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Public Records of St. Johns County, FL Clerk# 04-024425 O.R. 2170 PG 370 04:36PM 04/02/2004 REC \$41.00 SUR \$5.50 Doc Stamps \$0.70

This Instrument Prepared By: Katherine G. Jones Upchurch, Bailey and Upchurch, P.A. Post Office Drawer 3007 St. Augustine, Florida 32085-3007 FN: 4-02-354

COPY

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (the "Agreement") is executed this 2nd day of

re-record to include exhibits

APRIL, 2004, by SOUTHWOOD OWNER'S ASSOCIATION, INC., a Florida corporation not-for-profit, ("Grantor") whose address is c/o MAY Management, Inc., 5455 Highway A1A South, St. Augustine, Florida 32080, and BELLE HAVEN OF ST. AUGUSTINE CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit ("Grantee") whose address is c/o MAY Management, Inc., 5455 Highway A1A South, St. Augustine, Florida 32080, and Eastwood of St. Augustine, L.L.C., a Florida limited liability corporation, ("Developer"), whose address is 4475 U.S. Highway 1 South, St. Augustine, Florida 32086.

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PRELIMINARY STATEMENT

A. Grantor is the owners' association responsible for the management and operation of Southwood P.U.D., as recorded in Map Book 33, pages 8 through 13, and Map Book 36, pages 30 through 33, of the public records of St. Johns County, Florida ("Southwood"), and is the owner of the roads within Southwood.

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B. Grantee is the condominium association responsible for the management and operation of Belle Haven, a phase condominium to be constructed within Southwood P.U.D. ("the

Condominium”), and Developer is the developer of the Condominium. Grantee and Developer desire non-exclusive easements for ingress, egress, signage, utilities and drainage over portions of Southwood for the benefit of all the lands on which the Condominium may be constructed, and Grantor desires to grant such easement to Grantee on the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of Ten and 00/100ths Dollars (\$10.00) paid by Grantee and of the mutual covenants and promises set forth below, Grantor and Grantee agree:

1. Grant of Easement.

a. Entrance Road Easement. Grantor hereby grants, bargains and sells to Grantee and Developer, their successors, legal representatives, and assigns, and to the present and future owners of Units in the Condominium, the lawful occupants of any Unit, and their employees, agents, guests, invitees and licensees, lawful delivery and pickup personnel, emergency medical and fire protection personnel, police and other authorities of the law, mail and parcel carriers, representatives of utilities authorized to serve the Condominium, holders of mortgages on the Condominium Property or any part thereof, and such other persons as Grantor may from time to time designate, a non-exclusive easement for ingress and egress on and over the following described parcel of property located in St. Johns County, Florida ("the Entrance Road"):

TRACT "E," ACCORDING TO PLAT OF SOUTHWOOD P.U.D., PHASE 1A, UNIT 1, RECORDED IN MAP BOOK 33, PAGES 8 THROUGH 13; AND

TRACT "A," ACCORDING TO PLAT OF SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

COPY

b. **Utilities Easement.** Grantor hereby grants, bargains and sells to Grantee and Developer and their successors, legal representatives, and assigns, and to representatives of utilities authorized to serve the Condominium a non-exclusive easement for installation and maintenance of utilities on, over and under the Entrance Road, including the right to hook-up to the sewage lift station located within the Entrance Road. In the event Grantee elects to install additional utilities within the Entrance Road or to repair any utilities installed within the Entrance Road, Grantee shall repair all damage caused to the Entrance Road by such installation or repair.

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c. **Drainage Easement.** Grantor hereby grants, bargains and sells to Grantee, its successors, and assigns a non-exclusive easement for drainage of surface waters and stormwaters over, across and through the designated stormwater system and facilities installed within the Entrance Road into the drainage retention area and outfall lying west of the Benefitted Property and more particularly described as Tract "C", Pond 400, according to plat of Southwood P.U.D., Phase 1A, Unit 1, recorded in Map Book 33, pages 8-13, of the public records of St. Johns County, Florida ("the Retention Area and Drainage Facilities").

COPY

d. **Signage Easement.** Grantor hereby grants, bargains and sells to Grantee, its successors, legal representatives, and assigns a non-exclusive easement for installation and maintenance of an identification and directional sign on, over and under the Entrance Road. The design and location of such sign must be approved by Grantor prior to installation, but such approval

shall not be unreasonably withheld. Such sign shall be maintained by Grantor at Grantor's expense in a neat and attractive manner and in compliance with all applicable governmental regulations.

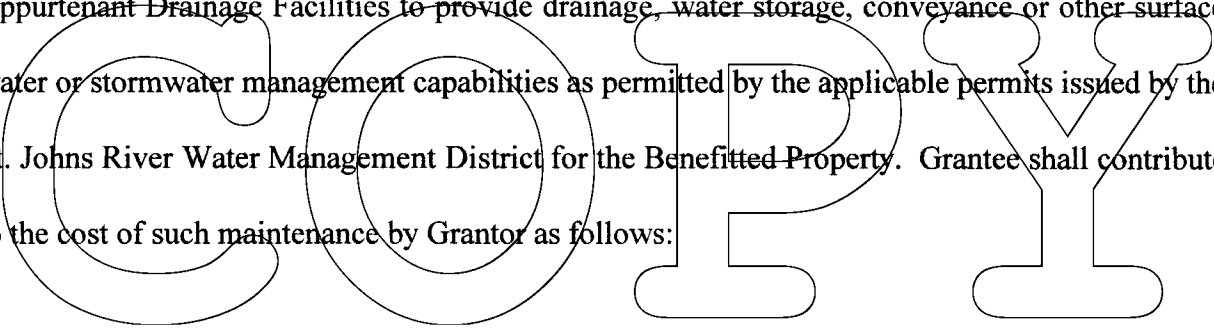
The Entrance Road, improvements, utilities and signage installed within the Entrance Road, and the Retention Area and Drainage Facilities shall be collectively referred to as "the Easement Property."

2. **Benefitted Property.** The Easement granted herein is for the benefit of and shall be appurtenant to the real property described on Exhibit B and to any and all future phases that may be added to the Condominium on the lands described on Exhibit C (collectively, "the Benefitted Property"). This Easement shall automatically become appurtenant to such future phases at the time each phases is submitted to condominium ownership without further action by Grantor or Grantee.

3. **Dedication.** Grantor reserves the right, without the consent of Grantee, to dedicate all or part of the Easement Property to a governmental entity for public road, utility, and drainage purposes, provided no such dedication shall impair Grantee's signage easement. Upon such dedication, the easements created by this instrument, other than the signage easement, shall automatically terminate on such dedicated portions of the Easement Property.

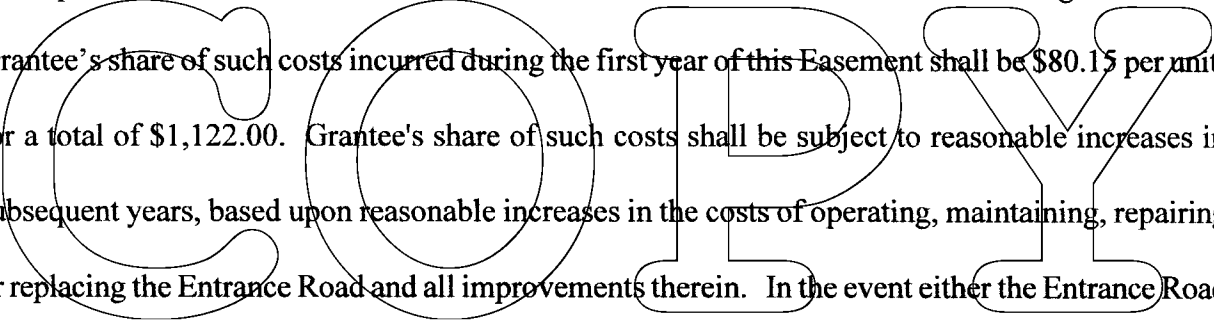
4. **Maintenance of Easement Property.** Grantor shall reasonably operate and maintain the Easement Property in good order and repair and in accordance with applicable laws, rules, regulations and permits until such time as Grantor's maintenance obligations are assumed by a governmental entity. Grantor shall exercise practices which will allow the Retention Area and

Appurtenant Drainage Facilities to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the applicable permits issued by the St. Johns River Water Management District for the Benefitted Property. Grantee shall contribute to the cost of such maintenance by Grantor as follows:

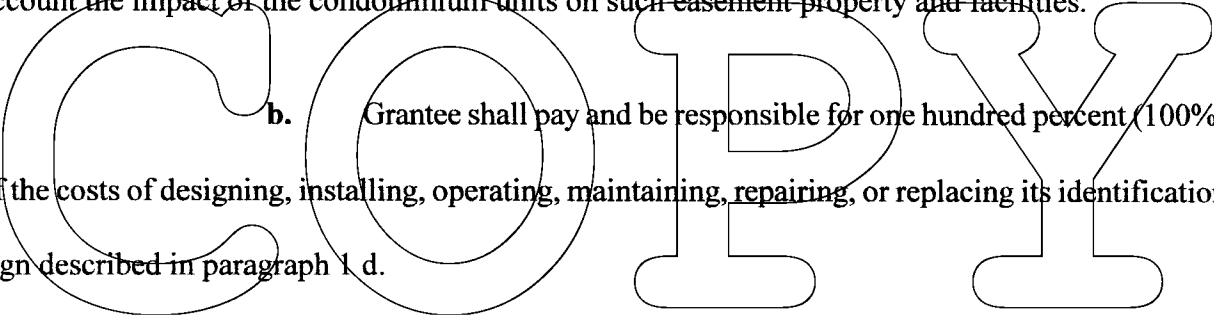


a. Until such time as the Entrance Road and Retention Area and Drainage Facilities are dedicated to a governmental entity, if ever, Grantee shall pay and be responsible for a share of the reasonable costs of operating, maintaining, repairing or replacing the Entrance Road and all improvements within the Entrance Road and the Retention Area and Drainage Facilities.

Grantee's share of such costs incurred during the first year of this Easement shall be \$80.15 per unit, for a total of \$1,122.00. Grantee's share of such costs shall be subject to reasonable increases in subsequent years, based upon reasonable increases in the costs of operating, maintaining, repairing or replacing the Entrance Road and all improvements therein. In the event either the Entrance Road or the Retention Area and Drainage Facilities, but not both, are dedicated to a governmental entity, Grantee's share of the cost of operating, maintaining, repairing or replacing the easement property and facilities not so dedicated shall be mutually agreed upon by Grantor and Grantee, taking into account the impact of the condominium units on such easement property and facilities.



b. Grantee shall pay and be responsible for one hundred percent (100%) of the costs of designing, installing, operating, maintaining, repairing, or replacing its identification sign described in paragraph 1 d.



c. Grantee shall pay the costs as set forth in above within sixty (60) days of written request therefore. If requested by Grantee, Grantor shall furnish evidence of such reasonable costs.

5. **Common Use of Easement.** The easements established in this Agreement are non-exclusive and shall be used in common by the respective owners, from time to time, of lots and parcels in Southwood P.U.D., their tenants, invitees.

6. **Rules and Regulations.** Grantor reserves the right to establish, from time to time, reasonable rules and regulations governing the use of the Easement Property.

7. **Notice.** Any notice necessary under this Agreement shall be sent by U.S. or express mail or hand-delivered to the parties at the addresses set forth in this Agreement and shall be deemed given upon receipt. Any time period provided for herein which shall end on a Saturday, Sunday or legal holiday shall extend to 5:00 p.m., of the next full business day.

8. **Covenants Running with the Land.** The easements granted herein and maintenance obligations in connection therewith shall be an easement and covenant running with the Easement Property and the Benefitted Property and shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

9. **Entire Agreement.** No prior or present Agreements or representations shall be binding upon the parties unless included in this Agreement. No modification or change in this

Agreement shall be valid or binding upon the parties unless in writing and executed by the party or parties to be bound thereby.

10. Arbitration. In the event a dispute should arise concerning this Agreement or the obligations of the parties hereunder and such dispute cannot be resolved by the parties, including without limitation a dispute over Grantee's share of the maintenance expenses described in paragraph 4, then the parties shall submit the matter to binding arbitration in accordance with the

Commercial Arbitration Rules of the American Arbitration Association. Either party may initiate the arbitration process by notifying the other party in writing of its demand for arbitration and proposed arbitrator. Within ten (10) days of receipt of such notice, the parties shall mutually agree

on and appoint a sole arbitrator to hear the dispute. If they cannot agree, each shall select a disinterested attorney practicing in St. Johns or Duval County and those attorneys shall select the arbitrator. Within fifteen (15) days thereafter, subject to the arbitrator's schedule, the parties shall

submit their respective cases to the arbitrator who shall hear the evidence and render a final binding decision thereon within five (5) calendar days after the close of the evidence. The parties agree that

the arbitration shall be held in St. Johns County, Florida, or at such other place as the parties shall mutually determine. The decision or award rendered by the arbitrator shall be final and judgment

thereon may be entered in accordance with applicable law by any court having jurisdiction thereof.

Prior to commencement of the hearing, each party shall deposit with the arbitrator certified funds sufficient to pay in full all costs and expenses estimated by the arbitrator to be necessary to cover his fees and expenses. If a party shall fail to timely deposit said funds, then that party shall be in default and the arbitrator shall enter his decision in favor of the other party. The prevailing party shall be

entitled to recover all its costs and expenses including reasonable attorney fees and advanced arbitration expenses referred to above.

COPY

11. **Binding Effect.** This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the respective parties.

12. **Severability.** Should any one or more of the provisions of this Agreement be determined to be illegal or unenforceable as to one or more of the parties, all other provisions, nevertheless, shall remain effective and binding on the parties hereto.

13. **Section Headings.** The Section Headings in this Agreement are intended for convenience only and shall not be taken into consideration in any construction or interpretation of this Agreement or any of its provisions.

COPY

IN WITNESS WHEREOF, the parties have caused this Easement Agreement to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

SOUTHWOOD OWNERS' ASSOCIATION, INC., a Florida corporation not-for-profit

Witness: Sharon L. Phillips
(type or print name)
Witness: Victoria P. Gard
(type or print name)

By: Angela Bunkelman
Name: Angela Bunkelman
Its: Vice President

Man P. Phillips
 Witness: Man P. Phillips
 (type or print name)

Victoria P. Gard
 Witness: VICTORIA P. GARD
 (type or print name)

BELLE HAVEN OF ST. AUGUSTINE
 CONDOMINIUM ASSOCIATION, INC., a
 Florida corporation not-for-profit

By: *[Signature]*
 Name: Elizabeth Robins
 Its: President

Man P. Phillips
 Witness: Man P. Phillips
 (type or print name)

Victoria P. Gard
 Witness: VICTORIA P. GARD
 (type or print name)

EASTWOOD OF ST. AUGUSTINE, L.L.C.,
 a Florida limited liability corporation

By: *[Signature]*
 Name: Elizabeth Robins
 Its: President

**STATE OF FLORIDA
 COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 27th day of FEBRUARY, 2004, by ANGELA BLINKLEMAN, ^{VICE} the president of Southwood Owners' Association, Inc., a Florida corporation not-for profit, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



Victoria P. Gard
 MY COMMISSION # SC938909 EXPIRES
 June 1, 2004
 BONDED THRU TROY FAIN INSURANCE, INC.

Victoria P. Gard
 Notary public

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 2nd day of APRIL, 2004, by ELIZABETH ROBINS, the president of Belle Haven of St. Augustine Condominium Association, Inc., a Florida corporation not-for profit, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



Victoria P. Gard
MY COMMISSION # CC938909 EXPIRES
June 1, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Victoria P. Gard
Notary public

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 21st day of FEBRUARY 2004, by ELIZABETH ROBINS, managing member of Eastwood of St. Augustine, L.L.C., a Florida limited liability corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.



Victoria P. Gard
MY COMMISSION # CC938909 EXPIRES
June 1, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

Victoria P. Gard
Notary public

COPY

EXHIBIT B

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION: PHASE A

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE AND THE POINT OF BEGINNING;

THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°16'51", AN ARC DISTANCE OF 80.06 FEET TO THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°18'02" EAST, 80.00 FEET; THENCE SOUTH 77°04'57" WEST, A DISTANCE OF 109.75 FEET; THENCE SOUTH 12°55'15" EAST, A DISTANCE OF 59.01 FEET; THENCE NORTH 77°04'45" EAST, A DISTANCE OF 22.33 FEET; THENCE SOUTH 12°55'15" EAST, A DISTANCE OF 80.67 FEET; THENCE SOUTH 77°04'33" WEST, A DISTANCE OF 74.55 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 109.52 FEET; THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 70.87 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 183.25 FEET; THENCE NORTH 04°33'57" EAST, A DISTANCE OF 97.60 FEET; THENCE NORTH 78°24'20" WEST, A DISTANCE OF 20.36 FEET; THENCE NORTH 20°43'28" WEST, A DISTANCE OF 17.44 FEET; THENCE NORTH 58°34'03" WEST, A DISTANCE OF 37.36 FEET; THENCE NORTH 26°07'50" WEST, A DISTANCE OF 46.44 FEET; THENCE NORTH 00°41'31" EAST, A DISTANCE OF 24.34 FEET; THENCE NORTH 34°56'47" EAST, A DISTANCE OF 28.96 FEET; THENCE NORTH 15°46'54" WEST, A DISTANCE OF 22.85 FEET; THENCE NORTH 58°02'22" WEST, A DISTANCE OF 26.18 FEET; THENCE NORTH 10°52'29" WEST, A DISTANCE OF 37.62 FEET; THENCE NORTH 24°22'46" WEST, A DISTANCE OF 38.76 FEET; THENCE NORTH 61°52'04" EAST, A DISTANCE OF 47.84 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°23'58", AN ARC DISTANCE OF 109.92 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°21'36" EAST, 109.67 FEET; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 303.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 80,224 SQUARE FEET OR 1.84 ACRES, MORE OR LESS.

COPY

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

EXHIBIT C

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR2170PG 418

LEGAL DESCRIPTION: PHASE B

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2 AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°16'51", AN ARC DISTANCE OF 80.06 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37°18'02" EAST, 80.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°29'29" AN ARC DISTANCE OF 137.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°11'11" EAST, 137.08 FEET; THENCE SOUTH 36°34'04" WEST, A DISTANCE OF 128.37 FEET; THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 66.47 FEET; THENCE SOUTH 56°59'56" WEST, A DISTANCE OF 46.39 FEET; THENCE NORTH 17°12'38" WEST, A DISTANCE OF 73.13 FEET; THENCE NORTH 77°04'33" EAST, A DISTANCE OF 48.51 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 80.67 FEET; THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 22.33 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 59.01 FEET; THENCE NORTH 77°04'57" EAST, A DISTANCE OF 109.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 27,907 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR2170pg 420

LEGAL DESCRIPTION: PHASE C

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°46'19", AN ARC DISTANCE OF 217.40 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°32'46" EAST, 216.33 FEET; THENCE SOUTH 36°34'04" WEST, A DISTANCE OF 128.37 FEET; THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 66.47 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 41°56'42" EAST, A DISTANCE OF 66.36 FEET; THENCE SOUTH 22°36'23" WEST, A DISTANCE OF 19.50 FEET; THENCE SOUTH 61°42'41" EAST, A DISTANCE OF 46.30 FEET; THENCE SOUTH 67°00'42" EAST, A DISTANCE OF 31.67 FEET; THENCE SOUTH 10°48'44" WEST, A DISTANCE OF 243.89 FEET TO THE NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 67 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 88°09'17" WEST ALONG THE SAID NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 67, A DISTANCE OF 134.12 FEET; THENCE NORTH 18°42'36" EAST DEPARTING SAID NORTH LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 261, PAGE 67, A DISTANCE OF 58.43 FEET; THENCE NORTH 16°09'38" WEST, A DISTANCE OF 64.43 FEET; THENCE NORTH 29°09'18" WEST, A DISTANCE OF 87.67 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 183.72 FEET; THENCE NORTH 77°04'45" EAST, A DISTANCE OF 70.87 FEET; THENCE SOUTH 12°55'15" EAST, A DISTANCE OF 4.52 FEET; THENCE NORTH 77°04'33" EAST, A DISTANCE OF 26.03 FEET; THENCE SOUTH 17°12'38" EAST, A DISTANCE OF 73.13 FEET; THENCE NORTH 56°59'56" EAST, A DISTANCE OF 46.39 FEET TO THE POINT OF BEGINNING CONTAINING 62,141 SQUARE FEET OR 1.43 ACRES, MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR 2170 PG 422

LEGAL DESCRIPTION: PHASE D

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°46'19", AN ARC DISTANCE OF 217.40 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°32'47" EAST, 216.33 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°08'25" AN ARC DISTANCE OF 177.47 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61°30'09" EAST, 176.89 FEET; THENCE SOUTH 15°37'00" WEST, A DISTANCE OF 142.53 FEET; THENCE SOUTH 55°52'26" EAST, A DISTANCE OF 85.75 FEET TO A POINT ON A CURVE BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 137.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'25" AN ARC DISTANCE OF 22.21 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 57°38'00" WEST, 22.19 FEET;; THENCE SOUTH 52°59'18" WEST, A DISTANCE OF 56.00 FEET; THENCE NORTH 67°00'42" WEST, A DISTANCE OF 149.47 FEET; THENCE SOUTH 22°59'18" WEST, A DISTANCE OF 17.50 FEET; THENCE NORTH 67°00'42" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 10°48'44" EAST, A DISTANCE OF 44.50 FEET; THENCE NORTH 67°00'42" WEST, A DISTANCE OF 31.67 FEET; THENCE NORTH 61°42'41" WEST, A DISTANCE OF 46.30 FEET; THENCE NORTH 22°36'23" EAST, A DISTANCE OF 19.50 FEET; THENCE NORTH 41°56'42" WEST, A DISTANCE OF 66.36 FEET; THENCE NORTH 77°04'45" EAST, A DISTANCE OF 66.47 FEET; THENCE NORTH 36°34'04" EAST, A DISTANCE OF 128.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,114 SQUARE FEET OR 1.22 ACRES MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION: PARCEL E

OR 2170 PG 424

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°54'45", AN ARC DISTANCE OF 394.88 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°36'59" EAST, 388.44 FEET; THENCE SOUTH 15°37'00" WEST, A DISTANCE OF 142.53 FEET; THENCE SOUTH 55°52'26" EAST, A DISTANCE OF 85.75 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 08°39'53" EAST, A DISTANCE OF 181.96 FEET; THENCE SOUTH 88°09'17" WEST, A DISTANCE OF 295.88 FEET; THENCE NORTH 10°48'44" EAST, A DISTANCE OF 199.39 FEET; THENCE SOUTH 67°00'42" EAST, A DISTANCE OF 25.00 FEET; THENCE NORTH 22°59'18" EAST, A DISTANCE OF 17.50 FEET; THENCE SOUTH 67°00'42" EAST, A DISTANCE OF 149.47 FEET; THENCE NORTH 52°59'18" EAST, A DISTANCE OF 56.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 137.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 09°17'25" AN ARC DISTANCE OF 22.21 FEET TO THE POINT OF BEGINNING, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°38'00" EAST, 22.19 FEET.

CONTAINING 45,138 SQUARE FEET OR 1.04 ACRES MORE OR LESS.

COPY

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PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084

(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 3, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR2170PG 426

LEGAL DESCRIPTION: PHASE F

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1697, PAGE 951, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°46'19", AN ARC DISTANCE OF 217.40 FEET AND THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°32'47" EAST, 216.33 FEET; THENCE SOUTH 36°34'04" WEST, A DISTANCE OF 128.37 FEET; THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 66.47 FEET; THENCE SOUTH 56°59'56" WEST, A DISTANCE OF 46.39 FEET; THENCE NORTH 17°12'38" WEST, A DISTANCE OF 73.13 FEET; THENCE SOUTH 77°04'33" WEST, A DISTANCE OF 26.03 FEET; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 4.52 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 77°04'45" WEST, A DISTANCE OF 70.87 FEET TO A POINT ON THE EASTERLY LINE OF SOUTHWOOD P.U.D., PHASE 1A, UNIT 1, TRACT "C", MAP BOOK 33, PAGES 8 THROUGH 13 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 12°55'15" WEST, A DISTANCE OF 105.00 FEET ALONG SAID EASTERLY LINE OF SOUTHWOOD P.U.D., PHASE 1A, UNIT 1, TRACT "C", MAP BOOK 33, PAGES 8 THROUGH 13 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 77°04'45" EAST, DEPARTING SAID EASTERLY LINE OF SOUTHWOOD P.U.D., PHASE 1A, UNIT 1, TRACT "C", MAP BOOK 33, PAGES 8 THROUGH 13 OF THE PUBLIC RECORDS OF SAID COUNTY A DISTANCE OF 70.87 FEET; THENCE SOUTH 12°55'15" EAST, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING.
CONTAINING 7,441 SQUARE FEET OR 0.17 ACRES, MORE OR LESS.

COPY

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PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR2170PG 428

LEGAL DESCRIPTION: PHASE G

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 870, PAGE 1244, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.C., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°54'45", AN ARC DISTANCE OF 394.88 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°36'59" EAST, 388.44 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°44'11" AN ARC DISTANCE OF 151.04 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76°26'27" EAST, 150.68 FEET; THENCE SOUTH 83°18'33" EAST, A DISTANCE OF 5.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'08" AN ARC DISTANCE OF 82.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°33'23" EAST, 81.97 FEET; THENCE SOUTH 07°36'05" EAST, A DISTANCE OF 161.28 FEET; THENCE SOUTH 88°09'17" WEST, A DISTANCE OF 220.03 FEET; THENCE NORTH 08°39'53" WEST, A DISTANCE OF 17.09 FEET; THENCE NORTH 55°52'26" WEST, A DISTANCE OF 85.75 FEET; THENCE NORTH 15°37'00" EAST, A DISTANCE OF 142.53 TO THE POINT OF BEGINNING.

CONTAINING 44,269 SQUARE FEET OR 1.02 ACRES MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR 2170 PG 430

LEGAL DESCRIPTION: PARCEL H

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 870, PAGE 1244, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°54'45", AN ARC DISTANCE OF 394.88 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°36'59" EAST, 388.44 FEET; THENCE SOUTH 15°37'00" WEST, A DISTANCE OF 142.53 FEET; THENCE SOUTH 55°52'26" EAST, A DISTANCE OF 85.75 FEET; THENCE SOUTH 08°39'53" EAST, A DISTANCE OF 17.09 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88°09'17" EAST, A DISTANCE OF 250.74 FEET; THENCE NORTH 66°23'39" EAST, A DISTANCE OF 92.13 FEET; THENCE SOUTH 23°36'21" EAST, A DISTANCE OF 61.82 FEET; THENCE SOUTH 01°50'43" EAST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 88°09'17" WEST, A DISTANCE OF 339.65 FEET; THENCE NORTH 08°39'53" WEST, A DISTANCE OF 164.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 53,793 SQUARE FEET OR 1.35 ACRES, MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824
3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION: PHASE I

OR 2170 PG 432

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 870, PAGE 1244, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°39'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°38'56", AN ARC DISTANCE OF 545.92 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°29'05" EAST, 529.00 FEET; THENCE SOUTH 83°18'33" EAST, A DISTANCE OF 5.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'08" AN ARC DISTANCE OF 82.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°33'23" EAST, 81.97 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°19'33" AN ARC DISTANCE OF 134.35 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 70°45'33" EAST, 133.42 FEET; THENCE NORTH 59°05'46" EAST, A DISTANCE OF 13.85 FEET; THENCE NORTH 49°30'07" EAST, A DISTANCE OF 60.00 FEET; THENCE SOUTH 40°55'45" EAST, A DISTANCE OF 162.77 FEET; THENCE SOUTH 64°10'00" WEST, A DISTANCE OF 146.44 FEET; THENCE SOUTH 01°50'43" EAST, A DISTANCE OF 15.48 FEET; THENCE SOUTH 66°23'39" WEST, A DISTANCE OF 116.54 FEET; THENCE SOUTH 88°09'17" WEST, A DISTANCE OF 30.71 FEET; THENCE NORTH 07°36'05" WEST, A DISTANCE OF 161.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 38,556 SQUARE FEET OR 0.89 ACRES MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

3000 N. PONCE DE LEON BOULEVARD, SUITE "D"
ST. AUGUSTINE, FLORIDA 32084
(904) 829-2591 FAX: (904) 829-5070

THIS IS A TWO PAGE DOCUMENT AND NOT VALID UNLESS BOTH SHEETS ARE PRESENT

MAP SHOWING SPECIFIC PURPOSE SURVEY OF:

A PORTION OF GOVERNMENT LOT 8, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA

OR2170pg 434

LEGAL DESCRIPTION: PHASE J

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 870, PAGE 1244, AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF SOUTHWOOD LAKE DRIVE (A 60' RIGHT OF WAY AS NOW ESTABLISHED) AND THE SOUTHWESTERLY CORNER OF TRACT "E", SOUTHWOOD P.U.D., PHASE 1A, UNIT 2, AS RECORDED IN MAP BOOK 36, PAGES 30 THROUGH 33 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 56°20'23" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF SAID SOUTHWOOD LAKE DRIVE; THENCE SOUTH 33°38'37" EAST, A DISTANCE OF 66.01 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 630.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 49°38'56", AN ARC DISTANCE OF 545.92 FEET AND THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°29'05" EAST, 529.00 FEET; THENCE SOUTH 83°18'33" EAST, A DISTANCE OF 5.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°16'08" AN ARC DISTANCE OF 82.18 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°33'23" EAST, 81.97 FEET; THENCE SOUTH 07°36'05" EAST, A DISTANCE OF 161.28 FEET; THENCE SOUTH 88°09'17" WEST, A DISTANCE OF 30.71 FEET; THENCE NORTH 66°23'39" EAST, A DISTANCE OF 92.13 FEET TO THE POINT OF BEGINNING.

THENCE NORTH 66°23'39" EAST, A DISTANCE OF 24.41 FEET; THENCE NORTH 01°50'43" WEST, A DISTANCE OF 15.48 FEET; THENCE NORTH 64°10'00" EAST, A DISTANCE OF 146.44 FEET; THENCE SOUTH 40°55'45" EAST, A DISTANCE OF 44.71 FEET; THENCE SOUTH 01°50'43" EAST, A DISTANCE OF 134.82 FEET; THENCE SOUTH 47°49'01" EAST, A DISTANCE OF 161.71 FEET TO A POINT ON THE NORTH LINE OF OFFICIAL RECORDS BOOK 261, PAGE 67 AS DESCRIBED AND RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY; THENCE SOUTH 88°09'17" WEST ALONG SAID NORTH LINE OF OFFICIAL RECORDS BOOK 261, PAGE 67, A DISTANCE OF 278.00 FEET; THENCE NORTH 01°50'43" WEST DEPARTING SAID NORTH LINE OF OFFICIAL RECORDS BOOK 261, PAGE 67, A DISTANCE OF 140.45 FEET; THENCE NORTH 23°36'21" WEST, A DISTANCE OF 61.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 48,438 SQUARE FEET OR 1.11 ACRES, MORE OR LESS.

COPY

COPY

PRIVETT-NILES and ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS No. 6824

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