

Prepared by:
WITHOUT THE BENEFIT OF TITLE EXAMINATION
L. J. Arnold III, Attorney at Law
P. O. Drawer "D"
Green Cove Springs, Fl 32043



Parcel Identification no. 04-06-26-015231-000-00

QUIT CLAIM DEED

THIS QUIT CLAIM DEED executed this 30th day of November, 1995, by **MAGNOLIA POINT JOINT VENTURE, LTD., A FLORIDA LIMITED PARTNERSHIP**, party of the first part to **MAGNOLIA POINT GOLF AND COUNTRY CLUB, LTD., A FLORIDA LIMITED PARTNERSHIP**, whose address is: 3616 Magnolia Point Boulevard, Green Cove Springs, Fl 32043, party of the second part.

(Whenever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires).

WITNESSETH, that the said first party, for and in consideration of **TEN DOLLARS** and other valuable consideration, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece of parcel of land, situate, lying and being in the County of Clay, State of Florida, to wit:

AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO.

SUBJECT TO: Covenants, easements, reservations and restrictions of record.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, title, interest, lien equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

**MAGNOLIA POINT JOINT VENTURE,
LTD, a Florida Limited
Partnership**

Sharri B. Hunter
Witness: Sharri B. Hunter

Perry P. Hopper
Witness: Perry P. Hopper

By: Bert V. Royal, Vice
President of Magnolia Point
Investors, Inc.,
General Partner

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 30th day of November, 1995, on behalf of the corporation, by **BERT V. ROYAL**, Vice President of Magnolia Point Investors, Inc., General Partner of Magnolia Point Joint Venture, Ltd., who (X) is personally known to me, or () has produced _____ as identification.



SHARRI B HUNTER
My Commission CC489680
Expires Jul. 15, 1999
Bonded by ANB
800-852-8878

Sharri B. Hunter
NOTARY PUBLIC
Printed name: Sharri B. Hunter
Commission Expires: 7-15-99

EXHIBIT "A"

Lots 20, 34, 49, 50, 51, 85, 96, 111, 112, 114, 115, 116, 120, 121, 125, 138, 141, 143, and 144, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE I, according to plat thereof as recorded in Plat Book 20, papges 22 through 34, inclusive, and as amended in Official Records Book 1042, page 467, Official Records Book 1120 page 251, Official Records Book 1265 page 357, and Official Records Book 1265 page 361, of the public records of Clay County, Florida.

Lots 20, 24, 33, 38, 39, 42, 51, 56, 57, 59, 60, 61, 68, 69, 71, 76, 78, 79, 82, 83, 84, 86, 87, 101, 107, 110, 112, 116, 118, 122, 123, 124, 126, 127, 128, 129, 130, 131, 132, 136, 137, 138, 143, 145, 146, 148, 149, 150, 151, 153, 154, 155, 157, 160, 163, and 166, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE II, according to plat thereof as recorded in Plat Book 22, pages 20 through 30, inclusive, of the public records of Clay County, Florida.

Lots 12, 13, 14, 15, 17, 19, 20, 21, 47, 48, 49, 50, 64, 65, 66, 70, 72, 73, 74, 75, 79, 80, 81, 82, 85, 86, 87, 88, and 89, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE III, according to plat thereof as recorded in Plat Book 25, pages 41, 42, 43, and 44, of the public records of Clay County, Florida.

Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 19, 20, 43, 44, 45, 46, 49, 50, 51, 52, 53, 54, and 55, MAGNOLIA POINT GOLF SIDE VILLAS PHASE III REPLAT, according to plat thereof as recorded in Plat Book 28, pages 55, 56, and 57, of the public records of Clay County, Florida.

LOT "G"

A portion of Lots 6 and 7, Magnolia Point, as recorded in Plat Book 20, Pages 22 through 34, of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Muirfield Drive (formerly Governors Drive), a 66 foot right-of-way as presently established, with the centerline of Mamaroneck Court (formerly Crooked Lake Court), a 60 foot right-of-way as presently established, said point lying on a curve concave Southwesterly and having a radius of 608.45 feet; thence Northwesterly along and around the arc of said curve, and along said centerline of Muirfield Drive, through a central angle of 09° 20' 00", an arc distance of 99.11 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North 68° 16' 28" West, 99.01 feet; thence North 72° 56' 28" West, along said centerline, 258.69 feet; thence North 17° 03' 32" East, departing said centerline of Muirfield Drive, 33.00 feet to the Northerly right-of-way line of said Muirfield Drive and the Point of Beginning.

From the Point of Beginning, continue North 17° 03' 32" East, departing said Northerly right-of-way line of Muirfield Drive, 190.00 feet to the North line of said Lot 6; thence South 72° 56' 28" East, along said North line of Lot 6 and along the North line of said Lot 7, a distance of 81.18 feet; thence South 17° 03' 32" West, departing said North line of Lot 7, a distance of 190.00 feet to said Northerly right-of-way line of Muirfield Drive; thence North 72° 56' 28" West, along said Northerly right-of-way line, 81.18 feet to the Point of Beginning.

Said lands containing 0.35 acres, more or less, and being subject to any and all easements, rights-of-way, restrictions and reservations of record.

LOT "H"

A portion of Lots 7 and 8, Magnolia Point, as recorded in Plat Book 20, Pages 22 through 34, of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the centerline of Muirfield Drive (formerly Governors Drive), a 66 foot right-of-way as presently established, with the centerline of Mamaroneck Court (formerly Crooked Lake Court), a 60 foot right-of-way as presently established, said point lying on a curve concave Southwesterly and having a radius of 608.45 feet; thence Northwesterly along and around the arc of said curve, and along said centerline of Muirfield Drive, through a central angle of 09° 20' 00", an arc distance of 99.11 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North 68° 16' 28" West, 99.01 feet; thence North 72° 56' 28" West, along said centerline, 177.51 feet; thence North 17° 03' 32" East, departing said centerline of Muirfield Drive, 33.00 feet to the Northerly right-of-way line of said Muirfield Drive and the Point of Beginning.

From the Point of Beginning, continue North 17° 03' 32" East, departing said Northerly right-of-way line of Muirfield Drive, 190.00 feet to the North line of said Lot 7; thence South 72° 56' 28" East, along said North line of Lot 7 and along the North line of said Lot 8, a distance of 81.18 feet; thence South 17° 03' 32" West, departing said North line of Lot 8, a distance of 190.00 feet to said Northerly right-of-way line of Muirfield Drive; thence North 72° 56' 28" West, along said Northerly right-of-way line, 81.18 feet to the Point of Beginning.

Said lands containing 0.35 acres, more or less, and being subject to any and all easements, rights-of-way, restrictions and reservations of record.

LOT "K"

A portion of Lot 10, Magnolia Point, as recorded in Plat Book 20, pages 22 through 34 of the Public Records of Clay County, Florida, being more particularly described as follows:

For a Point of Reference commence at the intersection of the centerline of Muirfield Drive (formerly Governors Drive), a 66 foot right-of-way as presently established, with the centerline of Inverness Court (formerly Pine Oak Court), a 60 foot right-of-way as presently established, thence North 54° 16' 28" West, along said centerline of Muirfield Drive, 280.00 feet; thence North 35° 43' 32" East, departing said centerline, 33.00 feet to a point lying on the Northerly right-of-way line of said Muirfield Drive, said point being the Southeasterly corner of said Lot 10 and the Point of Beginning.

From the Point of Beginning thence North 54° 16' 28" West, along said Northerly right-of-way line, 12.00 feet to the Point of Curvature of a curve concave Southwesterly and having a radius of 641.45 feet; thence Northwesterly, along and around the arc of said curve and continuing along said Northerly right-of-way line, through a central angle of 04° 35' 58", an arc distance of 51.49 feet to a Point of Reverse Curvature, said arc being subtended by a chord bearing and distance of North 56° 34' 27" West, 51.48 feet; thence Northwesterly, Northerly, and Northeasterly, departing said Northerly right-of-way line, along and around the arc of a curve concave Northeasterly and having a radius of 25.00 feet, through a central angle of 85° 15' 58", an arc distance of 37.20 feet to the Point of Tangency of said curve, said arc being subtended by a chord bearing and distance of North 16° 14' 27" West, 33.87 feet; thence North 26° 23' 32" East, 164.48 feet to a point lying on the Northeasterly line of said Lot 10; thence South 58° 38' 01" East, along said Northeasterly line, 117.12 feet to the Northeasterly corner thereof; thence South 35° 43' 32" West, along the Southeasterly line of said Lot 10, 190.00 feet to the Point of Beginning.

Said lands containing 0.44 acres more or less and being subject to any and all easements, rights-of-way, restrictions and reservations of record.

PARCEL I

A portion of Section 5, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most corner of Lot 100, of Magnolia Point Golf and Country Club Phase II, as shown on the plat recorded in Plat Book 22, Pages 20 through Pages 30, of the Public Records of said County, said point lying on a curve concave Southerly, having a radius of 474.84 feet and central angle of 17°55'49", said point also lying on the Northerly right-of-way line of Medinah Lane, (a 60 foot right-of-way as now established); run thence along and around the arc of said curve and along and around said Northerly right-of-way line, an arc length of 148.60 feet, said arc being subtended by a chord bearing and distance of North 72°29'24" West, 147.99 feet to a point; run thence North 08°22'49" East, departing said curve and said Northerly right-of-way line, a distance of 205.39 feet; thence North 13°12'36" West, 137.89 feet; thence North 17°48'01" West, a distance of 176.77 feet to a point of curvature of a curve concave Southerly, having a radius of 117.90 feet and a central angle of 115°47'47", run thence along and around the arc of said curve, an arc length of 238.28 feet, said arc being subtended by a chord bearing and distance of North 75°11'55" West, 199.75 feet to a point of tangency and the Point of Beginning, run thence South 46°54'11" West, 91.95 feet; thence South 39°30'04" West, 297.98 feet; thence South 31°27'16" West, 209.43 feet to a point lying on a nontangent curve, having a radius of 113.73 feet and a central angle of 105°50'05", run thence along and around the arc of said curve, an arc length of 210.08 feet, said arc being subtended by a chord bearing and distance of South 05°09'41" West, 181.46 feet to a point lying on said curve, run thence South 11°34'24" West, a distance of 243.41 feet; thence South 19°36'56" West, 188.75 feet; thence South 02°40'58" East, a distance of 672.29 feet; thence South 05°23'53" West, a distance of 311.71 feet; thence South 02°02'14" East, a distance of 424.78 feet to a point lying on a curve concave Northerly, having a radius of 575.00 feet and a central angle of 20°45'57"; run thence along and around the arc of said curve, an arc length of 208.40 feet, said arc being subtended by a chord bearing and distance of South 80°32'49" East, 207.26 feet to a point lying on the curve; thence South 07°13'50" East, departing said curve, a distance of 76.69 feet; thence South 17°15'56" East, 352.07 feet; thence South 15°48'54" East, 453.58 feet; thence South 29°54'38" East, 318.82 feet to a point lying on the Southerly line of said Section 5; thence North 89°51'54" West, along said Southerly section line, a distance of 1324.08 feet; thence North 00°21'24" West, departing said Southerly section line, a distance of 4739.70 feet; thence North 89°27'09" East, a distance of 580.00 feet; thence South 00°21'24" East, a distance of 300.00 feet; thence South 89°27'09" West, a distance of 50.00 feet; thence South 00°21'24" East, a distance of 816.76 feet; thence North 89°38'36" East, a distance of 350.00 feet; thence North 41°18'55" East, a distance of 292.81 feet; thence South 48°41'05" East, a distance of 150.79 feet to the Point of Beginning.

The above described parcel of land containing 86.38 acres, more or less.

PARCEL II

A portion of Section 5, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida, being more particularly described as follows:

Begin at the Point of Terminus of the Northerly right-of-way line of Medinah Lane, a 60 foot right-of-way as shown on a plat of Magnolia Point Estate Lots Unit One, as recorded in Plat Book 24, Pages 51 and 52 of the Current Public Records of said Clay County; run thence North 11°34'24" East, departing said Northerly right-of-way line, a distance of 92.20 feet; thence North 44°13'05" East, a distance of 223.71 feet; thence North 46°10'51" East, a distance of 567.13 feet; thence South 17°48'01" East, a distance of 119.63 feet; thence South 13°12'36" East, a distance of 134.43 feet; thence South 08°22'49" West, a distance of 202.70 feet to a point lying on the Northerly right-of-way line of said Medinah Lane, (a 60 foot concave Southerly, having a radius of 474.84 feet and a central angle of 42°35'17"; run thence along and around the arc of said curve, and along and around said Northerly right-of-way line, an arc length of 352.95 feet, said arc being subtended by a chord bearing and distance of South 75°26'26" West, 344.88 feet to a point of tangency; run thence South 54°08'48" West, continuing along said Northwesterly right-of-way line, a distance of 88.68 feet to a point of curvature of a curve concave Northerly, having a radius of 320.00 feet and a central angle of 40°56'10"; run thence along and around the arc of said curve and continuing along said Northerly right-of-way line, an arc length of 228.63 feet, said arc being subtended by a chord bearing and distance of South 74°36'53" West, 223.80 feet to the Point of Beginning.

The above described parcel of land containing 3.87 acres, more or less.

PARCEL V

A portion of Section 4, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida, being more particularly described as follows:

Begin at the corner common to Sections 3, 4, and 37, of said Township and Range and run thence South 00°39'30" East, along the line between Sections 3 and 4, a distance of 1161.63 feet to a point; thence North 87°58'12" West, departing said section line, a distance of 160.29 feet; thence North 84°57'19" West, a distance of 101.83 feet; thence North 83°02'28" West, a distance of 99.81 feet; thence North 72°01'50" West, 100.01 feet; thence North 67°03'09" West, 101.95 feet to a point lying on the Easterly right-of-way line of Colonial Drive, (a 66 foot road right-of-way as now established), said point also lying on a curve concave Westerly, having a radius of 593.00 feet and a central angle of 65°28'23"; run thence along and around the arc of said curve and along and around said Easterly right-of-way line, an arc length of 677.63 feet, said arc being subtended by a chord bearing and distance of North 07°44'40" West, 641.36 feet to a point of tangency; thence North 40°28'51" West, continuing along said Westerly right-of-way line, a distance of 202.67 feet to a point of curvature of a curve concave Easterly, having a radius of 30.00 feet and a central angle of 74°04'28"; run thence along and around the arc of said curve and along the Easterly right-of-way line of said Colonial Drive and the Southeasterly right-of-way line of Magnolia Point Boulevard, (a varied right-of-way as now established), an arc length of 38.79 feet, said arc being subtended by a chord having a bearing and distance of North 03°26'41" West, 36.14 feet to a point of compound curvature of a curve concave Southeasterly, having a radius of 179.28 feet and a central angle of 10°18'08"; run thence along and around the arc of said curve and continuing along said Southeasterly right-of-way line of Magnolia Point Boulevard, an arc length of 32.24 feet, said arc being subtended by a chord bearing and distance of North 38°44'37" East, 32.19 feet to a point lying on the curve; run thence North 53°03'13" East, continuing along said Southeasterly right-of-way line of said Magnolia Point Boulevard, a distance of 294.78 feet; thence North 40°37'20" East, continuing along said Southeasterly right-of-way line, a distance of 251.75 feet to a point lying on the line common to said Sections 4 and 37; run thence South 65°18'30" East along said line common to said sections, a distance of 370.79 feet to the Point of Beginning.

The above described parcel of land containing 15.78 acres, more or less.

PARCEL VI

A portion of Section 5, Township 6 South, Range 26 East, City of Green Cove Springs, Clay County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Northeasterly most corner of Lot 102, of Magnolia Point Golf and Country Club, Phase II, as shown on plat recorded in Plat Book 22, Pages 20 through 30, of the Public Records of said County; thence South 54°05'55" West, a distance of 526.66 feet to a point lying on the Northerly right-of-way line of Medinah Lane, a 60 foot right-of-way as presently established, said point also lying on a curve concave Southerly, having a radius of 474.84 feet; thence along and around the arc of said curve, and along said right-of-way line, through a central angle of 17°55'49", an arc distance of 148.60 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of North 72°29'24" West, 147.99 feet; thence North 08°22'49" East, departing said curve and said Northerly right-of-way line, a distance of 205.39 feet; thence North 13°12'36" West, a distance of 137.89 feet; thence North 17°48'01" West, a distance of 176.77 feet to a point of curvature of a curve concave Southerly, having a radius of 117.90 feet; thence along and around the arc of said curve, through a central angle of 115°47'47", an arc distance of 238.28 feet, said arc being subtended by a chord bearing and distance of North 75°11'55" West, 199.75 feet to the point of tangency of said curve; thence North 48°41'05" West, departing said curve, a distance of 150.79 feet; thence South 41°18'55" West, a distance of 292.81 feet; thence South 89°38'36" West, a distance of 350.00 feet; thence North 00°21'24" West, a distance of 816.76 feet; thence North 89°27'09" East, a distance of 50.00 feet; thence North 00°21'24" West, a distance of 300.00 feet; thence North 89°27'09" East, a distance of 377.25 feet; thence South 45°40'47" East, a distance of 1783.31 feet; thence South 78°38'37" West, a distance of 227.56 feet to the Point of Beginning.

The above described parcel of land containing 28.86 acres, more or less.



3131 St. Johns Bluff Road S.
Jacksonville, FL 32246
Tel: (904) 642-8550
Fax: (904) 646-9485

OR BOOK 1583 PAGE 1020

October 16, 1995

Magnolia Point
Work Order No. 95-233

PARCEL "GCC-3A"

A portion of Section 9, Township 6 South, Range 26 East, Clay County, Florida, Being more particularly described as follows:

For a Point of Beginning commence at the Northwest corner of lot 88, Magnolia Point Golf and Country Club, Phase III, as recorded in the Plat Book 25, Pages 41-44 of the Public Records of said County, said point also lying on the Southerly right of way line of Colonial Drive, a 66 foot right of way as presently established.

From the Point of Beginning thence South $34^{\circ}23'13''$ East, departing the said Southerly right of way line, 171.60 feet; thence North $65^{\circ}12'52''$ East, 113.84 feet; thence North $85^{\circ}28'26''$ East, 816.56 feet; thence South $56^{\circ}14'30''$ East, 380.29 feet; thence North $33^{\circ}45'30''$ East, 67.44 feet; thence North $15^{\circ}30'40''$ West, 186.21 feet, to a point lying on a curve concave Easterly having a radius of 50.00 feet, said point also lying on the Easterly right of way line of Belfry Circle, a variable right of way as presently established; thence Northerly, along the arc of said curve, through a central angle of $128^{\circ}35'47''$, an arc distance of 112.22 feet, said arc being subtended by a chord bearing and distance of North $08^{\circ}42'44''$ West, 90.11 feet; thence North $19^{\circ}01'14''$ East departing the said curve and said Easterly right of way line, 38.33 feet; thence South $67^{\circ}56'13''$ East, 6.98 feet; thence South $17^{\circ}40'09''$ East, 294.00 feet; thence South $12^{\circ}09'10''$ East, 398.55 feet; thence South $19^{\circ}43'43''$ West, 337.58 feet; thence North $89^{\circ}14'10''$ West, 165.04 feet; thence North $41^{\circ}14'03''$ West, 800.68 feet; thence South $83^{\circ}52'53''$ West, 521.35 feet; thence South $85^{\circ}46'42''$ West, 357.92 feet; thence South $60^{\circ}19'58''$ West, 356.04 feet; thence South $77^{\circ}23'01''$ West, 521.50 feet; thence North $58^{\circ}08'52''$ West, 343.74 feet; thence North $21^{\circ}58'41''$ West, 52.86 feet; thence North $68^{\circ}01'19''$ East, 76.25 feet; thence North $21^{\circ}55'50''$ East, 139.01 feet, to a point lying on the Southerly right of way line of Colonial Drive, a 66 foot right of way as presently established, said point also lying on a curve concave Northerly having a radius of 1308.00 feet; thence Easterly, along said right of way line and along the arc of said curve, through a central angle of $49^{\circ}19'59''$, an arc distance of 1126.22 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $80^{\circ}30'24''$ East, 1091.75 feet; thence continue Easterly, along the arc of a curve concave Southeasterly having a radius of 1242.00 feet and continuing along said Southerly right of way line, through a central angle of $06^{\circ}15'15''$, an arc distance of 135.57 feet to the point of Beginning, said arc being subtended by a chord bearing and distance of North $58^{\circ}58'01''$ East, 133.50 feet.

Containing 21.55 acres more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 9, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA. BEING MORE PARTICULAR DESCRIBED IN SEPARATE ATTACHMENT:

SCALE: 1" = 200'

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

SECTION 4
SECTION 9

POINT OF BEGINNING
NORTHWEST CORNER OF LOT 88,
MAGNOLIA POINT GOLF AND COUNTRY CLUB,
PHASE III, PLAT BOOK 25, PAGES 41-44

BELFRY CIRCLE
R/W VARIES

SEC. 9
SEC. 10
SEC. 37
SECTION 4
SECTION 9
SECTION 10
SECTION 37

Δ = 4919.59'
R = 1308.00'
L = 1128.22'
C = 1081.75'
CB = N80°30'24"E

Δ = 0875.15'
R = 1242.00'
L = 133.37'
C = 133.37'
CB = N58°58'01"E

Δ = 128°35'47"
R = 50.00'
L = 112.22'
C = 90.11'
CB = N08°42'44"W

Δ = 128°35'47"
R = 50.00'
L = 112.22'
C = 90.11'
CB = N08°42'44"W

COLONIAL

DRIVE

PARCEL "GCC-3A"
21.55 Acres

LEGEND

| | |
|--------|-----------------------------|
| R/W | RIGHT-OF-WAY |
| SEC | SECTION |
| Δ | CENTRAL ANGLE |
| R | RADIUS |
| L | ARC DISTANCE |
| C | CHORD DISTANCE |
| CB | CHORD BEARING |
| P.C. | POINT OF CURVATURE |
| P.T. | POINT OF TANGENCY |
| P.R.C. | POINT OF REVERSE CURVATURE |
| P.C.C. | POINT OF COMPOUND CURVATURE |
| P.O.T. | POINT ON TANGENT |

NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF SECTION 37, BEING NORTH 65°18' 30" WEST, PER PLAT BOOK 25, PAGES 41 - 44.
- 2.) THERE MAY BE EASEMENTS, RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, EFFECTING THIS PROPERTY, THAT ARE NOT DEPICTED HEREON.
- 3.) THIS IS NOT A SURVEY.

SUNSHINE STATE SURVEYORS, INC.

ENGINEERS, SURVEYORS & LAND PLANNERS 3131 ST. JOHNS BLUFF RD. SOUTH, JACKSONVILLE, FLORIDA 32246

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81G17-4 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE: NOT VALID WITHOUT RAISED EMBOSSED SEAL

SCALE 1" = 200'

DATE 10-27-1985

JOSEPH L. LESLIE, REMYNDUS, III
PROFESSIONAL SURVEYOR AND MAPPER
No. 5017, FLORIDA

RECORD

CAD FILE: MAGNOLIA\MAG95.DWG
ORDER NO.: S95-233
DRAWN BY: E.T.
CHECKED BY: M.L.R.
FIELD BOOK: N.A.
COUNTY / RANGE: CLAY / 26 E
FILE NO.: 958-6128A





3131 St. Johns Bluff Road S.
Jacksonville, FL 32246
Tel: (904) 642-8550
Fax: (904) 646-9485

OR BOOK 1583 PAGE 1022

October 16, 1995

Magnolia Point
Work Order No. 95-233

PARCEL "GCC-3B"

A portion of Sections 4, 9 and 10, Township 6 South, Range 26 East, Clay County, Florida, Being more particularly described as follows:

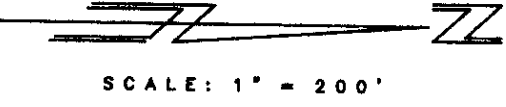
For a Point of Commencement begin at the Northwest corner of lot 88, Magnolia Point Golf and Country Club, Phase III, as recorded in the Plat Book 25, Pages 41-44 of the Public Records of the said County, said point also lying on the Southerly right of way line of Colonial Drive, a 66 foot right of way as presently established; thence Easterly, along the arc of a curve concave Southerly having a radius of 1242.00 feet and along said right of way line, through a central angle of $36^{\circ}18'39''$, an arc distance of 787.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $80^{\circ}14'58''$ East, 774.01 feet; thence continue Easterly along the arc of a curve concave Southerly having a radius of 415.88 feet and continuing along said Southerly right of way line, through a central angle of $30^{\circ}31'44''$, an arc distance of 221.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}08'26''$ East, 218.98 feet; thence North $67^{\circ}52'34''$ East, continuing along said Southerly right of way line, 162.00 feet to the point of curvature of a curve concave Southerly having a radius of 803.11 feet; thence Easterly, along the arc of said curve, continuing along said right of way line, through a central angle of $21^{\circ}40'00''$, an arc distance of 303.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}42'34''$ East, 301.89 feet; thence North $89^{\circ}32'34''$ East, continuing along said Southerly right of way line, 153.80 feet to a point on said tangent and to the Point of Beginning.

From the Point of Beginning continue thence North $89^{\circ}32'34''$ East, along said Southerly right of way line, 156.20 feet to the point of curvature of a curve concave Northerly having a radius of 838.28 feet; thence Easterly, along the arc of said curve, continuing along said Southerly right of way line, through a central angle of $40^{\circ}36'23''$, an arc distance of 594.10 feet to a point on a reverse curvature, said arc being subtended by a chord bearing and distance of North $69^{\circ}14'22''$ East, 581.75 feet; thence from said point of reverse curvature, said point lying on a curve concave Southerly having a radius of 25.00 feet and on the Southerly right of way line of Stonebriar Road, a 60 foot right of way as presently established, continue Easterly, along the arc of said curve, departing said Southerly right of way line of Colonial Drive and along said Southerly right of way line of Stonebriar Road, through a central angle of $74^{\circ}41'42''$, an arc distance of 32.59 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of North $86^{\circ}17'02''$ East,

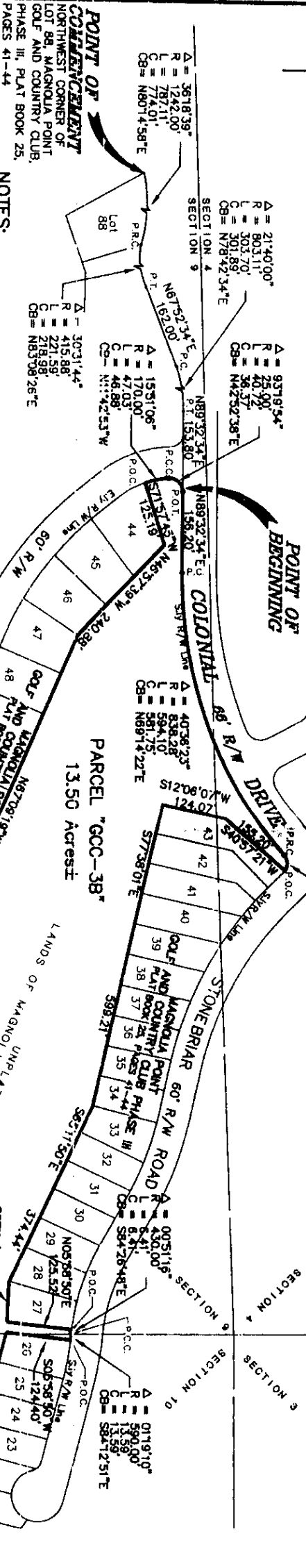
30.33 feet; thence South $40^{\circ}57'21''$ West, departing said curve and said Southerly right of way line, 155.20 feet; thence South $12^{\circ}06'07''$ West, 124.07 feet; thence South $77^{\circ}38'01''$ East, 599.21 feet; thence South $65^{\circ}11'50''$ East, 374.44 feet; thence South $87^{\circ}29'05''$ East, 79.61 feet; thence North $05^{\circ}58'50''$ East, 125.52 feet to a point lying on a curve concave Northerly having a radius of 430.00 feet, said point also lying on said Southerly right of way line of Stonebriar Road; thence Easterly, along the arc of said curve and along said Southerly right of way line, through a central angle of $00^{\circ}51'16''$, an arc distance of 6.41 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South $84^{\circ}26'48''$ East, 6.41 feet; thence continue Easterly along a curve concave Southerly having a radius of 590.00 feet and along said Southerly right of way line, through a central angle of $01^{\circ}19'10''$, an arc distance of 13.59 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $84^{\circ}12'51''$ East, 13.59 feet; thence South $05^{\circ}58'50''$ West departing the said curve and said Southerly right of way line, 124.40 feet; thence South $75^{\circ}45'58''$ East, 118.67 feet; thence South $64^{\circ}11'34''$ East, 103.17 feet; thence South $18^{\circ}47'04''$ East, 146.81 feet; thence South $64^{\circ}59'36''$ West, 261.70 feet; thence North $89^{\circ}52'16''$ West, 479.68 feet; thence North $45^{\circ}01'08''$ West, 171.44 feet; thence North $67^{\circ}09'19''$ West, 829.73 feet; thence North $46^{\circ}57'39''$ West, 240.88 feet; thence South $71^{\circ}57'45''$ West, 125.19 feet to a point lying on a curve concave Easterly having a radius of 170.00 feet said point also lying on the Easterly right of way line of Pebble Beach Boulevard, a 60 foot right of way as presently established; thence Northerly, along the arc of said curve and along said Easterly right of way line, through a central angle of $15^{\circ}51'06''$, an arc distance of 47.03 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North $11^{\circ}42'53''$ West, 46.88 feet; thence Northeasterly along the arc of a curve concave Southeasterly having a radius of 25.00 feet and along said Easterly right of way line, through a central angle of $93^{\circ}19'54''$, an arc distance of 40.72 feet, returning to said Southerly right of way line of Colonial Drive and to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $42^{\circ}52'38''$ East, 36.37 feet.

Containing 13.50 acres more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 4, 9, AND 10 TOWNSHIP 6 SOUTH, RANGE 26 EAST,
CLAY COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT:



- LEGEND**
- R/W RIGHT-OF-WAY
 - SEC SECTION
 - Δ CENTRAL ANGLE
 - R RADIUS
 - L ARC DISTANCE
 - C CHORD DISTANCE
 - CB CHORD BEARING
 - P.C. POINT OF CURVATURE
 - P.T. POINT OF TANGENCY
 - P.R.C. POINT OF REVERSE CURVATURE
 - P.C.C. POINT OF COMPOUND CURVATURE
 - P.O.T. POINT ON TANGENT



- NOTES:**
- 1.) BEARINGS ARE BASED ON THE SOUTHWESTERN LINE OF SECTION 37, BEING NORTH 65°18' 30" WEST, PER PLAT BOOK 25, PAGES 41 - 44.
 - 2.) THERE MAY BE EASEMENTS, RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY, EFFECTING THIS PROPERTY, THAT ARE NOT DEPICTED HEREON.
 - 3.) THIS IS NOT A SURVEY.

POINT OF COMMENCEMENT
NORTHWEST CORNER OF LOT 88, MAGNOLIA POINT GOLF AND COUNTRY CLUB, PHASE III, PLAT BOOK 25, PAGES 41-44

SUNSHINE STATE SURVEYORS, INC.
ENGINEERS, SURVEYORS & LAND PLANNERS 3131 ST. JOHNS BLUFF RD. SOUTH, JACKSONVILLE, FLORIDA 32246

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE: NOT VALID WITHOUT RAISED EMBOSSED SEAL

SCALE 1" = 200'

DATE 10-27-1995

JOSEPH LEASE, RETIRED, III
PROFESSIONAL SURVEYOR AND MAPPER
NO. 5517, FLORIDA

RECORD

CAD FILE MAGNOLIA/MAG95.DWG
ORDER NO. 595-233
DRAWN BY: F.T.
CHECKED BY: A.L.R.
FIELD BOOK: N/A
COUNTY RANGE: CLAY / 26 E

GRAPHIC SCALE



October 16, 1995

Magnolia Point
Work Order No. 95-233

PARCEL "GCC-3C"

A portion of Sections 4, 9 and 10, Township 6 South, Range 26 East, Clay County, Florida, Being more particularly described as follows:

For a Point of Commencement begin at the Northwest corner of lot 88, Magnolia Point Golf and Country Club, Phase III, as recorded in the Plat Book 25, Pages 41-44 of the Public Records of the said County; said point also lying on the Southerly right of way line of Colonial Drive, a 66 foot right of way as presently established, thence Easterly along the arc of a curve concave Southerly having a radius of 1242.00 feet, and along the said Southerly right of way line, through a central angle of $36^{\circ}18'39''$, an arc distance of 787.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $80^{\circ}14'58''$ East, 774.01 feet; thence continue Easterly along the arc of a curve concave Southerly having a radius of 415.88 feet and continuing along said Southerly right of way line, through a central angle of $30^{\circ}31'44''$, an arc distance of 221.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}08'26''$ East, 218.98 feet; thence North $67^{\circ}52'34''$ East, continuing along said Southerly right of way line, 162.00 feet to the point of curvature of a curve concave Southerly having a radius of 803.11 feet; thence Easterly, along the arc of said curve, continuing along said right of way line, through a central angle of $21^{\circ}40'00''$, an arc distance of 303.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}42'34''$ East, 301.89 feet; thence North $89^{\circ}32'34''$ East, continuing along said Southerly right of way line, 310.00 feet to the point of curvature of a curve concave Northwesterly having a radius of 838.28 feet; thence Northeasterly, along the arc of said curve, through a central angle of $47^{\circ}54'43''$, an arc distance of 700.99 feet to a point lying on said and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $65^{\circ}35'12''$ East, 680.74 feet.

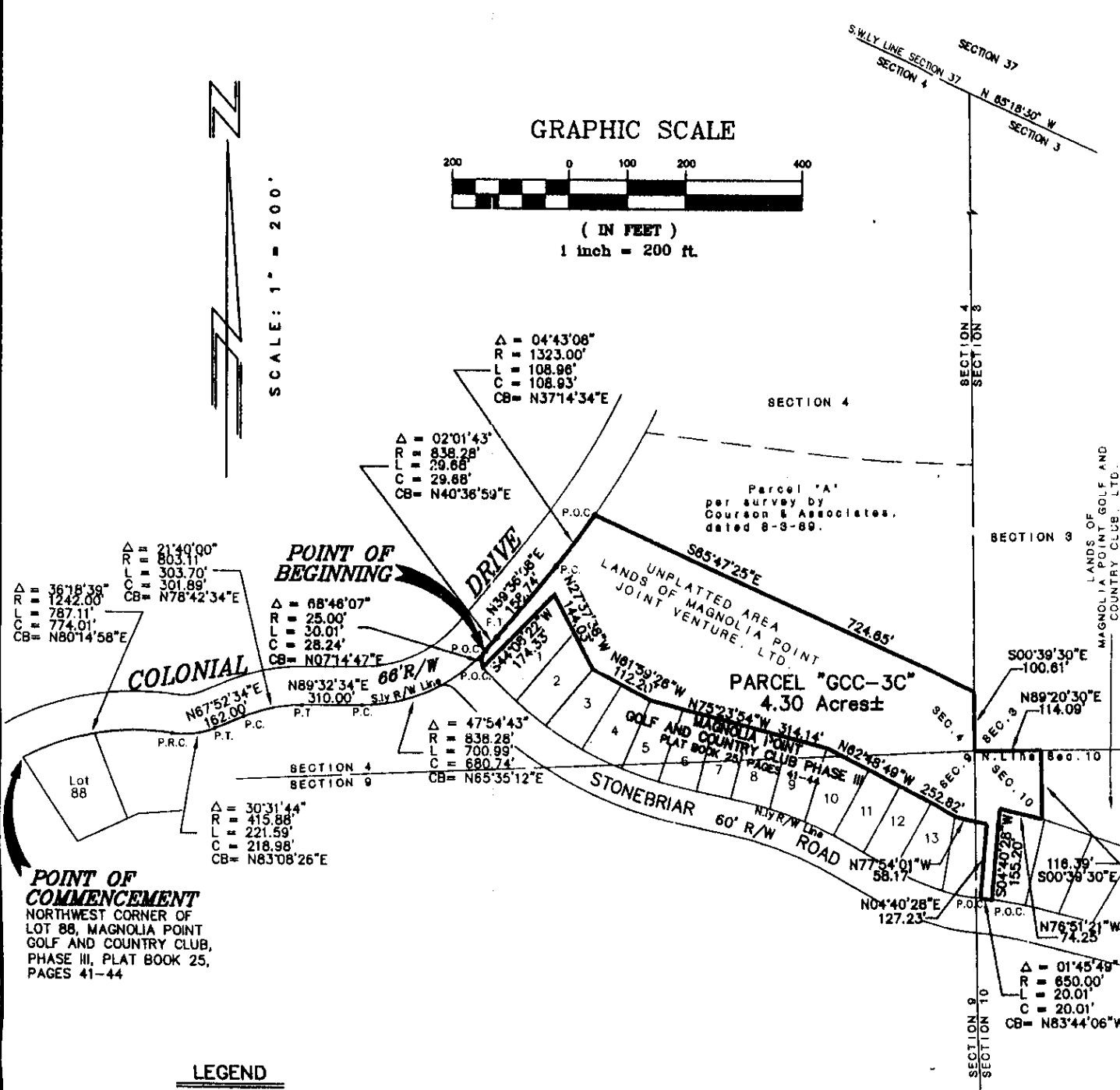
From the Point of Beginning thence continue Northeasterly along the arc of said curve and along said Southerly right of way line of Colonial Drive, through a central angle of $02^{\circ}01'43''$, an arc distance of 29.68 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $40^{\circ}36'59''$ East, 29.68 feet; thence North $39^{\circ}36'08''$ East, continuing along said right of way line, 158.74 feet to the point of curvature of a curve concave Northwesterly having a radius of 1323.00 feet; thence Northeasterly along the arc of said curve and along said right of way line, through a central angle of $04^{\circ}43'08''$, an arc distance of 108.96 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}14'34''$ East, 108.93 feet; thence South $65^{\circ}47'25''$ East, departing said curve and said Southerly right of way line, of Colonial Drive, 724.65 feet to the Easterly line of said Section 4, Township 6 South, Range 26 East; thence South $00^{\circ}39'30''$ East, along said Easterly line, 100.61 feet to the corner common to

Sections 3, 4, 9 and 10 of said Township and Range; thence North $89^{\circ}20'30''$ East, along the North line of said Section 10, a distance of 114.09 feet; thence South $00^{\circ}39'30''$ East, departing said North line, 116.39 feet; thence North $76^{\circ}51'21''$ West, 74.25 feet; thence South $04^{\circ}40'28''$ West, 155.20 feet to a point lying on the Northerly right of way line of Stonebriar Road, a 60 foot right of way as presently established, said point also lying on a curve concave Southerly having a radius of 650.00 feet; thence Westerly, along the arc of said curve and along said Northerly right of way line, through a central angle of $01^{\circ}45'49''$, an arc distance of 20.01 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}44'06''$ West, 20.01 feet; thence North $04^{\circ}40'28''$ East, departing said curve and said Northerly right of way line, 127.23 feet; thence North $77^{\circ}54'01''$ West, 58.17 feet; thence North $62^{\circ}48'49''$ West, 252.82 feet; thence North $75^{\circ}23'54''$ West, 314.14 feet; thence North $61^{\circ}59'26''$ West, 112.20 feet; thence North $27^{\circ}37'38''$ West, 144.03 feet; thence South $44^{\circ}08'22''$ West, 174.33 feet to a point lying on the Northerly right of way line of said Stonebriar Road, said point also lying on a curve concave Easterly having a radius of 25.00 feet; thence Northerly along the arc of said curve and along said Northerly right of way line, through a central angle of $68^{\circ}46'07''$, an arc distance of 30.01 feet, returning to said Southerly right of way line of Colonial Drive and to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $07^{\circ}14'47''$ East, 28.24 feet.

Containing 4.30 Acres more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTIONS 4, 9 AND 10, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT:



SUNSHINE STATE SURVEYORS, INC.

ENGINEERS, SURVEYORS & LAND PLANNERS

3131 ST. JOHNS BLUFF RD. SOUTH
JACKSONVILLE, FLORIDA 32246
(904) 842-8550



I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61017-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE: NOT VALID WITHOUT RAISED EMBOSSED SEAL

SCALE 1" = 200'

DATE 10-27-1995

JOSEPH LESUE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
No. 5517, FLORIDA

| RECORD | |
|-----------------|--------------------|
| CAD FILE: | MAGNOLIA\MAG85.DWG |
| ORDER NO.: | S95-233 |
| DRAWN BY: | F.T. |
| CHECKED BY: | J.L.R. |
| FIELD BOOK: | N.A. |
| COUNTY / RANGE: | CLAY / 26 E |
| FILE NO.: | 958-6128C |



3131 St. Johns Bluff Road S.
Jacksonville, FL 32246
Tel: (904) 642-8550
Fax: (904) 646-9485

OR BOOK 1583
PAGE 1028

October 16, 1995

Magnolia Point
Work Order No. 95-233

PARCEL "GSV-3A"

A portion of Section 4, Township 6 South, Range 26 East, Clay County, Florida, Being more particularly described as follows:

For a point of Beginning commence at the Northerly most corner of Golf Side Villas Unit II as recorded in the Plat Book 24, Pages 44 & 45 of the Public Records of said County, said point also lying on the Southwesterly line of the Thomas Travers Grant, Section 37, said Township 6 South, Range 26 East; thence South $24^{\circ}41'33''$ West departing said Southwesterly line of Section 37, a distance of 121.07 feet to a point on a curve concave Westerly having a radius of 50.00 feet, said point also lying on the Northerly right of way line of Constancia Drive, a variable right of way as presently established; thence Westerly, Southerly and Easterly, along the arc of said curve, through a central angle of $236^{\circ}58'45''$, an arc distance of 206.80 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of South $15^{\circ}09'55''$ West, 87.89 feet; thence South $26^{\circ}26'11''$ West, departing the said curve and said right of way line, 125.00 feet; thence North $69^{\circ}59'05''$ West, 276.19 feet; thence North $26^{\circ}27'32''$ West, 125.08 feet; thence South $61^{\circ}12'05''$ West, 119.75 feet to a point lying on a curve concave Westerly having a radius of 530.00 feet; thence Southerly, along the arc of said curve, through a central angle of $50^{\circ}13'22''$, an arc distance of 464.57 feet to a point of cusp, said point also lying on the Easterly right of way line of Olympic Drive, a 60 foot right of way as presently established, said arc being subtended by a chord bearing and distance of South $01^{\circ}27'11''$ West, 449.84 feet; thence Northerly along the arc of a curve concave Westerly having a radius of 355.00 feet, and along said Easterly right of way line, through a central angle of $37^{\circ}07'46''$, an arc distance of 230.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $07^{\circ}49'38''$ East, 224.63 feet; thence North $10^{\circ}44'14''$ West, 144.52 feet to a point lying on a curve concave Southwesterly having a radius of 280.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $32^{\circ}43'50''$, an arc distance of 159.95 feet to a point of reverse curvature, said point also lying on the Southeasterly right of way line of Barton Creek Circle, a 60 foot right of way as presently established, said arc being subtended by a chord bearing and distance of North $27^{\circ}06'09''$ West, 157.79 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 25.00 feet, and along said Southeasterly right of way line, through a central angle of $79^{\circ}36'41''$, an arc distance of 34.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $03^{\circ}39'43''$ West, 32.01 feet; thence North $36^{\circ}08'37''$ East, continuing along said Southeasterly right of way line, 32.44 feet to the point of curvature of a curve concave Northwesterly having a radius of 230.00 feet; thence Northeasterly, along the arc of said curve and along said right of way line, through a central angle of $16^{\circ}40'35''$, an arc distance of 66.94 feet to a point lying on said curve, said arc being subtended by a chord bearing and distance of North $27^{\circ}48'19''$ East, 66.71 feet; thence North $72^{\circ}54'05''$ West, departing the said curve and said

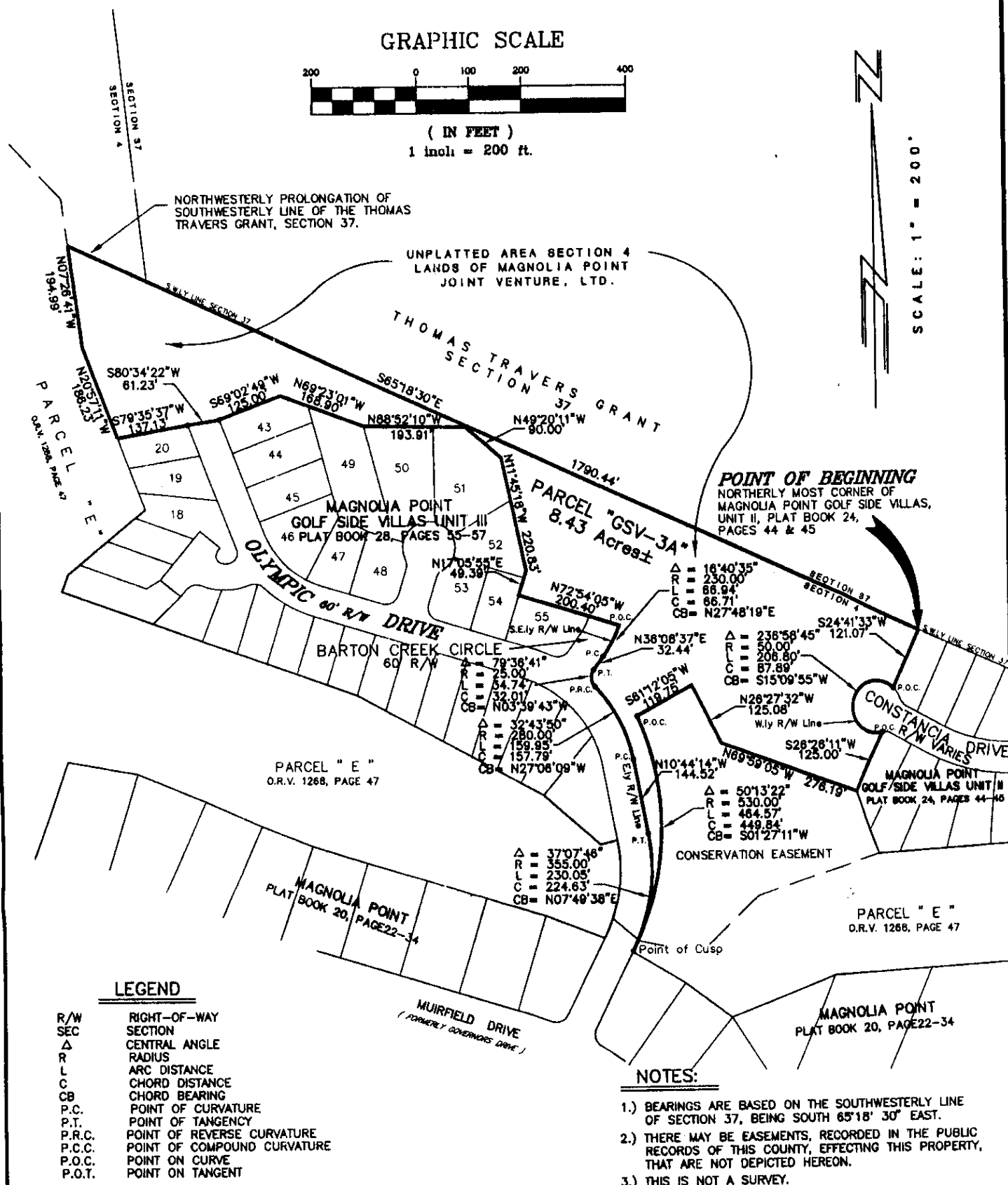
Southeasterly right of way line, 200.40 feet; thence North 17°05'55" East, 49.39 feet; thence North 11°45'18" West, 220.83 feet; thence North 49°20'11" West, 90.00 feet; thence North 88°52'10" West, 193.91 feet; thence North 69°23'01" West, 168.90 feet, thence South 69°02'49" West, 125.00 feet; thence South 80°34'22" West, 61.23 feet; thence South 79°35'37" West, 137.13 feet; thence North 20°57'11" West, 186.23 feet; thence North 07°26'41" West, 194.99 feet to a point lying on the Northwesterly prolongation of said Southwesterly line of the Thomas Travers Grant, Section 37; thence South 65°18'30" East, along said Northwesterly prolongation and along said Southwesterly line, 1790.44 feet to the point of Beginning.

Containing 8.43 Acres more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

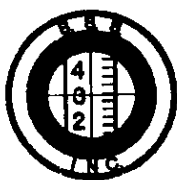
A PORTION OF SECTION 4, TOWNSHIP 6 SOUTH, RANGE 26 EAST,
CLAY COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT:



SUNSHINE STATE SURVEYORS, INC.
ENGINEERS, SURVEYORS & LAND PLANNERS

3131 ST. JOHNS BLUFF RD. SOUTH
JACKSONVILLE, FLORIDA 32246
(904) 842-8550



I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 81017-8 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

NOTE: NOT VALID WITHOUT RAISED
EMBOSSED SEAL

SCALE 1" = 200'

DATE 10-27-1995

JOSEPH LESLIE REYNOLDS, III
PROFESSIONAL SURVEYOR AND MAPPER
No. 5517, FLORIDA

RECORD

CAD FILE: MAGNOLIA\MAG95.DWG
ORDER NO.: 595-233
DRAWN BY: F.T.
CHECKED BY: J.L.R.
FIELD BOOK: N.A.
COUNTY / RANGE:
CLAY / 26 E
FILE NO.: 95B-61280