

EXHIBIT "1"
TO
DECLARATION OF SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM
LEGAL DESCRIPTION - PHASE I LAND

The legal description of Phase I of Summer House in Old Ponte Vedra Condominium, is as follows:

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PARCEL 1 (PONTE VEDRA BEACH VILLAGE PHASE I):

A PART OF SECTIONS 27 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 27 AND RUN SOUTH 74°22'30" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 15°37'30" EAST, A DISTANCE OF 340.31 FEET; THENCE SOUTH 83°30'30" WEST, A DISTANCE OF 440.00 FEET; THENCE NORTH 02°39'15" WEST, A DISTANCE OF 584.99 FEET; THENCE NORTH 71°33'30" WEST A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 367.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°30'00", AN ARC DISTANCE OF 86.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°48'30" WEST, 86.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 58°03'30" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°43'44", AN ARC DISTANCE OF 249.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°55'22" WEST, 245.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 450.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°50'04", AN ARC DISTANCE OF 103.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°22'12" WEST, 102.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°58'20", AN ARC DISTANCE OF 106.41 FEET SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 86°26'20" WEST, 106.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING IN THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A AS NOW ESTABLISHED; THENCE NORTH 03°55'30" WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 650.48 FEET THENCE NORTH 88°53'00" EAST, A DISTANCE OF 886.98 FEET; THENCE SOUTH 09°37'30" EAST, A DISTANCE OF 338.66 FEET; THENCE SOUTH 15°37'30" EAST, A DISTANCE OF 432.31 FEET; THENCE NORTH 76°50'30" EAST A DISTANCE OF 18.02 FEET; THENCE SOUTH 15°37'30" EAST, A DISTANCE OF 374.79 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENT FOR STORM DRAINAGE FOR THE BENEFIT OF PHASE I, AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 9, 1979 IN OFFICIAL RECORDS BOOK 406, PAGE 14; SUPPLEMENT TO EASEMENT AGREEMENT RECORDED JANUARY 7, 1983 IN OFFICIAL RECORDS BOOK 568, PAGE 250; PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED JUNE 27, 1984 IN OFFICIAL RECORDS BOOK 649, PAGE 501; AND PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED AUGUST 22, 1985 IN OFFICIAL RECORDS BOOK 681, PAGE 2066, ALL AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL 2 (PONTE VEDRA BEACH VILLAGE PHASE II):

A PART OF SECTIONS 27 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER

OF SAID SECTION 27 AND RUN S 74°22'30" W A DISTANCE OF 12.00 FEET; THENCE S 15°37'30" E A DISTANCE OF 340.31 FEET; THENCE S 83°30'30" W A DISTANCE OF 440.00 FEET TO THE POINT OF BEGINNING; THENCE N 02°39'15" W A DISTANCE OF 584.99 FEET; THENCE N 71°33'30" W A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 367.96 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°30'00", AN ARC DISTANCE OF 86.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 64°48'30" W, 86.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 58°03'30" W A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT; SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 400.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 35°43'44", AN ARC DISTANCE OF 249.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 75°55'22" W 245.41 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 460.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°50'04", AN ARC DISTANCE OF 103.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87°22'12" W 102.83 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°58'20", AN ARC DISTANCE OF 106.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 87°26'20" W 106.18 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT LYING IN THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A AS NOW ESTABLISHED; THENCE S 03°55'30" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.00 FEET TO AN ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 03°14'00" E A DISTANCE OF 521.41 FEET; THENCE N 88°30'30" E A DISTANCE OF 737.49 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THAT CERTAIN PERPETUAL NON-EXCLUSIVE EASEMENT FOR STORM DRAINAGE FOR THE BENEFIT OF PHASE II, AS SET FORTH IN EASEMENT AGREEMENT RECORDED MARCH 9, 1979 IN OFFICIAL RECORDS BOOK 406, PAGE 14; SUPPLEMENT TO EASEMENT AGREEMENT RECORDED JANUARY 7, 1983 IN OFFICIAL RECORDS BOOK 568, PAGE 250; PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED JUNE 27, 1984 IN OFFICIAL RECORDS BOOK 649, PAGE 501; AND PARTIAL ASSIGNMENT OF EASEMENT AGREEMENT RECORDED AUGUST 22, 1985 IN OFFICIAL RECORDS BOOK 681, PAGE 2066, ALL AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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The foregoing described property is presently subject to the following:

- 1) Real Estate Taxes for the year 2005 and subsequent years.
- 2) Grant of Easement recorded in Official Records Book 237, Page 874 of the public records of St. Johns County, Florida.
- 3) Easement and Bill of Sale recorded in Official Records Book 655, Page 2233 of the public records of St. Johns County, Florida.
- 4) Bill of Sale recorded in Official Records Book 655, Page 2237 of the public records of St. Johns County, Florida.
- 5) Easement recorded in Official Records Book 655, Page 2241 of the public records of St. Johns County, Florida.
- 6) Bill of Sale recorded in Official Records Book 869, Page 1408 of the public records of St. Johns County, Florida.
- 7) Easement recorded in Official Records Book 869, Page 1413 of the public records of St. Johns County, Florida.
- 8) Easement recorded in Official Records Book 649, Page 503 of the public records of St. Johns County, Florida and as assigned in Official Records Book 659, Page 2147 of the public records of St. Johns County, Florida.
- 9) Easement Agreement recorded in Official Records Book 406, Page 14 of the public records of St. Johns County, Florida, as affected by: Supplement to Easement Agreement recorded in Official Records Book 568, Page 250 of the public records of St. Johns County, Florida, as affected by Partial Assignment of Easement Agreement recorded in Official Records Book 649, Page 501 and Official Records Book 681, Page 2066 of the public records of St. Johns County, Florida.
- 10) Easement recorded in Official Records Book 581, Page 700 of the public records of St. Johns County, Florida, as affected by Assignment of Easements recorded in Official Records Book 659, Page 2147 of the public records of St. Johns County, Florida.
- 11) Terms and conditions of the Agreement in RE Road Right-of-Way between George W. Mier, an unmarried widower and Ponte Vedra Village Square, a partnership, recorded in Official Records Book 237, Page 877 of the public records of St. Johns County, Florida.
- 12) All other covenants, conditions, restrictions and easements of record.

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