIVEN THAT Atlantic Gulf Communities Corporation and Five Star Homes, Inc. with offices located at 1111 Durbin Creek Boulevard, Jacksonville, Florida 32259 intends to petition the Board of County Commissioners for St. Johns County, Florida, to vacate a portion of the Plat known as Julington Creek Unit Five as recorded in Map Book 17, pages 1 through 21, inclusive, of the public records of St. Johns County, Florida, more particularly described as follows:

All that portion of Julington Creek Unit 5 as recorded in Map Book 17, Page 1 through 21 of the Public Records of St. Johns County.

LESS AND EXCEPT (#1):

Commence at the intersection of the Easterly right-of-way line of State Road No. 13 (as established for a width of 100 feet), with the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet); thence South 76° 22' 54" East along said Southwesterly right-of-way line, 4769.54 feet to the Point of Beginning, thence continue South 76° 22' 54" East, along said Southwesterly right-of-way line, 2116.78 feet to the Northwest corner of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County; thence South 13° 37' 06" West, along the Westerly line of those lands described and recorded in Official Records Volume 443 Page 451 of the Public Records of said County, 864.69 feet; thence South 21° 03' 56" West, 840.49 feet to the Southwest corner of said lands; thence South 68° 56' 04" East, along the Southerly line of those lands as described in Official Records Volume 443, Page 451 and Official Records Volume 328, Page 644, 798.71 feet; thence South 21° 03' 56" West 409.74 feet; thence South 19° 12' 00" East, 174.88 feet to the point of curvature of a curve concave South-easterly and having a radius of 422.57 feet and a central angle of 30° 52' 48"; thence, along and around the arc of said curve an arc distance of 227.75 feet, said curve having a chord bearing and distance of South 34° 38' 25" East, 225.00 feet; thence South 50° 04' 50" East, 63.53 feet to a point of curvature of a curve concave Southwesterly and having a radius of 233.57 feet and a central angle of 26° 17' 37"; thence along the arc of said curve, an arc distance of 107.19, said curve having a chord bearing and distance of South 36° 56' 03" East, 106.25 feet; thence to a point of reverse, curvature concave Southeasterly, having a radius of 25.0 feet and a central angle of 71° 21' 07"; thence along the arc of said curve an arc distance of 31.13 said curve having a chord bearing and distance of South 59° 27' 24" East, 29.16; thence to a point on a curve concave Southwesterly, having a radius of 378.63 feet and a central angle of 16° 09' 07"; thence along the arc of said curve, a distance of 106.74 feet, said curve having a chord bearing and distance of South 76° 48' 00" West, 106.38 feet to a point of curvature concave Northeasterly, having a radius of 25.0 feet and central angle of 100° 33' 20"; thence along the arc of said curve, a distance of 43.88 feet, said curve having a chord bearing and distance of North 18° 26' 16" East, 38.46 feet; thence to a point of curvature concave Northwesterly, having a radius of 173.57 feet and a central angle of 18° 13' 55"; thence along the arc of said curve, a distance of 55.23, said curve having a chord bearing and distance of North 40° 57' 53" West, 55.0 feet; thence North 50° 04' 50" West, 63.53 feet; thence to a point of curvature concave Northerly, having a radius of 482.57 feet and a central angle of 30° 32' 50"; thence along the arc of said curve, a distance of 260.09 feet, said curve having

a chord bearing and distance of North 34°38'25" West, 256.95 feet; thence North 19°12'00" West, 137.51 feet; thence North 67°45'00" West, 121.38 feet; thence South 76°49'39" West, 144.81 feet; thence South 28°15'50" West, 105.59 feet; thence South 12°47'00" West, 122.02 feet; thence South 54°46'57" East, 83.23 feet; thence South 33°59'47" East, 207.46 feet; thence South 40°45'36" East, 311.62 feet, to a point of curvature on a curve concave Southwesterly, having a radius of 378.43 feet and a central angle of 143°32'32"; thence along the arc of said curve, a distance of 162.77 feet, said curve having a chord bearing and distance of South 12°18'56" West, 161.52 feet; thence South 00°00'00" East, 76.80 feet, to a point of curvature on a curve concave Southwesterly, having a radius of 25.0 feet and a central angle of 93°46'12"; thence along the arc of said curve, a distance of 40.91 feet, said curve having a chord bearing and distance South 46°53'06" West, 36.50 feet; thence South 86°01'52" East, 111.18 feet; thence South 03°58'08" West, 125.04 feet; thence North 86°01'25" West, 119.86 feet to a point of curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 21°10'37"; thence along the arc of said curve, a distance of 970.21 feet, said curve having a chord bearing and distance of North 75°28'33" West, 964.70 feet; thence to a point of a curvature concave Northwesterly, having a radius of 2625.00 and a central angle of 09°10'07"; thence along the arc of said curve, a distance of 420.06 feet, said curve having

a chord bearing and distance of North 60°16'11" West, 479.62 feet; thence North 55°41'07" West, 435.17 feet to a point of curvature concave Northwesterly, having a radius of 1400.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 477.87 feet, said curve having a chord bearing and distance of North 45°54'25" West, 475.56 feet; thence North 53°52'18" East, 125.02 feet to a point of curvature concave Southeasterly, having a radius of 1275.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 435.21 feet, said curve having a chord bearing and distance of South 45°54'25" East, 433.10 feet; thence South 55°41'07" East, 435.17 to a point of curvature concave Northwesterly having a radius of 2500.00 feet and a central angle of 19°33'26"; thence along the arc of said curve, a distance of 853.34 feet, said curve having a chord bearing and distance of North 45°54'25" West, 849.20 feet; thence to a point of curvature concave Northerly, having a radius of 2500.00 feet and a central angle of 49°44'48"; thence along the arc of said curve, a distance of 2170.60 feet, said curve having a chord bearing and distance of North 11°15'18" West, 2103.06 feet; thence North 13°37'06" East, 701.49 feet to the Point of Beginning.

AND LESS EXCEPT (#2), Commence at the intersection of the Southwesterly right-of-way line of Racetrack Road (as established for a width of 66 feet) and the Easterly right-of-way line of Flora Branch Boulevard (as established for a width of 200 feet); thence Southwesterly along said Easterly right-of-way line and a curve concave Westerly, having a radius of 2100.00 feet and a central angle of 15°33'51"; thence along the arc of said curve an arc distance of 570.45 feet, said curve having a chord bearing and distance of South 14°33'30" West, 568.70 feet; thence South 22°20'24" West, 182.37 feet to a curve concave Easterly, having a radius of 1700.00 feet and a central angle of 42°41'56"; thence along the arc of said curve, 1266.89 feet, said curve having a chord bearing and distance of South 00°59'28" West, 1237.78 feet; thence South 20°21'30" East, 603.57 feet, to a curve concave Northerly, having a radius of 25.00 feet and a central angle of 90°44'51"; thence along the arc of said curve, 39.60 feet, said

curve having a chord bearing and distance of South 65°38'39" East, 35.58 feet to the Point of Beginning; thence South 17°29'46" East, 201.51 feet to a curve concave Southeasterly, having a radius of 25.00 feet and a central angle of 80°37'57"; thence along the arc of said curve, a distance of 35.18 feet, said curve having a bearing and distance of South 25°10'08" West, 32.35 feet thence South 63°02'19" West, 204.86 feet, to a curve concave Southwesterly, having a radius of 25.00 feet and a central angle of 38°46'52"; thence along the arc of said curve 43.97 feet, said curve having a chord bearing and distance of North 64°07'27" West, 38.52 feet; thence North 17°32'17" West, 231.39 feet; thence North 65°29'16" East, 225.83 feet to the Point of Beginning.

AND LESS AND EXCEPT, Tracts B, C, and F, Judington Creek Unit 5 as recorded in Map Book 17, Page 1-21, Public Records, St. Johns County, Florida.

L328 May 12, 19, 1994