

Prepared by and Return to
Melissa S. Turra
Holland & Knight LLP
50 North Laura Street, Suite 3900
Jacksonville, Florida 32202

**AMENDMENT TO THE
DECLARATION OF CONDOMINIUM
FOR
SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM
(Phase I)**

THIS AMENDMENT is made this 23rd day of September, 2005, by **The Village at Ponte Vedra, LLC**, a Florida limited liability company and **The Fairways at Ponte Vedra, LLC**, a Florida limited liability company (collectively, the "Developer").

RECITALS:

A. Developer has subjected certain property to the condominium form of ownership as more fully described in the Declaration of Summer House in Old Ponte Vedra Condominium, recorded in Official Records Book 2495, page 313, and as amended by that certain Amendment to the Declaration of Condominium for Summer House in Old Ponte Vedra Condominium (Phase II) dated July 29, 2005 and recorded on August 1, 2005, in Official Records Book 2498, page 1059, both of the public records of St. Johns County, Florida, as amended from time to time ("Declaration").

B. Pursuant to the rights and obligations set forth in Article VI(E) of the Declaration, the Developer desires to amend and restate the legal description for the Phase I Land in the Declaration as more particularly described on Exhibit "A" attached hereto.

NOW, THEREFORE, in consideration of the premises, the Developer hereby amends the Declaration as follows:

1. Exhibit "1" of the Declaration is hereby amended as shown on Addendum to Exhibit "1" attached hereto to revise the Phase I legal description.
2. Exhibit "2" of the Declaration is hereby supplemented to add the survey of Phase I shown on Addendum to Exhibit "2" attached hereto.
3. Except as herein amended, the terms and conditions of the Declaration remain in full force and effect.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK

This Amendment to the Declaration of Condominium has been duly executed on this 23rd day of September, 2005.

The Village at Ponte Vedra, LLC,
a Florida limited liability company

Robert H. West
Robert H. West
[Print or Type Name]
Robert B. Klein
Robert B. Klein
[Print or Type Name]

By: **JLC Suncoast Realty II, LLC,**
a Georgia limited liability company,
its manager
By: [Signature]
Name: Michael Tompkins
Its: Manager

The Fairways at Ponte Vedra, LLC,
a Florida limited liability company

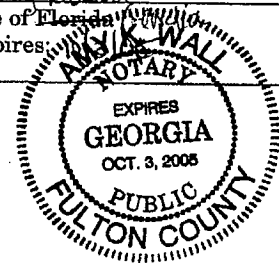
Robert H. West
Robert H. West
[Print or Type Name]
Robert B. Klein
Robert B. Klein
[Print or Type Name]

By: **JLC Suncoast Realty II, LLC,**
a Georgia limited liability company,
its manager
By: [Signature]
Name: Michael Tompkins
Its: Manager

STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Fulton

The foregoing Declaration was acknowledged before me, this 23rd day of September, 2005, by Michael Tompkins, as MANAGER of **The Village of Ponte Vedra, LLC**, a Georgia limited liability company, the manager of **The Village of Ponte Vedra, LLC**, a Florida limited liability company, on behalf of said entity(ies). (He/she is personally known to me or ___ has produced ___ as identification.

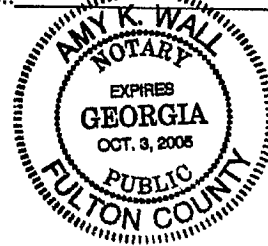
[Signature]
Print Name: Ann K. Wall
Notary Public, State of ~~Florida~~ Georgia
My Commission Expires: 10/3/2005
Commission No.: _____
(Notarial Seal)



STATE OF ~~FLORIDA~~ Georgia
COUNTY OF Fulton

The foregoing Declaration was acknowledged before me, this 23rd day of September, 2005, by Michael Tompkins, as manager of JLC Suncoast Realty II, LLC, a Georgia limited liability company, the manager of The Fairways of Ponte Vedra, LLC, a Florida limited liability company, on behalf of said entity(ies). ~~He~~she is personally known to me or has produced _____ as identification.

Amy K. Wall
Print Name: Amy K. Wall
Notary Public, State of ~~Florida~~ Georgia
My Commission Expires: 10/3/05
Commission No.: _____
(Notarial Seal)



COPY

ADDENDUM 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:

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 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 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 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 a chord bearing and distance of North 87°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; as affected by: 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.

A PART OF SECTION 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°30'10" W A DISTANCE OF 864.89 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; 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 SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 84°40'30" W, 86.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 88°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 248.42 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 75°55'22" W 248.41 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°50'00", AN ARC DISTANCE OF 182.84 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 87°20'12" W 182.83 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 186.41 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 87°28'20" W 186.48 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°58'30" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.00 FEET TO A ANGLE POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 83°1'00" E A DISTANCE OF 521.41 FEET; THENCE N 83°30'30" E A DISTANCE OF 737.48 FEET TO A 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; as affected by: 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 648, Page 561; 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.

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.

ADDENDUM EXHIBIT "2"
TO
DECLARATION OF SUMMER HOUSE IN OLD PONTE VEDRA CONDOMINIUM
Supplement to Phase I Plot Plan, Survey, Floor Plans and Unit Plans

(see attached page)

COPY

SITE DATA: (PHASE I)

PRESENT ZONING: RG-1 (MULTI FAMILY)
BUILDING SETBACKS: per St. Johns County Planning Department Codes
 Side Setback 10 feet
 Front 20 feet
 Rear 20 feet
 Maximum Height 35 feet

The building setback lines are not graphically depicted due to the configuration of the buildings. No building violates the setback requirement as noted herein.
PROPERTY AREA: 21.7487 ACRES OR 947373.37 SQUARE FEET
PARKING SPACES PROVIDED: 275 Striped Spaces of which 4 are reserved for handicapped permits.
PARKING SPACES REQUIRED: 1.5 spaces per dwelling unit for a total of 252 of which 7 should be reserved for handicapped parking per the Americans with Disabilities Act.
 The Utilities shown are from the best available information and were field verified by surface appearances where possible.
ACCESS: Ingress and Egress is directly from Ponce de Leon Boulevard (State Road A-1-A).
 All buildings are stucco and wood frame construction.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	13°30'00"	387.98	86.70	43.55'	86.50	N 64°48'30"W
C 2	35°43'44"	400.00'	249.43	128.92	245.41'	N 75°55'22"W
C 3	12°50'04"	460.00	103.04	51.74	102.83'	N 87°22'12"W
C 4	12°58'20"	470.00'	106.41'	53.43'	106.18'	N 87°26'20"W

REAL PROPERTY DESCRIPTION: (PHASE I)

(Provided in First American Title Insurance Company commitment for title insurance policy FA-C-7706 dated August 10, 2004)

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 387.98 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 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, 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 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 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 a chord bearing and distance of North 87°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 338.88 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.

Together with all right, title and interest in and to that certain Reciprocal Drainage Easement Agreement as set forth in instrument recorded in Official Records Book 881, Page 2060, Public Records of St. Johns County, Florida.

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 408, Page 14; as affected by 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.

SURVEYOR'S NOTES: (PHASE I & II)

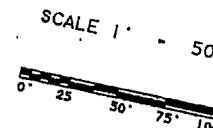
- 1) The surveyor has not abstracted the land shown hereon for easements, rights-of-way or any other matter of record that may affect the use or title of this land. All easements and title matters shown were provided in First American Title Insurance Company commitment for Title insurance policy FA-C-7706 dated August 10, 2004.
- 2) No underground installations or improvements have been located other than shown.
- 3) The bearing structure is based on the South line of Section 27, Township 3 South, Range 29 East, St. Johns County, Florida as being S 74°22'30"W per the description provided.
- 4) No Wetlands or possible Jurisdictional Land determination has been made as a part of this survey.
- 5) No environmental assessment has been made as a part of this survey.

FLOOD CERTIFICATE: (PHASE I & II)

By graphic plotting only, this property is in Flood Zone X and Flood Zone X shaded according to the flood insurance Rate Map, Community Panel 126147 0085 H, St. Johns County, Florida which bears a revision date of September 2, 2004 and is not in a special flood hazard area. Flood Zone X represents areas outside of the 500 year flood plain and Flood Zone X shaded represents areas of 500-year flood, areas of 100-year flood with average depths of less than one foot or with a drainage area of less than one square mile. No field surveying was performed to determine this zone.



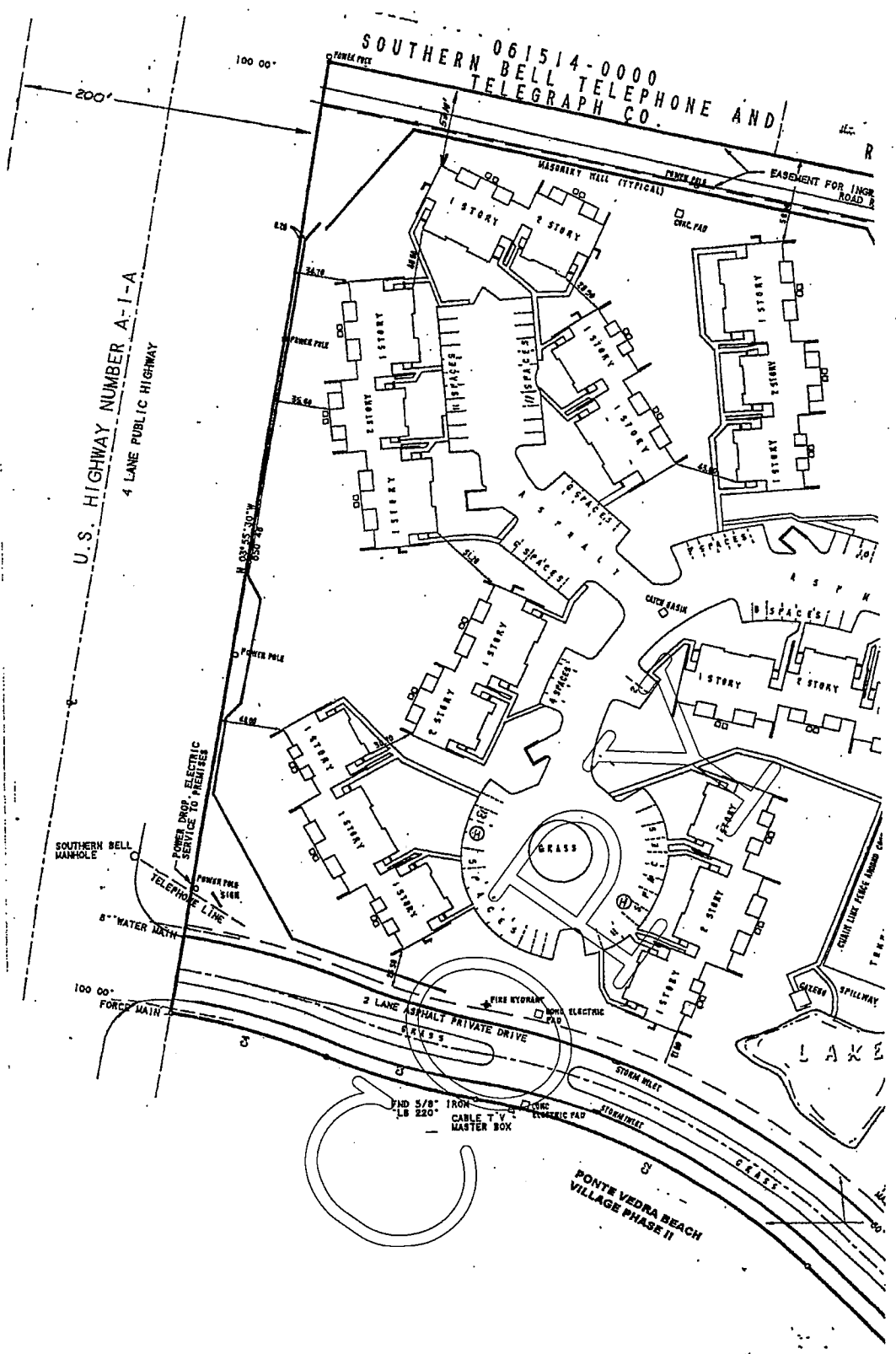
LINE	BEARING	DISTANCE
L1	N 76°50'30"E	18.02'
L2	S 74°22'30"W	12.00'

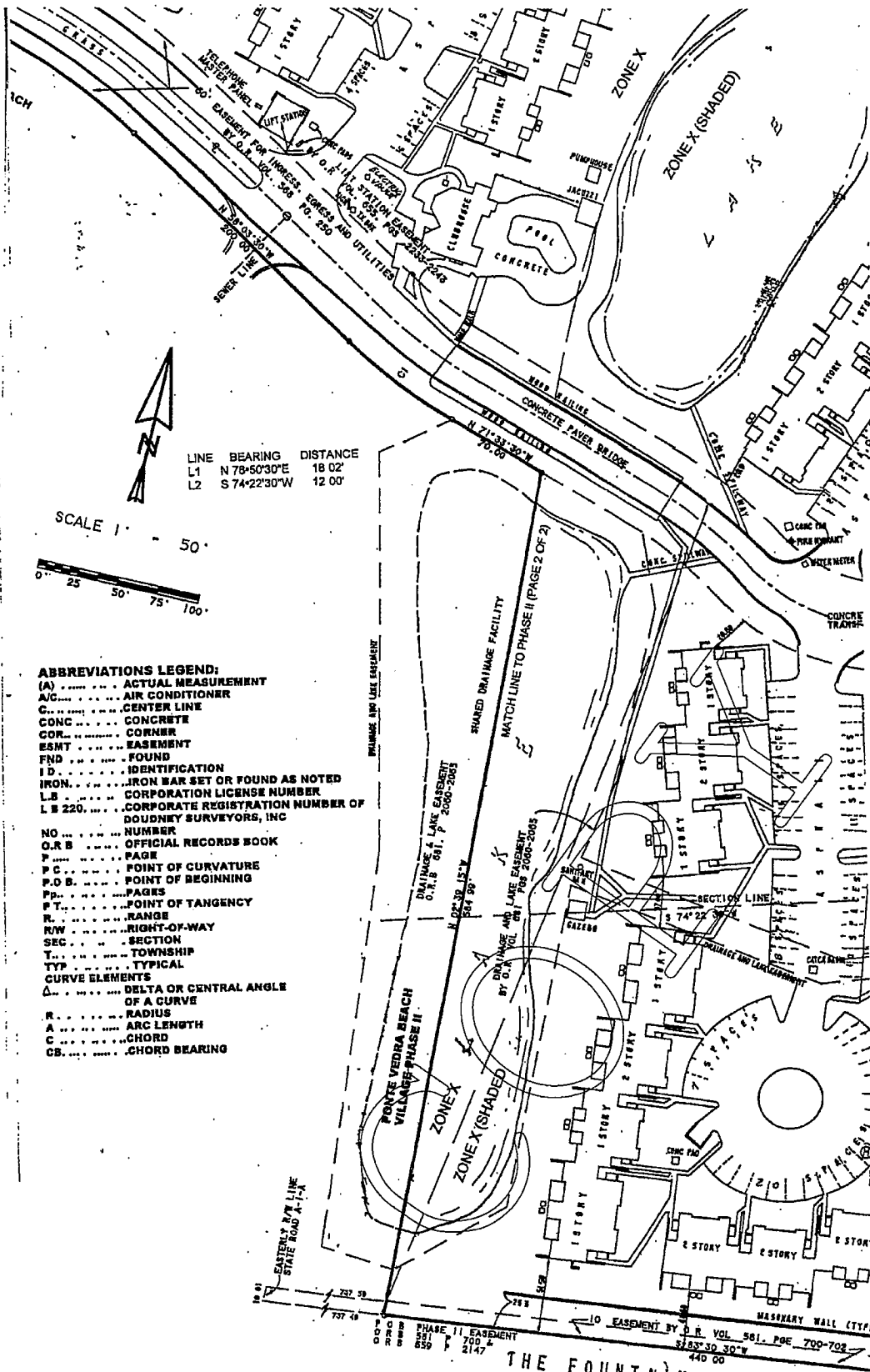


- ABBREVIATIONS LEGEND:**
- (A) ACTUAL MEASUREMENT
 - A/C AIR CONDITIONER
 - C CENTER LINE
 - CONS CONCRETE
 - COL CORNER
 - ESMT EASEMENT
 - FND FOUND
 - ID IDENTIFICATION
 - IRON IRON BAR SET OR FOUND AS NOTED
 - L.B CORPORATION LICENSE NUMBER
 - L-8-220 CORPORATE REGISTRATION NUMBER OF DOUDNEY SURVEYORS, INC
 - NO NUMBER
 - O.R.B OFFICIAL RECORDS BOOK
 - P PAGE
 - P.C POINT OF CURVATURE
 - P.O.B POINT OF BEGINNING
 - Pd PAGES
 - P.T POINT OF TANGENCY
 - R RANGE
 - R/W RIGHT-OF-WAY
 - SEC SECTION
 - T TOWNSHIP
 - TYP TYPICAL
 - CURVE ELEMENTS
 - Δ DELTA OR CENTRAL ANGLE OF A CURVE
 - R RADIUS
 - A ARC LENGTH
 - C CHORD
 - CB CHORD BEARING

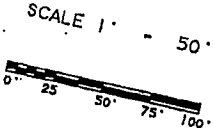
**DOUDNEY
SURVEYING
AND MAPPING
CORP.**

PROFESSIONAL SURVEYORS AND MAPPERS 200 E





LINE BEARING DISTANCE
 L1 N 78°50'30"E 18 02'
 L2 S 74°22'30"W 12 00'

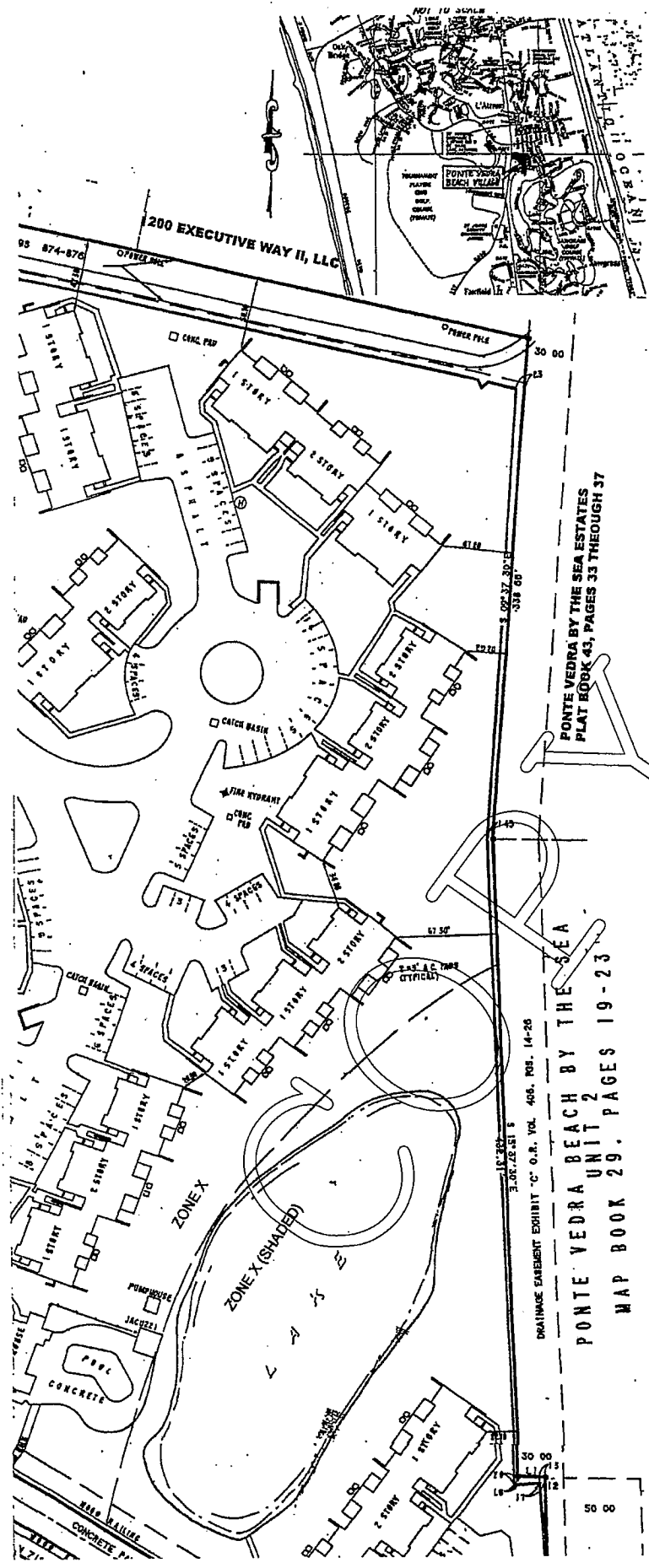


- ABBREVIATIONS LEGEND:**
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 - R RADIUS
 - A ARC LENGTH
 - C CHORD
 - CB CHORD BEARING

JOB NO 44-88 PAGE 1 OF 2

APPERS 200 EAST COMMERCIAL STREET SANFORD, FLORIDA 32

Revised 9/1/05

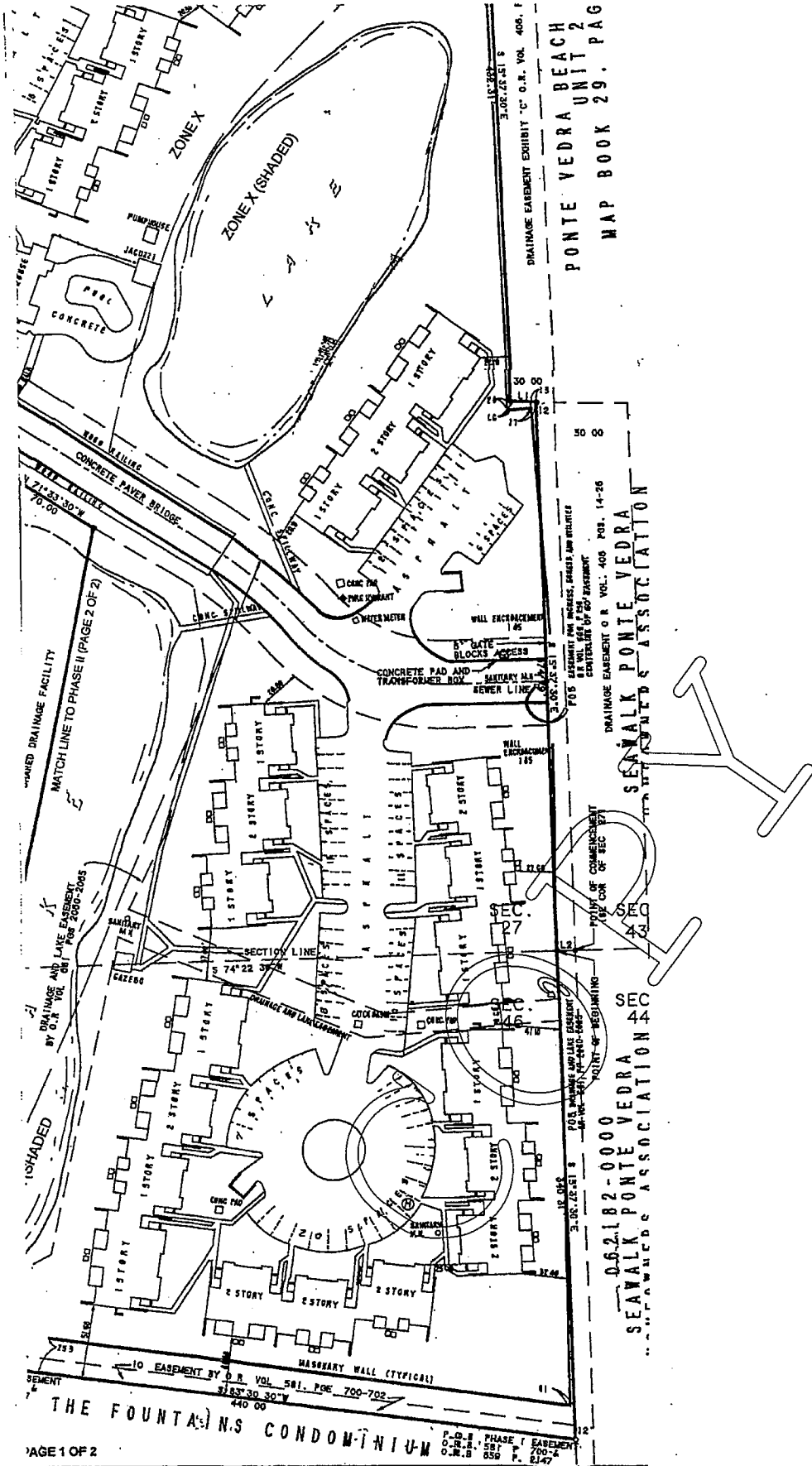


PONTE VEDRA BEACH BY THE SEA
ESTATES
PLAT BOOK 43, PAGES 33 THROUGH 37

PONTE VEDRA BEACH BY THE SEA
ESTATES
UNIT 2
MAP BOOK 29, PAGES 19-23

44 17

DRAINAGE EMBLEM EXHIBIT - C. O.R. VOL. 405, PGS. 14-25



PONTE VEDRA BEACH
UNIT 2
MAP BOOK 29. PAG

SEAWALK PONTE VEDRA
ASSOCIATION

SEAWALK PONTE VEDRA
ASSOCIATION

REAL PROPERTY DESCRIPTION: (PHASE II)
 (Provided in First American Title Insurance Company commitment for title insurance policy FA-C-7706 dated August 10, 2004)

A PART OF SECTION 27 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27 AND RUN S 74°22'30" W A DISTANCE OF 12.00 FEET; THENCE S 18°37'30" E A DISTANCE OF 340.31 FEET; THENCE S 83°30'30" W A DISTANCE OF 460.00 FEET TO THE POINT OF BEGINNING; THENCE N 02°30'45" W A DISTANCE OF 884.96 FEET; THENCE N 71°33'30" W A DISTANCE OF 78.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 287.86 FEET; THENCE NORTHWESTERLY THROUGH NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°30'00", AN ARC DISTANCE OF 862.70 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 84°48'30" W, 86.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 88°03'30" W A DISTANCE OF 208.00 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 36°42'44", AN ARC DISTANCE OF 248.42 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 78°18'22" W 84.41 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°58'20", AN ARC DISTANCE OF 106.41 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 87°28'20" 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°58'00" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 382.00 FEET TO A POINT IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, S 63°14'00" E A DISTANCE OF 821.41 FEET; THENCE N 83°30'30" E A DISTANCE OF 757.48 FEET TO A POINT OF BEGINNING.

TOGETHER WITH ALL RIGHT, TITLE AND INTEREST IN AND TO THAT CERTAIN RECIPROCAL DRAINAGE EASEMENT AGREEMENT RECORDED AUGUST 22, 1986 IN OFFICIAL RECORDS BOOK 881, PAGE 2080, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

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 8, 1978 in Official Records Book 406, Page 14) as affected by Supplement to Easement Agreement recorded January 7, 1983 in Official Records Book 803, Page 250; Partial Assignment of Easement Agreement recorded June 27, 1984 in Official Records Book 848, Page 881; and Partial Assignment of Easement Agreement recorded August 22, 1986 in Official Records Book 881, Page 2088, all among the Public Records of St. Johns County, Florida.

SITE DATA: (PHASE II)
 PRESENT ZONING: RG-1 (MULTI-FAMILY)
 BUILDING SETBACKS: per St. Johns County Planning Department Codes
 Side Setback: 15 feet
 Front: 20 feet
 Rear: 20 feet
 Maximum Height: 35 feet

The building set-back lines are not graphically depicted due to the configuration of the buildings. No building violates the setback requirements noted here.

PROPERTY AREA: 13.3857 ACRES OR 682209.77 SQUARE FEET
 PARKING SPACES PROVIDED: 238 Striped Spaces of which 5 are reserved for handicapped permits and 7 are for small vehicles.

The utilities shown are from the best available information and were field verified by surface appearances where possible.

ACCESS: Ingress and Egress is provided by easement in Official Records Book 568, Page 250 from Ponce de Leon Boulevard (State Road A-1-A).

All buildings are stucco and wood frame construction.

EASEMENT NOTES: (PHASE I & II)
 (From First American Title Insurance Company Commitment for Title Insurance policy FA-C-7706 dated August 10, 2004.)

- 1) Not a Survey Matter, not depicted on Survey drawing.
- 2) None observed at time of Survey.
- 3) None observed at time of Survey.
- 4) See Survey drawing.
- 5) Not a Survey Matter, not depicted on Survey drawing.
- 6) None observed at time of Survey.
- 7) Not a Survey Matter, not depicted on Survey drawing.
- 8) Not a Survey Matter, not depicted on Survey drawing.
- 9) O.R.B. 237, P. 874; Grant of Easement, Ingress and Egress and Utility Easement, (Phase I) depicted on Survey drawing.
- 10) O.R.B. 508, P. 263; Reservation of use of drainage system, utility lines and roadways (blanket easement) over Surveyed premises, (Phase I) not specifically depicted on Survey drawing.
- 11) Deleted.
- 12) O.R.B. 555, P. 2233; Bill of Sale and Lift Station Easement, (Phase I) depicted on Survey drawing.
- 13) O.R.B. 655, P. 2237; Bill of Sale of all water and sewer lines in Surveyed premises to Ponce de Leon Utilities Company and blanket easement over Surveyed premises for maintenance and access of water and sewer lines, (Phase I) not specifically depicted on Survey drawing.
- 14) O.R.B. 859, P. 1448; Bill of Sale of all water and sewer lines in Surveyed premises to Ponce de Leon Utilities Company (Phase I) same as 13).
- 15) O.R.B. 869, P. 1413; Blanket 10 foot wide easement, 5 feet each side of existing water and sewer lines with right of access, not specifically depicted on Survey drawing.
- 16) O.R.B. 649, P. 503 and assigned in O.R.B. 659, P. 2147, (Phase II) depicted on Survey drawing.
- 17) O.R.B. 408, P. 14, O.R.B. 568, P. 250, O.R.B. 649, P. 501, and O.R.B. 881, P. 2086; Easement Agreement, Supplement, and Partial Assignments, (Phase I & II) depicted on Survey drawing.
- 18) Deleted.
- 19) O.R.B. 581, P. 700, assigned O.R.B. 659, P. 2147; Easement (Phase I & II) depicted on Survey drawing.
- 20) O.R.B. 881, P. 2080; Reciprocal drainage easement, (Phase I & II) depicted on Survey drawing.
- 21) O.R.B. 1896, P. 339, subordinated in O.R.B. 1898, P. 347 and First Amendment in O.R.B. 1809, P. 659, affects Surveyed premises, no specific survey data to show on drawing.
- 22) O.R.B. 1696, P. 387, affects Surveyed premises, no specific survey data to show on drawing.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SIGNED COPY OF A FLORIDA LICENSED SURVEYOR. THIS SURVEY IS VALID ONLY FOR THE SPECIFIC BENEFIT OF THE PARTIES TO THIS SURVEY.

COMMENCE
 S.E. Corner of
 Section 27

SCALE IN FEET
 1" = 50'

50 100 150

WATER
 12" DIA.
 SEWER
 12" DIA.
 PORT OF MAIN
 FOR DRAINAGE
 12" DIA.

N 71°33'30" W
 78.00'
 S 18°37'30" E
 340.31'

12.00'
 S 74°22'30" W

862.70'
 N 84°48'30" W
 86.00'

208.00'
 N 88°03'30" W

84.41'
 N 78°18'22" W

106.41'
 N 87°28'20" W

382.00'
 S 03°58'00" E

757.48'
 N 83°30'30" E

821.41'

460.00'

287.86'

400.00'

682209.77

13.3857 ACRES

238

5

7

250

881

568

859

649

659

408

581

508

869

881

1896

1809

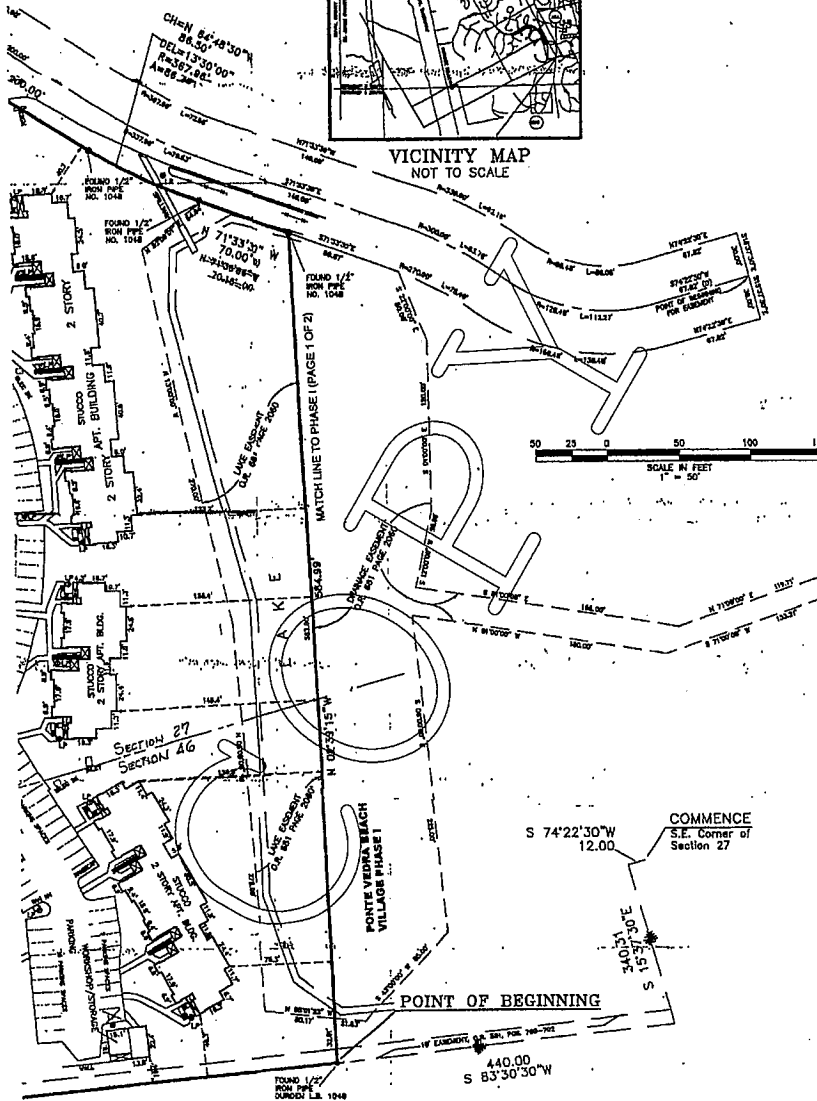
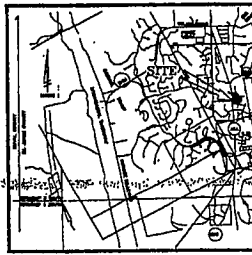
1696

DAVID A. DOONEY, SURVEYOR
 DOUNDNEY SURVEYING AND MAPPING CORP., BY: David A. Dooney, President, Florida Registration Number 3920
 Filed Date: 19 September, 2004

FAX: (407) 322-1495

PAGE 2 OF 2 JOB NO. 44-98

A/C/S/M LAND TITLE SURVEY
 LOTS 27 AND 46, TOWNSHIP 3 SOUTH, RANGE 29 EAST
 PONTE VEDRA BEACH, ST. JOHNS COUNTY, FLORIDA



SCALE IN FEET
 1" = 50'

COMMENCE
 S.E. Corner of
 Section 27

POINT OF BEGINNING

MINIUM

ABBREVIATION LEGEND		SYMBOL LEGEND	
NAME	DESCRIPTION	SYMBOL	DESCRIPTION
A	APARTMENT	(Symbol)	WATER VALVE
B	BLIND	(Symbol)	MAIL BOX
C	CONCRETE	(Symbol)	DUMPSTER
D	DRIVE	(Symbol)	LIGHT POLE
E	ELECTRIC BOX	(Symbol)	SIGN (TYPE AS NOTED)
F	FIRE HYDRANT	(Symbol)	SANITARY MANHOLE
G	GAS METER	(Symbol)	FIRE HYDRANT
H	HIGHWAY	(Symbol)	WATER METER
I	IMPERVIOUS SURFACE	(Symbol)	
J	JUNCTION BOX		
K	KEYSTONE		
L	LANDSCAPE		
M	MASONRY		
N	NON-IMPREGATED ASPHALT		
O	OPEN		
P	PAVEMENT		
Q	QUARTER		
R	REINFORCED CONCRETE		
S	SLAB		
T	TILE		
U	UNFINISHED		
V	VOLCANIC		
W	WATER		
X	WOOD		
Y	YARD		
Z	ZONING		

FIELD: D.A.D./A.C.E.	REVISION:
TECHNICIAN: D.A.D.	LEGEND: DUNSTON
DATE: 4-28-94	
DRAWN BY: [Signature]	
CHECKED BY: [Signature]	

