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This Document Prepared by:  
Robert G. Cuff  
1 Corporate Drive  
Palm Coast, FL 32151

OFF REC 0550 PAGE 1626  
Inst No: 96003204 Date: 03/04/1996  
Doc Stamp-Deed : 95979.80  
SYD CROSBY, FLAGLER County  
By: [Signature] D.C. Time: 17:02

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, made this 1st day of March, 1996 between ITT COMMUNITY DEVELOPMENT CORPORATION, a Delaware corporation; SUNSPORT RECREATION, INC., a Florida corporation, and ITT LAND CORPORATION, a Delaware corporation, collectively referred to as Grantors, and COMMONWEALTH PALM COAST CORPORATION, a Pennsylvania corporation, whose post office address is c/o Destination Palm Coast Hotel, Inc., 300 Clubhouse Drive, Palm Coast, Florida 32137, Grantee.

Reserved for Recording Information

WITNESSETH, that Grantors, for and in consideration of the sum of \$10.00 and other good and valuable consideration to Grantors in hand paid by Grantee, the receipt whereof is acknowledged, convey to Grantee, Grantee's heirs and assigns forever, the following-described land, situate, lying and being in Flagler County, Florida:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD THE SAME in fee simple, subject to:

- (a) All laws, ordinances, zoning restrictions, prohibitions and regulations of competent governmental authorities.
- (b) Covenants, declarations, easements, restrictions, liens and assessments of record.
- (c) Taxes for 1996, and thereafter.

AND GRANTORS do hereby warrant the title to said lands, and will defend the same against all persons claiming by, through or under Grantors, but against none other.

IN WITNESS WHEREOF, the Grantors have executed this deed in their corporate name and their corporate seals have been affixed on the date set forth above.

Witnesses:  
[Signature]  
RODNEY ALAN RILEY

[Signature]  
JOHN F. BALLARD, JR.

ITT COMMUNITY DEVELOPMENT CORPORATION  
By: [Signature]

Lawrence G. Martin, Executive Vice President

Attest: [Signature]  
Robert G. Cuff, Secretary

Witnesses:  
[Signature]  
RODNEY ALAN RILEY

[Signature]  
JOHN F. BALLARD, JR.

SUNSPORT RECREATION, INC  
By: [Signature]  
Lawrence G. Martin, Vice President

Attest: [Signature]  
Robert G. Cuff, Assistant Secretary

Witnesses:  
[Signature]  
RODNEY ALAN RILEY

[Signature]  
JOHN F. BALLARD, JR.

ITT LAND CORPORATION  
By: [Signature]  
Lawrence G. Martin, President

Attest: [Signature]  
Robert G. Cuff, Secretary

Address for all signatories is:  
1 Corporate Drive  
Palm Coast, Florida 32151

ACKNOWLEDGEMENTS ON NEXT PAGE

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me on the 1st day of March, 1996 by Lawrence G. Martin and Robert G. Cuff, the Executive Vice President and Secretary, respectively, of ITT Community Development Corporation, a Delaware corporation, on behalf of the corporation. They are known to me and did not take an oath.

Debra K. Register  
Notary Public, State of Florida at Large

My Commission Expires:



Notary Public, State of Florida  
DEBRA K. REGISTER  
My Comm. Exp. Jan. 14, 1997  
Comm. No. CC 253385

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me on the 1st day of March, 1996 by Lawrence G. Martin and Robert G. Cuff, the Vice President and Assistant Secretary, respectively, of Sunsport Recreation, Inc., a Florida corporation, on behalf of the corporation. They are known to me and did not take an oath.

Debra K. Register  
Notary Public, State of Florida at Large

My Commission Expires:



Notary Public, State of Florida  
DEBRA K. REGISTER  
My Comm. Exp. Jan. 14, 1997  
Comm. No. CC 253385

STATE OF FLORIDA  
COUNTY OF FLAGLER

The foregoing instrument was acknowledged before me on the 1st day of March, 1996 by Lawrence G. Martin and Robert G. Cuff, the President and Secretary, respectively, of ITT Land Corporation, a Delaware corporation, on behalf of the corporation. They are known to me and did not take an oath.

Debra K. Register  
Notary Public, State of Florida at Large

My Commission Expires:



Notary Public, State of Florida  
DEBRA K. REGISTER  
My Comm. Exp. Jan. 14, 1997  
Comm. No. CC 253385

16th Road Beach Club at Hammock Dunes

## LEGAL DESCRIPTION:

A parcel of land being the combined parcels recorded in Official Records Book 315, Pages 493 through 495 and Book 347, Pages 368 through 370, lying South of 16th Road in Government Section 28, Township 10 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

As a Point of Reference being the Southeast corner of Government Section 40, Township 10 South, Range 31 East, thence North  $19^{\circ}50'00''$  West along the Easterly line of said Government Section 40 a distance of 7019.15 feet to a Point on the Southerly right-of-way line of 16th Road (50' R/W), thence departing said Easterly line of Section 40, North  $71^{\circ}10'52''$  East along the Southerly right-of-way line of 16th Road a distance of 2356.76 feet, thence departing said Southerly right-of-way of 16th Road South  $18^{\circ}49'08''$  East a distance of 599.97 feet to a Point being the Northwesterly corner of the parcel recorded in Official Records Book 315, Pages 493 through 495 and the POINT OF BEGINNING of this description, thence North  $71^{\circ}10'52''$  East a distance of 460.00 feet more or less to a point on the mean high water line of the Atlantic Ocean, thence southerly along said mean high water line having the following closing lines South  $19^{\circ}29'22''$  East a distance of 64.83 feet, thence South  $20^{\circ}54'05''$  East a distance of 110.24 feet, thence departing the Atlantic Ocean South  $71^{\circ}10'52''$  West a distance of 502.72 feet, thence North  $18^{\circ}49'08''$  West a distance of 175.00 feet, thence North  $71^{\circ}10'52''$  East a distance of 35.95 feet to the POINT OF BEGINNING.

Parcel containing 2.0000 acres more or less.

EXHIBIT "A"

BELLE TERRE SWIM AND RACQUET CLUB

LEGAL DESCRIPTION

Reserved Parcel "P" of the subdivision plat of Pine Grove,  
Section 25, as recorded in Map Book 9, Page 16 of the Public  
Records of Flagler County, Florida.

Parcel containing 11.1342 acres more or less.

Unofficial Copy

EXHIBIT A

Reserved Parcel - A

DESCRIPTION:

Reserved Parcel "A" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida, being more particularly described as follows:

BEGINNING from the Northeast corner of Reserved Parcel "A" also being the intersection of right-of-way lines of Elder Drive and Ellsworth Drive; thence South  $05^{\circ}52'20''$  East along the Westerly right-of-way line of Ellsworth Drive a distance of 338.80 feet; thence departing said Westerly right-of-way line South  $84^{\circ}07'40''$  West along the plat line of Map Book 11, Page 35 a distance of 112.11 feet; thence South  $42^{\circ}50'49''$  West a distance of 705.24 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $41^{\circ}45'21''$ , a radius of 325.00 feet, an arc length of 236.85 feet, a chord bearing South  $21^{\circ}58'07''$  West and a chord distance of 231.65 feet to a point of tangent; thence South  $01^{\circ}05'28''$  West a distance of 55.00 feet; thence North  $88^{\circ}54'32''$  West a distance of 51.23 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing of South  $50^{\circ}16'00''$  West and a chord distance of 196.12 feet; thence South  $80^{\circ}33'19''$  East a distance of 110.00 feet to a point on a curve being the right-of-way line of Ellis Place; thence Southwesterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing South  $01^{\circ}05'28''$  West and a chord distance of 11.62 feet; thence departing right-of-way line South  $82^{\circ}44'16''$  West a distance of 110.00 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing South  $48^{\circ}05'12''$  East and a chord distance of 196.12 feet to a point of tangent; thence South  $88^{\circ}54'32''$  East a distance of 51.23 feet; thence South  $01^{\circ}05'28''$  West a distance of 215.00 feet; thence South  $88^{\circ}54'32''$  East a distance of 125.00 feet to the Westerly right-of-way line of Ellsworth Drive; thence South  $01^{\circ}05'28''$  West along the said Westerly right-of-way a distance of 40.81 feet to a point of curvature; thence Southwesterly along the curve to the right having a central angle of  $31^{\circ}42'35''$ , a radius of 150.00 feet, an arc length of 83.02 feet, a chord bearing South  $16^{\circ}56'47''$  West, a chord distance of 81.96 feet to a point of tangent; thence South  $32^{\circ}48'04''$  West a distance of 44.90 feet; thence departing Westerly right-of-way line North  $57^{\circ}11'56''$  West a distance of 100.00 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of  $45^{\circ}00'00''$ , a radius of 225.00 feet, an arc length of 176.71 feet, a chord bearing North  $79^{\circ}41'56''$  West and a chord distance of 172.21 feet to a point of tangent; thence South  $77^{\circ}48'04''$  West a distance of 141.42 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $45^{\circ}00'00''$ , a radius of 225.00 feet, an arc length of 176.71 feet, a chord bearing South  $55^{\circ}18'04''$  West and a

chord distance of 172.21 feet to a point of tangent; thence South 32°48'04" West a distance of 150.00 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of 44°34'00", a radius of 150.00 feet, an arc length of 116.68 feet, a chord bearing South 10°31'02" West and a chord distance of 113.76 feet; thence North 78°14'04" East a distance of 110.00 feet to a point on a curve being the right-of-way line of Elliot Place; thence Southeasterly along the curve to the left having a central angle of 21°29'09", a radius of 40.00 feet, an arc length of 15.00 feet, a chord bearing South 22°30'31" East and a chord distance of 14.91 feet; thence departing right-of-way line South 56°44'54" West a distance of 110.00 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of 57°55'30", a radius of 150.00 feet, an arc length of 151.65 feet, a chord bearing South 62°12'54" East and a chord distance of 145.27 feet; thence South 01°10'35" East a distance of 125.00 feet to a point on the Northerly right-of-way line of Ellsworth Drive; thence along right-of-way line South 88°49'25" West a distance of 460.10 feet to the intersection of the Easterly right-of-way line of Easthampton Boulevard; thence along the Easterly right-of-way line North 01°10'35" West a distance of 775.00 feet to a point of curvature; thence Northeasterly along the curve to the right having a central angle of 11°16'27", a radius of 1720.00 feet, an arc length of 338.45 feet, a chord bearing North 04°27'39" East and a chord distance of 337.89 feet; thence departing the Easterly right-of-way line of Easthampton Boulevard South 74°53'57" East a distance of 70.16 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of 87°23'13", a radius of 225.00 feet, an arc length of 343.17 feet, a chord bearing North 61°24'26" East and a chord distance of 310.86 feet to a point of compound curve; thence Northeasterly along the curve to the right having a central angle of 30°48'16", a radius of 1420.00 feet, an arc length of 763.45 feet, a chord bearing North 33°06'58" East and a chord distance of 754.29 feet; thence North 40°40'29" West a distance of 125.01 feet to a point on a curve being the Southerly right-of-way line of Elder Drive; thence Northeasterly along the curve to the right having a central angle of 01°29'00", a radius of 1545.00 feet, an arc length of 40.00 feet, a chord bearing North 49°19'37" East and a chord distance of 39.98 feet; thence departing Southerly right-of-way line South 40°40'29" East a distance of 125.01 feet to a point on a curve; thence Northeasterly along the curve to the right having a central angle of 19°46'16", a radius of 1420.00 feet, an arc length of 490.00 feet, a chord bearing North 60°01'03" East and a chord distance of 487.59 feet; thence North 20°05'48" West a distance of 125.00 feet to a point on the curve being the Southerly right-of-way line of Elder Drive; thence Northeasterly along the curve to the right having a central angle of 13°17'50", a radius of 1545.00 feet, an arc length of 358.56 feet, a chord bearing North 76°33'07" East and a chord distance of 357.76 feet to the Point of Beginning.

Parcel containing 29.11 acres more or less.

## Reserved Parcel - B

## DESCRIPTION:

Reserved Parcel "B" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida, being more particularly described as follows:

BEGINNING from the Southeast corner of Lot 1, Block 42 also being the Westerly right-of-way line of Easterly Place; thence South  $01^{\circ}08'37''$  East along said right-of-way line per Map Book 11, Page 32 a distance of 79.90 feet; thence departing the Westerly right-of-way line South  $72^{\circ}59'48''$  West a distance of 129.95 feet to the Southerly plat line of Reserved Parcel "B"; thence South  $88^{\circ}37'21''$  West a distance of 1824.49 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $90^{\circ}00'00''$ , a radius of 225.00 feet, an arc length of 353.43 feet, a chord bearing North  $43^{\circ}37'21''$  East and a chord distance of 318.20 feet to a point of tangent; thence North  $01^{\circ}22'39''$  West a distance of 780.00 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of  $45^{\circ}50'12''$ , a radius of 225.00 feet, an arc length of 180.00 feet, a chord bearing North  $24^{\circ}17'45''$  West and a chord distance of 175.24 feet; thence South  $42^{\circ}47'09''$  West a distance of 125.00 feet to a point on a curve also being the Northerly right-of-way line of Egret Trail; thence Northwesterly along the curve to the left having a central angle of  $19^{\circ}43'57''$ , a radius of 100.00 feet, an arc length of 34.44 feet, a chord bearing North  $57^{\circ}04'49''$  West and a chord distance of 34.27 feet; thence departing Northerly right-of-way North  $23^{\circ}03'13''$  East a distance of 125.00 feet to a point on a curve; thence Southwesterly along the curve to the left having a central angle of  $54^{\circ}25'52''$ , a radius of 225.00 feet, an arc length of 213.75 feet, a chord bearing of South  $85^{\circ}50'17''$  West and a chord distance of 205.80 feet to a point of tangent; thence South  $58^{\circ}37'21''$  West a distance of 80.00 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $49^{\circ}57'38''$ , a radius of 375.00 feet, an arc length of 326.99 feet, a chord bearing South  $33^{\circ}38'32''$  West and a chord distance of 316.73 feet to a point of tangent; thence South  $08^{\circ}39'44''$  West a distance of 209.01 feet to a point of curvature; thence Southwesterly along the curve to the right having a central angle of  $49^{\circ}57'38''$ , a radius of 325.00 feet, an arc length of 283.39 feet, a chord bearing South  $33^{\circ}38'32''$  West and a chord distance of 274.50 feet to a point of reverse curve; thence Southwesterly along the curve to the left having a central angle of  $53^{\circ}37'14''$ , a radius of 225.00 feet, an arc length of 210.57 feet, a chord bearing South  $31^{\circ}48'44''$  West and a chord distance of 202.97 feet; thence South  $88^{\circ}37'21''$  West a distance of 140.87 feet; thence North  $01^{\circ}10'35''$  West a distance of 1004.66 feet; thence South  $88^{\circ}49'25''$  West a distance of 125.00 feet to the Easterly right-of-way line of Egan Drive; thence along said right-of-way line North  $01^{\circ}10'35''$  West a distance of 40.00 feet; thence departing Easterly right-of-way line North  $88^{\circ}49'25''$  East a distance of 125.00 feet; thence North  $01^{\circ}10'35''$  West a distance of 951.00 feet to the Southerly right-of-way line

of Ellsworth Drive; thence along said right-of-way line North 88°49'25" East a distance of 200.00 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of 08°01'18", a radius of 250.00 feet, an arc length of 35.00 feet, a chord bearing North 84°48'46" East and a chord distance of 34.97 feet; thence departing Southerly right-of-way line South 29°07'58" East a distance of 138.89 feet; thence South 01°10'35" East a distance of 536.77 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of 104°06'18", a radius of 225.00 feet, an arc length of 408.82 feet, a chord bearing South 53°13'45" East and a chord distance of 354.86 feet to a point of tangent; thence North 74°43'06" East a distance of 154.66 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of 59°01'25", a radius of 225.00 feet, an arc length of 231.79 feet, a chord bearing North 45°12'26" East and a chord distance of 221.67 feet; thence North 76°51'09" West a distance of 125.28 feet to a point on a curve on the Easterly right-of-way line of Elias Lane; thence Northeasterly along the curve having a central angle of 11°28'42", a radius of 100.00 feet, an arc length of 20.03 feet, a chord bearing North 13°08'52" East and a chord distance of 20.00 feet; thence departing Easterly right-of-way line South 76°51'09" East a distance of 125.28 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of 11°46'36", a radius of 225.00 feet, an arc length of 46.25 feet, a chord bearing North 04°42'45" East and a chord distance of 46.17 feet; thence North 01°10'35" West a distance of 459.08 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of 19°41'20", a radius of 675.00 feet, an arc length of 231.95 feet, a chord bearing North 11°01'15" West and a chord distance of 230.82 feet; thence North 56°24'58" East a distance of 51.23 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of 81°38'47", a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North 15°28'50" East and a chord distance of 196.12 feet; thence South 64°39'26" West a distance of 110.00 feet to a point on a curve being the right-of-way line of Eli Place; thence Northwesterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing North 33°41'46" West and a chord distance of 11.62 feet; thence departing right-of-way line North 47°57'01" East a distance of 110.00 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of 55°51'48", a radius of 150.00 feet, an arc length of 146.25 feet, a chord bearing North 69°58'53" West and a chord distance of 140.53 feet; thence North 76°22'58" West a distance of 63.58 feet; thence North 32°48'04" East a distance of 80.00 feet; thence North 57°11'56" West a distance of 125.00 feet to the Easterly right-of-way of Ellsworth Drive; thence along said right-of-way line North 32°48'04" East a distance of 62.70 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of 15°13'29", a radius of 200.00 feet, an arc length of 53.14 feet, a chord bearing North 25°11'23" East and a chord distance of 52.99 feet; thence departing Easterly right-of-way line South 88°54'32"



East a distance of 511.98 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $21^{\circ}30'44''$ , a radius of 525.00 feet, an arc length of 197.12 feet, a chord bearing North  $80^{\circ}20'01''$  East and a chord distance of 195.96 feet to a point of tangent; thence North  $69^{\circ}34'44''$  East a distance of 200.17 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $68^{\circ}29'16''$ , a radius of 225.00 feet, an arc length of 268.95 feet, a chord bearing North  $35^{\circ}20'06''$  East and a chord distance 253.23 feet to a point of tangent; thence North  $01^{\circ}05'28''$  East a distance of 496.37 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of  $48^{\circ}14'39''$ , a radius of 325.00 feet, an arc length of 273.66 feet, a chord bearing North  $23^{\circ}01'51''$  West and a chord distance of 265.64 feet to a point of tangent; thence North  $47^{\circ}09'11''$  West a distance of 170.00 feet; thence South  $42^{\circ}50'49''$  West a distance of 125.00 feet to the Northerly right-of-way line of Ellington Drive; thence along said right-of-way line North  $47^{\circ}09'11''$  West a distance of 20.00 feet; thence departing Northerly right-of-way line North  $42^{\circ}50'49''$  East a distance of 125.00 feet; thence North  $47^{\circ}09'11''$  West a distance of 315.54 feet to a point on a curve on the Easterly right-of-way line of Ellsworth Drive; thence Northwesterly along the curve to the left having a central angle of  $10^{\circ}02'13''$ , a radius of 200.00 feet, an arc length of 35.04 feet, a chord bearing North  $00^{\circ}51'13''$  West and a chord distance of 34.99 feet to a point of tangent; thence North  $05^{\circ}52'20''$  West a distance of 213.78 feet; thence departing Easterly right-of-way line North  $89^{\circ}04'14''$  East a distance of 194.85 feet; thence South  $66^{\circ}57'41''$  East a distance of 92.31 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $57^{\circ}17'45''$ , a radius of 165.00 feet, an arc length of 165.00 feet, a chord bearing North  $74^{\circ}52'34''$  East and a chord distance of 158.21 feet; thence North  $43^{\circ}46'13''$  West a distance of 125.00 feet to a point on a curve on the right-of-way line of Elder Place; thence Northeasterly along the curve to the left having a central angle of  $14^{\circ}19'26''$ , a radius of 40.00 feet, an arc length of 10.00 feet, a chord bearing North  $39^{\circ}04'04''$  East and a chord distance of 9.97 feet; thence departing right-of-way line South  $58^{\circ}05'39''$  East a distance of 125.00 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of  $114^{\circ}35'30''$ , a radius of 165.00 feet, an arc length of 330.00 feet, a chord bearing North  $25^{\circ}23'17''$  West and a chord distance of 277.69 feet to a point on a curve being the Southerly right-of-way line of Easthampton Boulevard; thence Southeasterly along the curve to the right having a central angle of  $07^{\circ}37'16''$ , a radius of 1720.00 feet, an arc length of 228.79 feet, a chord bearing South  $78^{\circ}52'21''$  East and a chord distance of 228.62 feet to a point on the Westerly right-of-way line of Easthampton Waterway; thence departing Southerly right-of-way line of Easthampton Boulevard along said Westerly right-of-way line South  $24^{\circ}08'08''$  West a distance of 127.87 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $85^{\circ}35'54''$ , a radius of 400.00 feet, an arc length of 597.59 feet, a chord bearing South  $18^{\circ}39'49''$  East and a chord distance of 543.55 feet to a point of reverse curve; thence

CYPRESS KNOLL GOLF COURSE- PARCEL B, continued

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Southeasterly along the curve to the right having a central angle of  $67^{\circ}59'36''$ , a radius of 300.00 feet, an arc length of 356.01 feet, a chord bearing South  $27^{\circ}27'58''$  East and a chord distance of 335.49 feet to a point of tangent; thence South  $06^{\circ}31'50''$  West a distance of 730.63 feet to a point of curvature; thence Southwesterly along the curve to the right having a central angle of  $52^{\circ}51'29''$ , a radius of 300.00 feet, an arc length of 276.76 feet, a chord bearing South  $32^{\circ}57'34''$  West and a chord distance 267.05 feet to a point of tangent; thence South  $59^{\circ}23'19''$  West a distance of 239.83 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $38^{\circ}10'38''$ , a radius of 400.00 feet, an arc length 266.53 feet, a chord bearing  $S40^{\circ}18'00''W$  and a chord distance of 261.62 feet to a point of tangent; thence South  $21^{\circ}12'41''$  West a distance of 514.49 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $54^{\circ}28'22''$ , a radius of 725.00 feet, an arc length of 689.28 feet, a chord bearing South  $06^{\circ}01'30''$  East and a chord distance of 663.61 feet; thence North  $56^{\circ}44'19''$  East a distance of 100.00 feet; thence departing Easthampton Waterway right-of-way line South  $33^{\circ}15'41''$  East a distance of 560.00 feet; thence North  $56^{\circ}44'19''$  East a distance of 125.00 feet to the Westerly right-of-way line of Eastwood Drive; thence along said right-of-way line South  $33^{\circ}15'41''$  East a distance of 29.28 feet; thence departing the Westerly right-of-way line South  $56^{\circ}44'19''$  West a distance of 125.00 feet; thence South  $33^{\circ}15'41''$  East a distance of 850.00 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $58^{\circ}06'58''$ , a radius of 325.00 feet, an arc length of 329.65 feet, a chord bearing South  $62^{\circ}19'12''$  East and a chord distance of 315.70 feet to a point of tangent; thence North  $88^{\circ}37'21''$  East a distance of 249.62 feet to the Point Of Beginning.

Parcel containing 85.52 acres more or less.

Reserved Parcel - C

## DESCRIPTION:

Reserved Parcel "C" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida, being more particularly described as follows:

BEGINNING from the Northwesterly corner of Lot 13, Block 83 also being the Southerly right-of-way line of Eric Drive per Map Book 11, Page 38; thence departing said right-of-way line South  $00^{\circ}44'11''$  East a distance of 100.00 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $57^{\circ}16'54''$ , a radius of 225.00 feet, an arc length of 224.95 feet, a chord bearing South  $29^{\circ}22'38''$  East and a chord distance of 215.69 feet to a point of tangent; thence South  $58^{\circ}01'05''$  East a distance of 562.59 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of  $161^{\circ}21'17''$ , a radius of 165.00 feet, an arc length of 464.67 feet, a chord bearing South  $32^{\circ}39'56''$  East and a chord distance of 325.64 feet; thence North  $23^{\circ}20'35''$  West a distance of 125.00 feet to a point on a curve of the right-of-way of Ehrly Place; thence Northeasterly along the curve to the left having a central angle of  $44^{\circ}00'55''$ , a radius of 40.00 feet, an arc length of 30.73 feet, a chord bearing North  $44^{\circ}38'57''$  East and a chord distance of 29.98 feet; thence departing right-of-way line South  $67^{\circ}21'30''$  East a distance of 168.24 feet to a point on a curve of the Westerly right-of-way line of Easthampton Boulevard; thence Southwesterly along the curve to the left having a central angle of  $23^{\circ}49'05''$ , a radius of 1800.00 feet, an arc length of 748.27 feet, a chord bearing South  $10^{\circ}43'57''$  West and a chord distance 742.89 feet to a point of tangent; thence South  $01^{\circ}10'35''$  East a distance of 1445.00 feet; thence departing Westerly right-of-way line South  $88^{\circ}49'25''$  West a distance of 532.87 feet; thence North  $43^{\circ}49'29''$  East a distance of 94.47 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $180^{\circ}00'00''$ , a radius of 150.00 feet, an arc length of 471.24 feet, a chord bearing North  $43^{\circ}49'25''$  East and a chord distance of 300.00 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of  $180^{\circ}00'00''$ , a radius of 150.00 feet, an arc length of 471.24 feet, a chord bearing North  $46^{\circ}10'35''$  West and a chord distance of 300.00 feet to a point of tangent; thence South  $43^{\circ}49'25''$  West a distance of 163.00 feet; thence South  $46^{\circ}10'35''$  East a distance of 125.00 feet to the Northerly right-of-way line of Eisenhower Place; thence South  $43^{\circ}49'25''$  West a distance of 13.84 feet; thence departing said right-of-way line North  $46^{\circ}10'35''$  West a distance of 125.00 feet; thence South  $43^{\circ}49'25''$  West a distance of 280.00 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $47^{\circ}16'32''$ , a radius of 225.00 feet, an arc length of 185.65 feet, a chord bearing South  $20^{\circ}11'08''$  West and a chord distance of 180.43 feet; thence South  $88^{\circ}49'25''$  West a distance of 695.18 feet; thence South  $01^{\circ}10'35''$  East a distance of 125.00 feet to the Northerly right-of-way line of Eric Drive; thence South

88°49'25" West a distance of 22.68 feet; thence departing said right-of-way line North 01°10'35" West a distance of 125.00 feet; thence South 88°49'25" West a distance of 247.03 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of 180°00'00", a radius of 150.00 feet, an arc length of 471.24 feet, a chord bearing North 01°10'35" West and a chord distance of 300.00 feet to a point of tangent; thence South 88°49'25" West a distance of 83.00 feet; thence South 01°10'35" East a distance of 125.00 feet to the Northerly right-of-way line of Eight Iron Place; thence South 88°49'25" West a distance of 20.00 feet; thence departing said right-of-way line North 01°10'35" West a distance of 125.00 feet; thence South 88°49'25" West a distance of 47.00 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of 45°59'10", a radius of 325.00 feet, an arc length of 260.85 feet, a chord bearing South 65°49'49" West and a chord distance 253.90 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of 18°10'23", a radius of 585.00 feet, an arc length of 185.55 feet, a chord bearing North 82°05'24" West and a chord distance 184.77 feet; thence South 88°49'25" West a distance of 50.00 feet to the Easterly right-of-way line of Eisenhower Waterway; thence North 01°10'35" West a distance of 563.78 feet; thence departing said right-of-way line North 88°49'25" East a distance of 62.48 feet; thence North 36°19'03" East a distance of 140.00 feet to a point on a curve on the right-of-way line of Evans Park Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet; thence South 60°13'36" East a distance of 128.27 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of 55°51'48", a radius of 166.58 feet, an arc length of 162.42 feet, a chord bearing of South 25°45'03" East and a chord distance of 156.06 feet; thence North 36°19'03" East a distance of 126.58 feet to a point on a curve on the right-of-way line of Evansville Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of 81°38'47", a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North 68°47'14" East and a chord distance of 196.12 feet; thence North 27°57'50" East a distance of 160.00 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle 81°38'47", a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing South 12°51'33" East and a chord distance of 196.12 feet; thence North 36°19'03" East a distance of 110.00 feet to a point on a curve on the right-of-way of Evansmill Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing South 62°02'10" East and a chord distance of 11.62

feet; thence departing said right-of-way line South  $19^{\circ}36'38''$  West a distance of 110.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $68^{\circ}47'14''$  East and a chord distance of 196.12 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing South  $12^{\circ}51'33''$  East and a chord distance of 196.12 feet; thence North  $36^{\circ}19'03''$  East a distance of 110.00 feet to a point on a curve on the right-of-way line of Evanston Place; thence Southeasterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing South  $62^{\circ}02'10''$  East and a chord distance of 11.62 feet; thence departing said right-of-way South  $19^{\circ}36'38''$  West a distance of 110.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $68^{\circ}47'14''$  East and a chord distance of 196.12 feet; thence North  $27^{\circ}57'50''$  East a distance of 26.22 feet; thence South  $62^{\circ}02'10''$  East a distance of 75.00 Feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $90^{\circ}00'00''$ , a radius of 225.00 feet, an arc length of 353.43 feet, a chord bearing North  $72^{\circ}57'50''$  East and a chord distance of 318.20 feet to a point of tangent; thence North  $27^{\circ}57'50''$  East a distance of 70.00 feet; thence North  $62^{\circ}02'10''$  West a distance of 125.00 feet to the Easterly right-of-way line of Evans Drive; thence North  $27^{\circ}57'50''$  East a distance of 40.00 feet; thence departing said right-of-way line South  $62^{\circ}02'10''$  East a distance of 125.00 feet; thence North  $27^{\circ}57'50''$  East a distance of 483.03 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $50^{\circ}11'40''$ , a radius of 325.00 feet, an arc length of 284.72 feet, a chord bearing North  $02^{\circ}52'00''$  East and a chord distance of 275.70 feet to a point of tangent; thence North  $22^{\circ}13'50''$  West a distance of 1359.82 feet; thence South  $67^{\circ}46'10''$  West a distance of 125.00 feet to the Easterly right-of-way line of Evans Drive; thence North  $22^{\circ}13'50''$  West a distance of 40.00 feet; thence departing said right-of-way line North  $67^{\circ}46'10''$  East a distance of 125.00 feet; thence North  $22^{\circ}13'50''$  West a distance of 175.00 feet; thence North  $00^{\circ}44'11''$  West a distance of 174.99 feet to the Southerly right-of-way line of Eric Drive; thence North  $89^{\circ}15'49''$  East a distance of 480.71 feet to the Point of the Beginning.

Parcel containing 66.96 acres more or less.

CYPRESS KNOLL GOLF COURSE

Reserved Parcel - D

OFF REC 0550 PAGE 1639

DESCRIPTION:

Reserved Parcel "D" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49 of the Public Records of Flagler County, Florida being more particularly described as follows:

BEGINNING from the Northeasterly corner of Lot 9, Block 147 also being the Westerly right-of-way line of Eisenhower Waterway per Map Book 11, Page 45; thence South  $88^{\circ}49'25''$  West a distance of 480.00 feet; thence North  $01^{\circ}10'35''$  West a distance of 20.00 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing of North  $41^{\circ}59'59''$  West and a chord distance of 196.12 feet; thence South  $07^{\circ}10'37''$  West a distance of 110.00 feet to a point on a curve on the right-of-way line of Echo Place; thence Southwesterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing of South  $88^{\circ}49'24''$  West and a chord distance of 11.62 feet; thence departing said right-of-way line North  $09^{\circ}31'48''$  West a distance of 110.00 feet to a point on a curve; thence Southwesterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing of South  $39^{\circ}38'48''$  West and a chord distance of 196.12 feet to a point of tangency; thence South  $01^{\circ}10'35''$  East a distance of 145.00 feet to the Northerly right-of-way line of Eric Drive; thence South  $88^{\circ}49'25''$  West a distance of 40.00 feet; thence departing said right-of-way line North  $01^{\circ}10'35''$  West a distance of 125.00 feet; thence South  $88^{\circ}49'25''$  West a distance of 150.11 feet to a point of curvature; thence Northwesterly along the curve to the right having a central angle of  $58^{\circ}01'19''$ , a radius of 210.00 feet; an arc length of 212.66 feet, a chord bearing of North  $62^{\circ}09'56''$  West and a chord distance of 203.69 feet; thence South  $89^{\circ}15'49''$  West a distance of 97.73 feet to the Easterly right-of-way line of Eric Drive; thence North  $00^{\circ}44'11''$  West a distance of 60.00 feet; thence departing said right-of-way line North  $89^{\circ}15'49''$  East a distance of 134.52 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $159^{\circ}28'48''$ , a radius of 150.00 feet, an arc length of 417.52 feet, a chord bearing of North  $79^{\circ}00'13''$  East and a chord distance of 295.20 feet to a point of tangency; thence North  $00^{\circ}44'11''$  West a distance of 74.42 feet to a point of curvature; thence Northwesterly along the curve to the left having a central angle of  $90^{\circ}00'00''$ , a radius of 275.00 feet, an arc length of 431.96 feet, a chord bearing of North  $45^{\circ}44'11''$  West and a chord distance of 388.91 feet to a point of tangency; thence South  $89^{\circ}15'49''$  West a distance of 150.00 feet to the Easterly right-of-way line of Eric Drive; thence North  $00^{\circ}44'11''$  West a distance of 496.70 feet; thence departing said right-of-way line North  $89^{\circ}21'36''$  East a distance of 187.38 feet; thence North  $36^{\circ}19'03''$  East a distance of 110.00 feet to a point on a curve on the right-of-way line of Edge Place; thence Southeasterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of

40.00 feet, an arc length of 11.66 feet, a chord bearing of South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet; thence South 60°13'36" East a distance of 128.27 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of 55°51'48", a radius of 166.58 feet, an arc length of 162.42 feet, a chord bearing of South 25°45'03" East and a chord distance of 156.06 feet; thence North 36°19'03" East a distance of 126.58 feet to a point on a curve on the right-of-way line of Edgely Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing of South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet; thence South 60°13'36" East a distance of 128.27 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of 55°51'48", a radius of 166.58 feet, an arc length of 162.42 feet, a chord bearing of South 25°45'03" East and a chord distance of 156.06 feet; thence North 36°19'03" East a distance of 126.58 feet to a point on a curve on the right-of-way line of Edgemount Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing of South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet; thence South 60°13'36" East a distance of 128.27 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of 55°51'48", a radius of 166.58 feet, an arc length of 162.42 feet, a chord bearing of South 25°45'03" East and a chord distance of 156.06 feet; thence North 36°19'03" East a distance of 126.58 feet to a point on a curve on the right-of-way line of Edgewater Place; thence Southeasterly along the curve to the left having a central angle of 16°42'25", a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing of South 62°02'10" East and a chord distance of 11.62 feet; thence departing said right-of-way line South 19°36'38" West a distance of 110.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of 81°38'47", a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing of North 68°47'14" East and a chord distance of 196.12 feet to a point of tangency; thence North 27°57'50" East a distance of 431.93 feet to a point on a curve also being the Westerly right-of-way line of Eisenhower Waterway; thence Southwesterly along the curve to the left having a central angle of 29°08'26", a radius of 400.00 feet, an arc length of 203.44 feet, a chord bearing of South 13°23'38" West and a chord distance of 201.25 feet to a point of tangency; thence South 01°10'35" East a distance of 637.02 feet to the POINT OF BEGINNING.

Parcel containing 16.10 acres more or less.

CYPRESS KNOLL GOLF COURSE

Reserved Parcel - E

OFF REC 0550 PAGE 1641

DESCRIPTION:

Reserved Parcel "E" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49 of the Public Records of Flagler County, Florida being more particularly described as follows:

BEGINNING from the Northeasterly corner of Lot 15, Block 139 also being the Westerly line of Eric Drive per Map Book 11, Page 44; thence South  $89^{\circ}15'49''$  West a distance of 425.00 feet; thence North  $00^{\circ}44'11''$  West a distance of 702.00 feet; thence South  $89^{\circ}15'49''$  West a distance of 125.00 feet to the Easterly right-of-way line of Edward Drive; thence North  $00^{\circ}44'11''$  West a distance of 70.00 feet; thence departing said right-of-way line North  $89^{\circ}15'49''$  East a distance of 125.00 feet; thence North  $00^{\circ}44'11''$  West a distance of 828.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $50^{\circ}40'07''$ , a radius of 325.00 feet, an arc length of 287.41 feet, a chord bearing of North  $63^{\circ}55'46''$  East and a chord distance of 278.13 feet to a point of tangency; thence North  $38^{\circ}35'43''$  East a distance of 433.89 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $33^{\circ}08'57''$ , a radius of 325.00 feet, an arc length of 188.03 feet, a chord bearing of North  $22^{\circ}01'14''$  East and a chord distance of 185.42 feet; thence North  $89^{\circ}15'49''$  East a distance of 126.89 feet to the Westerly right-of-way line of Edward Drive; thence South  $00^{\circ}44'11''$  East a distance of 392.36 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $43^{\circ}50'32''$ , a radius of 300.00 feet, an arc length of 229.66 feet, a chord bearing of South  $22^{\circ}39'27''$  East and a chord distance of 224.00 feet; thence departing said right-of-way line South  $27^{\circ}57'50''$  West a distance of 138.82 feet; thence South  $62^{\circ}02'10''$  East a distance of 215.00 feet; thence South  $27^{\circ}57'50''$  West a distance of 180.00 feet; thence South  $62^{\circ}02'10''$  East a distance of 125.00 feet to the Westerly right-of-way line of Eric Drive; thence  $S27^{\circ}57'50''W$  a distance of 63.35 feet; thence departing said right-of-way line North  $62^{\circ}02'10''$  West a distance of 125.00 feet; thence South  $27^{\circ}57'50''$  West a distance of 810.00 feet; thence South  $15^{\circ}09'35''$  West a distance of 112.81 feet; thence South  $62^{\circ}02'10''$  East a distance of 100.00 feet to the Westerly right-of-way line of Eric Drive also being a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $28^{\circ}42'01''$ , a radius of 460.00 feet, an arc length of 230.42 feet, a chord bearing of South  $13^{\circ}36'49''$  East and a chord distance of 228.02 feet to a point of tangency; thence South  $00^{\circ}44'11''$  East a distance of 99.07 feet to the POINT OF BEGINNING.

Parcel containing 28.25 acres more or less.



CYPRESS KNOLL GOLF COURSE

Reserved Parcel - F

OFF REC 0550 PAGE 1642

DESCRIPTION:

Reserved Parcel "F" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida, being more particularly described as follows:

BEGINNING from the Southwesterly corner of Lot 7, Block 125, also being the Easterly right-of-way line of Edward Drive per Map Book 11, Page 42; thence North  $89^{\circ}15'49''$  East a distance of 125.00 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $29^{\circ}47'52''$ , a radius of 325.00 feet, an arc length of 169.02 feet, a chord bearing North  $74^{\circ}21'53''$  East and a chord distance of 167.12 feet to a point of tangent; thence North  $59^{\circ}27'58''$  East a distance of 386.54 feet; thence North  $30^{\circ}32'02''$  West a distance of 125.00 feet to the Southeasterly right-of-way line of Edgar Lane; thence North  $59^{\circ}27'58''$  East a distance of 20.00 feet; thence departing said right-of-way line South  $30^{\circ}32'02''$  East a distance of 125.00 feet; thence North  $59^{\circ}27'58''$  East a distance of 80.00 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $35^{\circ}51'42''$ , a radius of 225.00 feet, an arc length of 140.83 feet, a chord bearing North  $41^{\circ}32'07''$  East and a chord distance of 138.54 feet to a point of tangent; thence North  $00^{\circ}44'11''$  West a distance of 62.74 feet; thence North  $89^{\circ}15'49''$  East a distance of 616.22 feet to a point of curvature; thence Northeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $48^{\circ}26'26''$  East and a chord distance of 196.12 feet; thence North  $82^{\circ}22'58''$  West a distance of 110.00 feet to a point on a curve on the right-of-way line of Edmond Place; thence Northwesterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of 40.00 feet, an arc length of 11.66 feet, a chord bearing North  $00^{\circ}44'11''$  West and a chord distance of 11.62 feet; thence departing said right-of-way line North  $80^{\circ}54'37''$  East a distance of 110.00 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $49^{\circ}54'47''$  West and a chord distance of 196.12 feet; thence North  $89^{\circ}15'49''$  East a distance of 150.00 feet to the Westerly right-of-way line of Eisenhower Waterway; thence South  $00^{\circ}44'11''$  East a distance of 1270.00 feet to the Northerly right-of-way line of Eric Drive; thence South  $89^{\circ}15'50''$  West a distance of 25.00 feet; thence departing said right-of-way line North  $00^{\circ}44'11''$  West a distance of 125.00 feet; thence South  $89^{\circ}15'49''$  West a distance of 155.00 feet to a point on a curve; thence Northeasterly along the curve to the left having a central angle of  $81^{\circ}38'47''$  a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $48^{\circ}26'26''$  East and a chord distance of 196.12 feet; thence North  $82^{\circ}22'58''$  West a distance of 110.00 feet to a point on a curve on the right-of-way line of Erickson Place; thence Northwesterly along the curve to the left having a central angle of  $16^{\circ}42'25''$ , a radius of 40.00 feet, an arc length of 11.66 feet, a

chord bearing North  $00^{\circ}44'11''$  West and a chord distance of 11.62 feet; thence departing said right-of-way line North  $80^{\circ}54'37''$  East a distance of 110.00 feet to a point on a curve; thence Northwesterly along the curve to the left having a central angle of  $81^{\circ}38'47''$ , a radius of 150.00 feet, an arc length of 213.75 feet, a chord bearing North  $49^{\circ}54'47''$  West and a chord distance of 196.12 feet to a point of tangent; thence South  $89^{\circ}15'49''$  West a distance of 649.22 feet; thence South  $00^{\circ}44'11''$  East a distance of 110.00 feet to the Northerly right-of-way line of Erickson Place; thence South  $89^{\circ}15'49''$  West a distance of 53.16 feet; thence South  $52^{\circ}23'14''$  West a distance of 25.00 feet to a point of curvature; thence Southwesterly along the curve to the left having a central angle of  $03^{\circ}10'31''$ , a radius of 560.00 feet, an arc length of 31.03 feet, a chord bearing South  $87^{\circ}40'34''$  West and a chord distance of 31.03 feet; thence departing said right-of-way line North  $03^{\circ}54'43''$  West a distance of 125.00 feet to a point on a curve; thence Southwesterly along the curve to the left having a central angle of  $39^{\circ}02'35''$ , a radius of 685.00 feet, an arc length of 466.76 feet, a chord bearing South  $66^{\circ}34'00''$  West and a chord distance of 457.80 feet; thence South  $61^{\circ}15'45''$  West a distance of 96.91 feet to a point of curvature; thence Southeasterly along the curve to the left having a central angle of  $82^{\circ}20'32''$ , a radius of 165.00 feet, an arc length of 237.13 feet, a chord bearing South  $01^{\circ}40'34''$  East and a chord distance of 217.24 feet; thence South  $64^{\circ}37'25''$  West a distance of 110.76 feet to a point on a curve on the Easterly right-of-way line of Edward Drive; thence Northwesterly along the curve to the right having a central angle of  $24^{\circ}38'25''$ , a radius of 250.00 feet, an arc length of 107.51 feet, a chord bearing North  $13^{\circ}03'23''$  West and a chord distance of 106.69 feet to a point of tangent; thence North  $00^{\circ}44'11''$  West a distance of 477.36 feet to the Point Of Beginning.

Parcel containing 17.00 acres more or less.

CYPRESS KNOLL GOLF COURSE

OFF REC 0550 PAGE 1644

Reserved Parcel - G

DESCRIPTION:

Reserved Parcel "G" of the Plat Easthampton - Section 34 at Palm Coast, Map Book 11, Pages 30 through 49, of the Public Records of Flagler County, Florida, being more particularly described as follows:

BEGINNING from the Northeasterly corner of Lot 1, Block 88, also being the Westerly right-of-way line of Ethan Allen Drive per Map Book 11, Page 39; thence Southeasterly along a curve to the right having the central angle of  $70^{\circ}13'02''$ , a radius of 150.00 feet, an arc length of 183.83 feet, a chord bearing South  $35^{\circ}50'41''$  East and a chord distance of 172.54 feet to a point of tangent; thence South  $00^{\circ}44'11''$  East a distance of 311.06 feet to the point of intersection of the right-of-way line of Ethan Allen Drive and the Northerly right-of-way line of Eric Drive; thence South  $89^{\circ}15'49''$  West a distance of 425.00 feet; thence departing Northerly right-of-way line North  $00^{\circ}44'11''$  West a distance of 100.00 feet, thence North  $76^{\circ}42'00''$  West a distance of 103.08 feet; thence South  $89^{\circ}15'49''$  West a distance of 420.00 feet to the Easterly right-of-way line of Eisenhower Waterway; thence North  $00^{\circ}44'11''$  West a distance of 727.06 feet to a point on a curve; thence Southeasterly along the curve to the left having a central angle of  $70^{\circ}13'02''$ , a radius of 325.00 feet, an arc length of 398.29 feet, a chord bearing South  $35^{\circ}50'41''$  East and a chord distance of 373.83 feet to a point of tangent; thence South  $70^{\circ}57'12''$  East a distance of 605.00 feet; thence North  $28^{\circ}18'05''$  East a distance of 126.65 feet to Point Of Beginning.

Parcel containing 8.95 acres more or less.

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LEGAL DESCRIPTION (based on this survey) 12/19/94

Reserved Parcel "A", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northeast corner of Block 165 of said Plat of Lakeview; thence N89°30'56"E 21.68 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 349.56 feet, a radius of 800.00 feet, a central angle of 25°02'07" and a chord bearing S26°22'21"E, 346.78 feet to a point of tangency; thence S38°53'25"E 2087.61 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 266.63 feet, a radius of 1120.00 feet, a central angle of 13°38'23" and a chord bearing S32°04'13"E, 265.99 feet to a point of tangency; thence S25°15'02"E 772.55 feet to a point of cusp; thence northwesterly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing N66°04'26"W 196.12 feet to a point; thence S16°53'50"E 110.00 feet to a point on a curve; thence westerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing S64°44'57"W 11.62 feet to a point; thence N33°36'15"W 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing S15°34'21"W 196.12 feet to a point of tangency; thence S25°15'02"E 100.25 feet to a point on a curve; thence southwesterly along a curve to the left having an arc length of 217.30 feet, a radius of 280.98 feet, a central angle of 44°18'38" and a chord bearing S42°35'39"W 211.92 feet to a point of tangency; thence S08°35'49"W 179.39 feet; thence N81°24'11"W 913.66 feet; thence S08°35'49"W 125.00 feet; thence N81°24'11"W 40.00 feet; thence N08°35'49"E 125.00 feet; thence N81°24'11"W 125.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 180.00 feet, a radius of 225.00 feet, a central angle of 45°50'12" and a chord bearing S75°40'43"W, 175.24 feet to a point; thence S37°14'23"E 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 77.08 feet, a radius of 100.00 feet, a central angle of 44°09'48" and a chord bearing S30°40'43"W 75.19 feet to a point of tangency; thence S08°35'49"W 237.34 feet; thence N81°24'11"W 87.50 feet; thence N51°24'11"W 130.00 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing S87°46'25"W, 196.12 feet to a point; thence S43°02'58"E 110.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'26" and a chord bearing S38°35'49"W 11.62 feet to a point; thence N59°45'24"W 110.00 feet; thence S38°35'49"W 128.21 feet; thence N51°24'11"W 1018.03 feet; thence N38°35'49"E 380.00 feet; thence S51°24'11"E 500.00 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00, a central angle of 90°00'00" and a chord bearing N83°35'49"E, 318.20 feet to a point; thence N51°24'11"W 125.00 feet; thence N38°35'49"E 230.92 feet; thence S51°24'11"E 100.00 feet; thence S81°24'11"E 993.30 feet to a point of curvature; thence northeasterly along a curve to the left having an arc length of 431.48 feet, a radius of 225.00 feet, a central angle of 109°52'35" and a chord bearing N43°39'32"E, 368.34 feet to a point of tangency; thence N11°16'46"W 478.51 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 245.29 feet, a radius of 225.00 feet, a central angle of 62°27'41" and a chord bearing N42°30'36"W, 233.32 feet to a point; thence N08°35'49"E 77.01 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing N36°24'11"W 318.20 feet to a point; thence westerly along a curve to the left having an arc length of 446.47 feet, a radius of 150.00 feet, a central angle of 170°32'16" and a chord bearing N76°40'19"W 298.98 feet to a point of tangency; thence S08°35'49"W 149.66 feet; thence N81°24'11"W 50.00 feet; thence N08°35'49"E 125.00 feet; thence N78°43'26"W 153.29 feet; thence N09°33'43"W 148.11 feet; thence S69°50'14"E 67.79 feet to a point of curvature; thence easterly along a curve to the left having an arc length of 146.25 feet, a radius of 150.00 feet, a central angle of 55°51'48" and a chord bearing N87°23'42"E, 140.53 feet to a point; thence N30°32'12"W 110.00 feet to a point

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on a curve; thence northeasterly along a curve to the left having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of  $16^{\circ}42'25''$  and a chord bearing  $N51^{\circ}06'35''E$  11.62 feet to a point; thence  $S47^{\circ}14'37''E$  110.00 feet to a point on a curve; thence northerly along a curve to the left having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of  $81^{\circ}38'48''$  and a chord bearing  $N01^{\circ}55'59''E$  196.12 feet to a point of tangency; thence  $N38^{\circ}53'25''W$  326.21 feet; thence  $N80^{\circ}07'23''W$  122.65 feet; thence  $N09^{\circ}33'42''W$  80.00 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 166.36 feet, a radius of 325.00 feet, a central angle of  $29^{\circ}19'42''$  and a chord bearing  $N24^{\circ}13'34''W$ , 164.55 feet to a point of tangency; thence  $N38^{\circ}53'25''W$  200.00 feet; thence  $S51^{\circ}06'35''W$  125.00 feet; thence  $N38^{\circ}53'25''W$  20.00 feet; thence  $N51^{\circ}06'35''E$  125.00 feet; thence  $N38^{\circ}53'25''W$  178.81 feet to a point of curvature; thence northwesterly along a curve to the left having an arc length of 292.66 feet, a radius of 325.00 feet, a central angle of  $51^{\circ}35'39''$  and a chord bearing  $N64^{\circ}41'14''W$ , 282.87 feet to a point of tangency; thence  $S89^{\circ}30'56''W$  678.94 feet to a point of curvature; thence southwesterly along a curve to the left having an arc length of 389.08 feet, a radius of 225.00 feet, a central angle of  $99^{\circ}04'39''$  and a chord bearing  $S39^{\circ}58'37''W$ , 342.38 feet to a point of cusp; thence  $N09^{\circ}33'43''W$  137.22 feet; thence  $N00^{\circ}29'04''W$  425.00 feet; thence  $N89^{\circ}30'56''E$  1200.00 feet; thence  $N00^{\circ}29'04''W$  125.00 feet to the POINT OF BEGINNING, containing 62.43 acres, more or less.

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ALSO INCLUDING

Reserved Parcel "C", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the northwest corner of said Reserved Parcel "C"; thence N89°26'28"E 630.08 feet; thence S38°43'02"W 202.91 feet; thence S51°40'07"E 125.00 feet to a point on a curve; thence southerly along a curve to the left having an arc length of 250.77 feet, a radius of 300.00 feet; a central angle of 47°53'36" and a chord bearing S14°23'05"W 243.53 feet to a point of tangency; thence S09°33'43"E 403.87 feet; thence S80°26'17"W 125.00 feet; thence S09°33'43"E 520.00 feet; thence N80°26'17"E 125.00 feet; thence S09°33'43"E 40.00 feet; thence S80°26'17"W 125.00 feet; thence S09°33'43"E 980.61 feet to a point of curvature; thence southerly along a curve to the left having an arc length of 441.04 feet, a radius of 725.00 feet, a central angle of 34°51'17" and a chord bearing S26°59'21"E, 434.27 feet to a point; thence N45°35'00"E 55.00 feet; thence S44°25'00"E 67.22 feet; thence N39°51'14"E 73.36 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 13.16 feet, a radius of 600.00 feet; a central angle of 1°15'25" and a chord bearing S50°46'29"E 13.16 feet to a point of tangency; thence S51°24'11"E 170.76 feet; thence S54°59'31"W 770.58 feet; thence N35°00'29"W 649.53 feet to a point on the east right of way line of U.S. Highway No. 1; thence northerly along said right of way line for the following six courses: run N09°59'31"E 128.08 feet; thence S89°43'01"W 5.08 feet; thence N09°59'31"E 253.32 feet to a point of curvature; thence northerly along a curve to the left having an arc length of 655.06 feet, a radius of 2030.05 feet, a central angle of 18°29'18" and a chord bearing N00°44'52"E, 652.23 feet to a point of tangency; thence N08°29'47"W 179.58 feet; thence S81°30'12"W 20.00 feet; thence N08°29'47"W 1583.88 feet to the POINT OF BEGINNING, containing 34.65 acres, more or less.

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ALSO INCLUDING

Reserved Parcel "D", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most northerly corner of said Reserved Parcel "D"; thence S38°53'28"E 93.32 feet; thence N89°30'56"E 936.80 feet; thence S00°29'04"E 432.94 feet; thence S09°33'42"E 57.28 feet to a cusp point; thence northwesterly along a curve to the left having an arc length of 317.78 feet, a radius of 225.00 feet; a central angle of 80°55'21" and a chord bearing N50°01'23"W 292.02 feet to a point of tangency; thence S89°30'56"W 846.10 feet; thence N09°33'43"W 149.00 feet to a point of curvature; thence northerly along a curve to the right having an arc length of 254.23 feet, a radius of 240.00 feet, a central angle of 60°41'38" and a chord bearing N20°47'06"E, 242.51 feet to the POINT OF BEGINNING, containing 7.71 acres, more or less.

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ALSO INCLUDING

Reserved Parcel "E", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29, Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most southerly corner of said Reserved Parcel "E"; thence N64°44'58"E 526.36 feet; thence N25°15'02"W 335.20 feet; thence S64°44'58"W 125.00 feet; thence N25°15'02"W 620.00 feet to a point of curvature; thence northwesterly along a curve to the right having an arc length of 60.46 feet, a radius of 425.00 feet, a central angle of 8°09'02" and a chord bearing N21°10'31"W, 60.41 feet to the southeasterly corner of a parcel described in Official Records Book 492, pages 936-939; thence northerly along the boundary of said parcel described in Official Records Book 492, pages 936-939 for the following five courses; thence S72°54'00"W 10.00 feet; thence N53°38'13"W 20.65 feet; thence S75°01'26"W 11.50 feet; thence N10°42'21"W 31.82 feet; thence N01°05'36"E 53.63 feet; thence N85°41'45"E 24.67 feet to the boundary of abovesaid Reserved Parcel "2", being a point on a curve; thence northerly along a curve to the right having an arc length of 28.33 feet, a radius of 425.00 feet; a central angle of 3°49'11" and a chord bearing N02°23'39"W 28.33 feet to a point of tangency; thence N00°29'04"W 1536.30 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing N40°20'20"E, 196.12 feet to a point; thence S08°50'16"E 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing N89°30'57"E 11.62 feet to a point; thence N07°52'09"E 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing S41°18'27"E 196.12 feet to a point; thence S85°19'06"E 128.73 feet; thence S08°50'16"E 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of 16°42'25" and a chord bearing N89°30'57"E 11.62 feet to a point; thence N07°52'09"E 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing S41°18'27"E 196.12 feet to a point of tangency; thence S00°29'04"E 202.47 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet, a central angle of 81°38'47" and a chord bearing N40°20'20"E, 196.12 feet to a point; thence S08°50'16"E 110.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet a central angle of 16°42'25" and a chord bearing N89°30'57"E 11.62 feet to a point; thence N07°52'09"E 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing S41°18'27"E 196.12 feet to a point of cusp; thence northeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing N40°20'20"E 196.12 feet to a point; thence S08°50'16"E 110.00" to a point; thence easterly along a curve to the right having an arc length of 11.66 feet, a radius of 40.00 feet, a central angle of 16°42'25" and a chord bearing N89°30'57"E 11.62 feet to a point; thence N07°52'09"E 110.00 feet to a point on a curve; thence southeasterly along a curve to the right having an arc length of 213.75 feet, a radius of 150.00 feet; a central angle of 81°38'47" and a chord bearing S41°18'27"E 196.12 feet to a point of tangency; thence S00°29'04"E 1003.67 feet; thence S25°15'02"E 260.04 feet to a point of curvature; thence southerly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing S19°44'58"W, 318.20 feet to a point of tangency; thence S64°44'58"W 800.00 feet; thence S25°15'02"E 300.00 feet; thence N64°44'58"E 910.00 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of 41°45'11" and a chord bearing N85°37'33"E, 302.90 feet to a point; thence S16°30'09"W 125.00 feet to a point on a curve; thence easterly along a curve to the right having an arc length of 34.00 feet, a radius of 300.00 feet, a central angle of 6°29'36" and a chord bearing S70°15'03"E 33.98 feet to a point; thence N22°59'45"E 125.00 feet to a point on a curve; thence southeasterly along a curve to the



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right having an arc length of 309.71 feet, a radius of 425.00 feet, a central angle of 41°45'13" and a chord bearing S46°07'39"E 302.91 feet to a point of cusp; thence N25°15'02"W 822.28 feet to a point of curvature; thence northeasterly along a curve to the right having an arc length of 561.16 feet, a radius of 275.00 feet, a central angle of 116°54'59" and a chord bearing N33°12'28"E, 468.74 feet to a point of tangency; thence S88°20'03"E 756.56 feet; thence S07°23'44"W 126.38 feet to a point of on a curve; thence easterly along a curve to the right having an arc length of 150.15 feet, a radius of 150.00 feet, a central angle of 57°21'14" and a chord bearing S53°55'39"E 143.96 feet to a point of tangency; thence S25°15'02"E 40.00 feet; thence N64°44'58"E 125.00 feet to the easterly line of Belle Terre Waterway; thence N25°15'02"W along said easterly line of Belle Terre Waterway for a distance of 862.29 feet to a point of curvature; thence depart said boundary line of said Reserved Parcel "2" and run westerly along the southerly line of Jefferson Davis Waterway for the following four courses: run westerly along a curve to the left having an arc length of 921.97 feet, a radius of 825.00 feet, a central angle of 64°01'49" and a chord bearing N57°15'57"W, 874.74 feet to a point of tangency; thence N89°16'51"W 858.76 feet to a point of curvature; thence westerly along a curve to the right having an arc length of 411.10 feet, a radius of 675.00 feet, a central angle of 34°53'44" and a chord bearing N71°49'59"W, 404.78 feet to a point of tangency; thence N54°23'07"W 585.58 feet to a point of curvature; thence westerly along a curve to the left having an arc length of 177.30 feet, a radius of 825.00 feet, a central angle of 12°18'47" and a chord bearing N60°32'31"W, 176.96 feet to a point on the westerly boundary of said Reserved Parcel "2"; thence southerly and westerly along said westerly boundary of said Reserved Parcel "E" for the following seven courses: S29°30'56"W 419.65 feet; thence S14°30'56"W 66.19 feet; thence S00°29'04"E 810.00 feet to a point of curvature; thence southeasterly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90°00'00" and a chord bearing S44°30'56"W, 318.20 feet to a point of tangency; thence S89°30'56"W 659.20 feet to a point on a curve; thence southeasterly along a curve to the left having an arc length of 331.52 feet, a radius of 720.00 feet, a central angle of 26°22'53" and a chord bearing S25°41'59"E 328.59 feet to a point of tangency; thence S38°53'25"E 1801.29 feet to the POINT OF BEGINNING, containing 90.84 acres, more or less.

COPY

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ALSO INCLUDING

Part of Government Sections 21 and 22, Township 10 South, Range 30 East, Flagler County, Florida being that part of PARCEL NO. 2 of the property described in Official Records Book 142, pages 278-279 lying south of Jefferson Davis Waterway and being more particularly described as follows:

From a POINT OF REFERENCE being a point on the easterly boundary line of the above described PARCEL NO. 2, said point being the northwest corner of Reserved Parcel "2", as shown on the recorded plat of Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29, Public Records of Flagler County, Florida; thence S29°30'56"W along the easterly boundary of said PARCEL NO. 2 being also along the westerly boundary of said Reserved Parcel "E" for a distance of 390.35 feet to the POINT OF BEGINNING; thence continue along the easterly and southerly boundary of said PARCEL NO. 2 being also along the westerly and northerly boundary of said Reserved Parcel "E" for the following seven courses: run S29°30'56"W 419.65 feet; thence S14 30'56"W 66.19 feet; thence S00°29'04"E 810.00 feet to a point of curvature; thence southwesterly along a curve to the right having an arc length of 353.43 feet, a radius of 225.00 feet, a central angle of 90 00'00" and a chord bearing S44°30'56"W, 318.20 feet to a point of tangency; thence S89°30'56"W 659.20 feet to a point on a curve; thence northerly along a curve to the right having an arc length of 151.10 feet, a radius of 720.00 feet, a central angle of 12°01'28" and a chord bearing N06°29'48"W 150.83 feet to a point; thence S89°30'56"W 1280.00 feet to the northwest corner of Block 164 of said plat of Lakeview; thence N12°53'48"E along the southerly line of said Jefferson Waterway for a distance of 297.66 feet to a point on a curve; thence northeasterly along a curve to the right having an arc length of 913.19 feet, a radius of 825.00 feet, a central angle of 63°25'15" and a chord bearing N39°41'03"E 867.28 feet to a point of tangency; thence N71°23'41"E 1251.37 feet to a point of curvature; thence easterly along a curve to the right having an arc length of 603.42 feet, a radius of 825.00 feet; a central angle of 41°54'25" and a chord bearing S87°39'07"E, 590.05 feet to the POINT OF BEGINNING, containing 56.65 acres, more or less.

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## ALSO INCLUDING

All of that land vacated in the Subdivision Plat Of Lakeview - Section 37 Palm Coast (Map Book 13 at Pages 1 through 29), per Resolution 95-56 as recorded in Official Records Book 538 at Pages 1611 through 1613, Public Records of Flagler County, Florida, being described as follows:

BEGINNING at the southwesterly corner of Lot 22, Block 143, of the aforesaid Lakeview - Section 37, thence N80°26'17"E a distance of 49.47 feet to a point of curvature of a curve to the right; thence northeasterly along said curve having a radius of 300.00 feet, a central angle of 14°34'59", an arc of 76.36 feet and a chord bearing N87°43'47"E, 76.15 feet to a point on a non-tangent line; thence N09°33'43"W a distance of 1273.40 feet; thence N80°26'17"E a distance of 124.48 feet; thence S47°01'13"E a distance of 97.49 feet to a point on a non-tangent curve; thence northeasterly along a curve to the right having a radius of 150.00 feet, a central angle of 08°07'48", an arc length of 21.28 feet and a chord bearing N47°02'41"E, 21.27 feet to a point of tangency; thence N51°06'35"E a distance of 100.00 feet; thence S38°53'25"E a distance of 50.00 feet; thence S51°06'35"W a distance of 100.00 feet to a point of curvature; thence southwesterly along a curve to the left having a radius of 100.00 feet, central angle of 5°43'46", an arc length of 10.00 feet and a chord bearing S48°14'42"W, 10.00 feet to a point on a non-tangent line; thence S50°07'21"E a distance of 153.93 feet; thence S51°06'35"W a distance of 20.25 feet; thence S09°33'43"E a distance of 936.00 feet; thence S35°36'55"E a distance of 82.42 feet; thence S81°24'11"E a distance of 240.00 feet; thence S08°35'49"W a distance of 125.00 feet; thence S81°24'11"E a distance of 27.55 feet to a point on a non-tangent curve; thence southwesterly along curve to the left having a radius of 40.00 feet, a central angle of 77°21'52", an arc of 54.01 feet and a chord bearing S08°35'49"W, 50.00 feet to a point on a non-tangent line; thence N81°24'11"W a distance of 4.59 feet; thence S08°35'49"W a distance of 125.00 feet; thence N81°24'11"W a distance of 480.00 feet; thence S84°38'20"W a distance of 69.97 feet; thence N03°00'11"W a distance of 144.02 feet to a point on a non-tangent curve; thence southwesterly along a curve to the left having a radius of 250.00 feet, a central angle of 13°34'27", an arc of 59.23 feet and a chord bearing S87°13'31"W, 59.09 feet to a point of tangency; thence S80°26'17"W a distance of 51.03 feet to a point on a non-tangent curve; thence northwesterly along a curve to the left having a radius of 200.00 feet, a central angle of 07°10'51", an arc of 25.07 feet and a chord bearing N05°58'17"W, 25.05 feet to a point of tangency; thence N09°33'43"W a distance of 25.00 feet to the POINT OF BEGINNING.

The above described parcel of land is situated in Section 22, Township 10 South, Range 30 East, Flagler County, Florida and contains 12.00 acres.

# MATANZAS WOODS GOLF COURSE

OFF  
REC 0550 PAGE 1653

## ALSO INCLUDING

Part of Reserved Parcel "R-1", Lakeview - Section 37 Palm Coast Park at Palm Coast, as recorded in Map Book 13, pages 1-29. Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING, being the most easterly corner of said Reserved Parcel "R-1"; thence S38°35'49"W along the southeasterly line of said Reserved Parcel "R-1" for a distance of 767.47 feet; thence N51°24'11"W 1300.81 feet to the most westerly corner of said Reserved Parcel "R-1"; thence N54°59'31"E 148.96 feet; thence S59°22'19"E 485.17 feet; thence S73°43'22"E 217.49 feet; thence N77°17'42"E 363.21 feet; thence N38°35'49"E 191.24 feet; thence S51°24'11"E 350.00 feet to the POINT OF BEGINNING, containing 11.61 acres, more or less.

Unofficial Copy

Additional lands for the Matanzas Woods Golf Course

## DESCRIPTION:

## ALSO INCLUDING:

A parcel of land being a portion of Reserved Parcel "E" according to the Subdivision Plat Lakeview Section 37, Palm Coast, recorded in Map Book 13, Pages 1 Through 29, of the Public Records of Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the northeast corner of Lot 1, Block 75, thence North  $25^{\circ}15'02''$  West along the west line of Belle Terre Waterway a distance of 862.29 feet to a point of curvature, thence departing Belle Terre Waterway (as platted) 921.97 feet along the arc of a curve to the left (concave southerly) having a central angle of  $64^{\circ}01'49''$ , a radius of 855.00 feet, a chord Bearing of North  $57^{\circ}15'57''$  West and a chord distance of 874.74 feet to a point of tangency, thence North  $89^{\circ}16'51''$  West a distance of 858.76 feet to a point of curvature, thence 411.10 feet along the arc of a curve to the right (concave northerly) having a central angle of  $34^{\circ}53'44''$ , a radius of 675.00 feet, a chord Bearing of North  $71^{\circ}49'59''$  West and a chord distance of 404.78 feet to the end of said curve being a point on the boundary of Jefferson Davis Waterway as recorded in Official Records Book 549, Pages 966 through 990, of the Public Records of Flagler County, Florida, thence North  $35^{\circ}36'53''$  East along said waterway a distance of 30.00 feet to a point beginning a curve, thence easterly 392.83 feet along the arc of a curve to the left (concave northerly) having a central angle of  $34^{\circ}53'44''$ , a radius of 645.00 feet, a chord Bearing of South  $71^{\circ}49'59''$  East and a chord distance of 386.79 feet to a point of tangency, thence South  $89^{\circ}16'51''$  East a distance of 858.76 feet to a point of curvature, thence 955.50 feet along the arc of a curve to the right (concave southwesterly) having a central angle of  $64^{\circ}01'49''$ , a radius of 855.00 feet, a chord Bearing of South  $57^{\circ}15'57''$  East and a chord distance of 906.54 feet to the end of said curve, thence South  $64^{\circ}44'58''$  West a distance of 30.00 feet to the POINT OF BEGINNING.

Parcel containing 1.5148 acres more or less.

Total acreage of all parcels in Matanzas Woods descriptions =  
265.7948 acres more or less.

EXHIBIT "A"

Palm Coast Marina

OFF  
REC 0550 PAGE 1655

DESCRIPTION:

A parcel of land lying in Government Sections 38 and 39, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point of Reference being the southeasterly corner of the Subdivision Plat Country Club Cove Section-3 Map Book 6, Page 8, thence North  $20^{\circ}57'23''$  West along the Easterly right-of-way line of Palm Harbor Parkway (104'R/W) (Platted as Young Parkway) a distance of 125.00 feet to the POINT OF BEGINNING of this description, thence continue North  $20^{\circ}57'23''$  West a distance of 568.90 feet to a point on the southerly line of Club House Waterway, thence departing Palm Harbor Parkway North  $75^{\circ}49'57''$  East along the southerly line of said waterway a distance of 50.71 feet, thence departing said southerly line of waterway North  $14^{\circ}10'03''$  West a distance of 18.32 feet, thence North  $75^{\circ}49'57''$  East a distance of 137.00 feet, thence North  $43^{\circ}22'02''$  East a distance of 61.55 feet, thence North  $68^{\circ}48'16''$  East a distance of 255.62 feet, thence South  $20^{\circ}57'23''$  East a distance of 41.83 feet, thence North  $69^{\circ}02'37''$  East a distance of 90.90 feet, thence South  $20^{\circ}57'23''$  East along the easterly line of the Marina Basin a distance of 268.32 feet, thence South  $69^{\circ}02'37''$  West a distance of 400.00 feet, thence South  $38^{\circ}28'13''$  West a distance of 38.06 feet, thence South  $15^{\circ}07'19''$  East a distance of 80.85 feet, thence South  $17^{\circ}59'47''$  East a distance of 188.91 feet to a point on a curve concave southerly, thence westerly 57.32 feet along a curve to the left having a radius of 275.00 feet, a central angle of  $11^{\circ}56'32''$ , a chord bearing of South  $75^{\circ}00'53''$  West and a chord distance of 57.21 feet to a point of tangency, thence South  $69^{\circ}02'37''$  West a distance of 82.92 feet to the POINT OF BEGINNING.

Parcel containing 4.4803 acres more or less.

EXHIBIT "A"

PALM HARBOR GOLF COURSE, PALM COAST, FL  
LEGAL DESCRIPTION FROM TOMOKA ENGINEERING JOB # 94654  
SHEETS 94654-B1, 94654-B2 & 94654-B3

OFF REC 0550 PAGE 1656

LEGAL DESCRIPTION (BASED ON THIS SURVEY)

PART OF GOVERNMENT SECTIONS 39, 40, 41, 43, 44 AND 45, TOWNSHIP 11 SOUTH, RANGE 31 EAST, AND BEING PART OF COUNTRY CLUB COVE - SECTION 8 AT PALM COAST AS RECORDED IN MAP BOOK 6, PAGES 28-33 AND VILLAS AT PALM HARBOR SUBDIVISION AS RECORDED IN MAP BOOK 26, PAGES 76-77 AND OAKS NORTH SUBDIVISION AT PALM COAST AS RECORDED IN MAP BOOK 30, PAGES 2-3, ALL BEING IN FLAGLER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM A POINT OF BEGINNING, BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE (A 60 FOOT WIDE RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE (A 50 FOOT WIDE RIGHT OF WAY) AS SHOWN ON SAID PLAT OF COUNTRY CLUB COVE - SECTION 8 AT PALM COAST; THENCE S20°57'23"E ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CROMPTON PLACE FOR A DISTANCE OF 110.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE BEING ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 180.62 FEET, A RADIUS OF 248.96 FEET, A CENTRAL ANGLE OF 41°34'03" AND A CHORD BEARING S41°44'25"E 176.68 FEET; THENCE S27°28'34"W ALONG THE NORTHERLY RIGHT OF WAY LINE OF COLE PLACE FOR A DISTANCE OF 290.00 FEET; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN ALONG THE BOUNDARY OF SAID RESERVED PARCEL "A", SECTION 8, PALM COAST FOR THE FOLLOWING 25 COURSES: N70°17'58"W 113.69 FEET; THENCE S85°33'08"W 152.34 FEET; THENCE S38°16'59"W 152.34 FEET; THENCE S08°59'09"E 152.34 FEET; THENCE S40°53'10"E 254.98 FEET; THENCE S24°31'14"E 320.00 FEET; THENCE S23°28'01"W 105.39 FEET; THENCE S08°54'27"W 152.34 FEET; THENCE S38°21'41"E 152.34 FEET; THENCE S72°14'05"E 170.03 FEET; THENCE S24°31'14"E 80.00 FEET; THENCE S47°10'01"E 167.46 FEET; THENCE N73°49'59"E 173.79 FEET; THENCE N17°13'29"E 170.58 FEET; THENCE N24°31'14"W 908.75 FEET; THENCE N24°18'10"W 111.61 FEET; THENCE N05°41'02"E 101.88 FEET; THENCE N62°31'26"W 100.00 FEET; THENCE N27°28'34"E 190.00 FEET; THENCE S62°31'26"E 100.00 FEET; THENCE S40°43'14"E 271.77 FEET; THENCE S24°31'14"E 816.40 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 359.95 FEET, A RADIUS OF 650.22 FEET, A CENTRAL ANGLE OF 31°43'03" AND A CHORD BEARING S40°22'45"E 355.37 TO A POINT OF TANGENCY; THENCE S56°14'17"E 151.00 FEET; THENCE N33°48'05"E 0.24 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY OF THE OAKS NORTH SUBDIVISION AT PALM COAST AS RECORDED IN MAP BOOK 30, PAGES 2-3; THENCE S21°23'49"W ALONG THE BOUNDARY OF SAID OAKS NORTH SUBDIVISION FOR A DISTANCE OF 211.32 FEET; THENCE S59°50'44"W ALONG THE BOUNDARY OF SAID OAKS NORTH SUBDIVISION FOR A DISTANCE OF 335.50 FEET TO THE MOST NORTHERLY CORNER OF PARCEL "B" OF SAID OAKS NORTH SUBDIVISION; THENCE S05°54'53"E ALONG THE EAST LINE OF SAID PARCEL "B" FOR A DISTANCE OF 171.93 FEET; THENCE S30°43'52"W ALONG THE EAST LINE OF SAID PARCEL "B" FOR A DISTANCE OF 77.19 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PALM HARBOR DRIVE AS SHOWN ON SAID SUBDIVISION PLAT OF OAKS NORTH; THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 135.65 FEET, A RADIUS OF 641.92 FEET, A CENTRAL ANGLE OF 12°06'29" AND A CHORD BEARING N65°19'23"W 135.40 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE S08°01'38"W ALONG THE WEST LINE OF SAID OAKS NORTH SUBDIVISION AND THE WEST LINE OF OAKS SUBDIVISION (AS RECORDED IN MAP BOOK 27, PAGES 53-54) FOR A DISTANCE OF 681.30 FEET; THENCE S26°44'09"E ALONG THE BOUNDARY OF SAID OAKS SUBDIVISION FOR A DISTANCE OF 300.08 FEET; THENCE S72°23'48"E ALONG THE BOUNDARY OF SAID OAKS SUBDIVISION FOR A DISTANCE OF 44.66 FEET TO THE MOST NORTHERLY CORNER OF FAIRWAYS CONDOMINIUM AS DESCRIBED IN OFFICIAL RECORDS BOOK 136, PAGES 213- 214; THENCE SOUTHWESTERLY ALONG THE BOUNDARY OF SAID FAIRWAYS CONDOMINIUM FOR THE FOLLOWING FOUR COURSES: S08°43'13"W 815.28 FEET; THENCE S25°10'42"W

PALM HARBOR GOLF COURSE, PALM COAST, FL  
LEGAL DESCRIPTION FROM TOMOKA ENGINEERING JOB # 94654  
SHEETS 94654-B1, 94654-B2 & 94654-B3

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232.77 FEET; THENCE S42°20'52"W 230.00 FEET; THENCE S63°36'56"W 309.15 FEET;  
THENCE DEPART THE BOUNDARY OF SAID FAIRWAYS CONDOMINIUM AND RUN  
N26°39'01"W 38.31 FEET TO THE BOUNDARY OF ABOVE SAID RESERVED PARCEL "A",  
SECTION 8, PALM COAST; THENCE ALONG THE BOUNDARY OF SAID RESERVED PARCEL  
"A" FOR THE FOLLOWING 30 COURSES: S70°40'30"W 543.69 FEET; THENCE N26°39'01"W  
95.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT  
HAVING AN ARC LENGTH OF 98.07 FEET, A RADIUS OF 1617.79, A CENTRAL ANGLE OF  
03°28'23" AND A CHORD BEARING N24°54'50"W 98.05 FEET TO A POINT; THENCE  
N63°21'45"E 526.70 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE  
LEFT HAVING AN ARC LENGTH OF 485.56 FEET, A RADIUS OF 889.39 FEET, A CENTRAL  
ANGLE OF 31°16'49" AND A CHORD BEARING N47°43'20"E 479.55 FEET TO A POINT OF  
TANGENCY; THENCE N32°04'56"E 192.50 FEET; THENCE N09°32'31"E 139.43 FEET;  
THENCE N38°59'25"W 148.29 FEET; THENCE N89°07'27"W 148.29 FEET; THENCE  
S33°55'31"W 138.46 FEET; THENCE S36°23'37"W 302.27 FEET; THENCE S63°21'45"W  
462.43 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT  
HAVING AN ARC LENGTH OF 360.92 FEET, A RADIUS OF 1682.19, A CENTRAL ANGLE OF  
12°17'35" AND A CHORD BEARING S69°30'32"W 360.23 FEET TO A POINT OF TANGENCY;  
THENCE S75°39'20"W 646.73 FEET; THENCE N50°30'14"W 119.88 FEET; THENCE  
N16°38'09"W 400.00 FEET; THENCE N25°19'50"W 308.47 FEET; THENCE N72°39'20"W  
154.47 FEET; THENCE S43°01'34"W 157.70 FEET; THENCE S09°34'54"E 318.99 FEET;  
THENCE S16°38'09"E 400.00 FEET; THENCE S18°09'56"W 251.69 FEET; THENCE  
S17°56'41"E 171.08 FEET; THENCE S80°23'49"E 171.08 FEET; THENCE N55°43'09"E 111.54  
FEET; THENCE N71°06'57"E 152.31 FEET; THENCE N83°22'27"E 189.77 FEET; THENCE  
N75°39'20"E 757.88 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE  
LEFT HAVING AN ARC LENGTH OF 109.04 FEET, A RADIUS OF 1667.79, A CENTRAL  
ANGLE OF 03°44'45" AND A CHORD BEARING S24°46'39"E 109.02 FEET TO A POINT OF  
TANGENCY; THENCE S26°39'01"E 135.32 FEET TO THE NORTHEAST CORNER OF A  
PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 365, PAGES 930-931; THENCE  
S76°24'35"W ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL  
RECORDS BOOK 365, PAGES 930-931 FOR A DISTANCE OF 1259.67 FEET; THENCE  
S04°13'35"E ALONG THE BOUNDARY OF SAID PARCEL DESCRIBED IN OFFICIAL  
RECORDS BOOK 365, PAGES 930-931 FOR A DISTANCE OF 50.00 FEET TO A POINT ON  
THE BOUNDARY OF ABOVE SAID RESERVED PARCEL "A", SECTION 8, PALM COAST;  
THENCE S85°46'25"W ALONG SAID BOUNDARY FOR A DISTANCE OF 430.00 FEET TO THE  
EASTERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE; THENCE N26°39'01"W ALONG  
SAID RIGHT OF WAY LINE FOR A DISTANCE OF 60.00 FEET TO A POINT OF CURVATURE;  
THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE  
RIGHT HAVING AN ARC LENGTH OF 499.60 FEET, A RADIUS OF 1121.79, A CENTRAL  
ANGLE OF 25°31'01" AND A CHORD BEARING N13°53'31"W 495.48 FEET TO A POINT OF  
TANGENCY; THENCE N01°08'00"W ALONG SAID RIGHT OF WAY LINE FOR A DISTANCE  
OF 1450.00 FEET; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN ALONG THE  
BOUNDARY OF ABOVE SAID RESERVED PARCEL "A", SECTION 8, PALM COAST FOR THE  
FOLLOWING 23 COURSES: N88°52'00"E 540.73 FEET; THENCE S25°53'38"E 719.61 FEET  
TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING AN ARC  
LENGTH OF 565.48 FEET, A RADIUS OF 387.27 FEET, A CENTRAL ANGLE OF 83°39'42"  
AND A CHORD BEARING S67°43'29"E 516.57 FEET TO A POINT OF TANGENCY; THENCE  
N70°26'40"E 497.03 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE  
LEFT HAVING AN ARC LENGTH OF 516.26 FEET, A RADIUS OF 597.72 FEET, A CENTRAL  
ANGLE OF 49°29'14" AND A CHORD BEARING N45°42'03"E 500.36 FEET TO A POINT;  
THENCE N45°59'12"E 304.76 FEET; THENCE N05°36'05"W 163.57 FEET; THENCE  
N57°42'59"W 307.06 FEET; THENCE N41°12'33"W 180.93 FEET; THENCE N46°34'10"W  
160.00 FEET; THENCE S43°25'51"W 150.00 FEET; THENCE N46°34'10"W 41.88 FEET TO A  
POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC  
LENGTH OF 326.60 FEET, A RADIUS OF 386.53 FEET, A CENTRAL ANGLE OF 48°24'43"



PALM HARBOR GOLF COURSE, PALM COAST, FL

LEGAL DESCRIPTION FROM TOMOKA ENGINEERING JOB # 94694 OFF REC 0550 PAGE 1658  
SHEETS 94654-B1, 94654-B2 & 94654-B3

AND A CHORD BEARING N22°21'49"W 316.97 FEET TO A POINT OF TANGENCY; THENCE N01°50'33"E 100.00 FEET; THENCE N88°09'27"W 280.37 FEET; THENCE N01°50'33"E 150.00 FEET; THENCE N88°09'27"W 240.00 FEET; THENCE N65°25'38"W 323.93 FEET; THENCE S60°23'43"W 164.43 FEET; THENCE S07°48'25"W 350.68 FEET; THENCE S26°46'54"W 320.00 FEET; THENCE S57°49'27"W 16.57 FEET; THENCE S88°52'00"W 315.00 FEET TO A POINT ON THE BOUNDARY OF VILLAS AT PALM HARBOR PLAT AS RECORDED IN MAP BOOK 26, PAGES 76-77; THENCE RUN ALONG THE FOLLOWING 21 COURSES AS SHOWN ON SAID VILLAS AT PALM HARBOR PLAT: S25°25'54"W 55.90 FEET; THENCE S01°08'00"E 100.00 FEET; THENCE S88°52'00"W 125.00 FEET; THENCE N01°08'00"W 232.00 FEET; THENCE N88°52'00"E 100.00 FEET; THENCE S01°08'00"E 5.00 FEET; THENCE N88°52'00"E 60.00 FEET; THENCE N01°08'00"W 585.00 FEET; THENCE S88°52'00"W 60.00 FEET; THENCE S01°08'00"E 30.00 FEET; THENCE S88°52'00"W 100.00 FEET; THENCE N01°08'00"W 273.00 FEET; THENCE N88°52'00"E 100.00 FEET; THENCE S01°08'00"E 10.00 FEET; THENCE N88°52'00"E 60.00 FEET; THENCE N01°08'00"W 274.49 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 199.08 FEET, A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 13°34'45" AND A CHORD BEARING N05°39'23"E 198.62 FEET TO A POINT OF TANGENCY; THENCE N08°28'38"E 10.29 FEET; THENCE N81°31'22"W 66.27 FEET; THENCE S08°28'38"W 30.00 FEET; THENCE N81°31'22"W 95.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE BEING ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 801.37 FEET, A RADIUS OF 1000.00, A CENTRAL ANGLE OF 45°54'54" AND A CHORD BEARING N33°38'13"E 780.10 FEET TO A POINT; THENCE DEPART SAID RIGHT OF WAY LINE AND RUN S33°24'20"E 125.00 FEET; THENCE S17°38'40"E 248.15 FEET; THENCE S52°55'55"E 238.82 FEET; THENCE S46°07'43"E 167.96 FEET; THENCE S56°39'26"E 407.98 FEET; THENCE S67°44'42"E 373.13 FEET; THENCE N53°56'59"E 530.00 FEET; THENCE N23°20'48"W 1047.59 FEET TO A POINT ON THE BOUNDARY OF VILLAS AT PALM HARBOR PLAT AS RECORDED IN MAP BOOK 26, PAGES 76-77; THENCE RUN ALONG THE FOLLOWING 9 COURSES AS SHOWN ON SAID VILLAS AT PALM HARBOR PLAT: N20°57'23"W 150.00 FEET; THENCE N69°02'37"E 200.00 FEET; THENCE S20°57'23"E 100.00 FEET; THENCE S69°02'37"W 10.00 FEET; THENCE S20°57'23"E 60.00 FEET; THENCE N69°02'37"E 590.00 FEET; THENCE N20°57'23"W 60.00 FEET; THENCE S69°02'37"W 30.00 FEET; THENCE N20°57'23"W 100.00 FEET; THENCE N69°02'37"E 150.00 TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND: A PORTION OF RESERVED PARCEL A, ACCORDING TO THE RECORD PLAT OF COUNTRY CLUB COVE - SECTION 8, PALM COAST AS RECORDED IN MAP BOOK 6 AT PAGES 28-33 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF PARCEL B, OAKS NORTH AS RECORDED IN MAP BOOK 30 AT PAGES 2-3 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE N70°36'06"W A DISTANCE OF 268.30 FEET TO THE POINT OF BEGINNING; THENCE S07°35'16"E A DISTANCE OF 85.19 FEET; THENCE S32°21'04"W A DISTANCE OF 97.26 FEET; THENCE S89°28'26"W A DISTANCE OF 19.39 FEET; THENCE S00°28'15"E A DISTANCE OF 29.98 FEET; THENCE S35°52'46"W A DISTANCE OF 100.15 FEET; THENCE S53°18'09"W A DISTANCE OF 177.14 FEET; THENCE N75°46'37"W A DISTANCE OF 43.15 FEET; THENCE N33°06'15"W A DISTANCE OF 37.57 FEET; THENCE N01°14'17"W A DISTANCE OF 19.93 FEET; THENCE N31°28'15"E A DISTANCE OF 152.44 FEET; THENCE N27°01'02"E A DISTANCE OF 100.99 FEET; THENCE N54°38'40"E A DISTANCE OF 97.32 FEET; THENCE N65°54'40"E A DISTANCE OF 58.28 FEET; THENCE N71°39'55"E A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING.

# PINE LAKES GOLF COURSE

LEGAL DESCRIPTION - PARCEL "0" OFF REC 0550 PAGE 1659

A parcel of land being a portion of Reserved Parcel "0" of the Sub-division Plat Wynnfield-Section 22-Palm Coast as recorded in Map Book 8, Page 12, of the Public Records of Flagler County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Reserved Parcel "0" said point being a point of curvature; thence northeasterly 100 feet along a curve concave to the northwest having a central angle of 02 degrees 19 minutes 45 seconds, a radius of 2460.00 feet; and a chord of 100.00 feet which bears North 61 degrees 38 minutes 05 seconds East to a point of curvature of a tangential curve; said point being the Point of Beginning for the herein described parcel; thence northeasterly 566.37 feet along a curve concave to the northwest having a central angle of 13 degrees 11 minutes 29 seconds, a radius of 2460.00 feet, and a chord of 565.12 feet which bears North 53 degrees 52 minutes 29 seconds East to a point of curvature of a non-tangential curve; thence southeasterly 236.44 feet along a curve concave to the southwest having central angle of 11 degrees 23 minutes 03 seconds, a radius of 1190.00, and a chord of 236.05 feet which bears South 31 degrees 14 minutes 02 second East; thence South 56 degrees 23 minutes 47 seconds West 110.27 feet to a point of curvature of a tangential curve; thence 388.24 feet along a curve concave to the southeast having a central angle of 49 degrees 25 minutes 56 seconds, a radius of 450.00 feet, and a chord of 376.31 feet which bears South 31 degrees 40 minutes 50 seconds West; thence South 06 degrees 57 minutes 52 seconds West 56.32 feet; thence North 83 degrees 02 minutes 08 seconds West 20.00 feet; thence South 06 degrees 57 minutes 52 seconds West 500.00 feet; thence South 83 degrees 02 minutes 08 seconds East 20.00 feet; thence South 06 degrees 57 minutes 52 seconds West 53.68 feet to a point of curvature of a tangential curve; thence 294.40 feet along a curve concave to the east having a central angle of 09 degrees 23 minutes 40 seconds, a radius of 1795.47 feet, and a chord of 294.07 feet which bears South 02 degrees 16 minutes 02 seconds West; thence South 87 degrees 34 minutes 11 seconds West 20.00 feet; thence 245.73 feet along a curve concave to the northeast having a central angle of 07 degrees 45 minutes 18 seconds, a radius of 1815.47 feet, and a chord of 245.54 feet which bears south 06 degrees 18 minutes 28 seconds East, to a point of compound curvature of a tangential curve, thence 296.91 feet along a curve concave to the northeast having a central angle of 40 degrees 30 minutes 12 seconds, a radius of 420.00 feet, and a chord of 290.76 feet which bears South 30 degrees 26 minutes 13 seconds East; thence North 39 degrees 18 minutes 41 seconds East 20.00 feet; to a point of curvature of a non-tangential curve; thence southeasterly 276.00 feet along a curve concave to the north having a central angle of 39 degrees 32 minutes 03 seconds, a radius of 400.00 feet, and a chord of 270.56 feet which bears South 70 degrees 27 minutes 20 seconds East; thence North 89 degrees 46 minutes 38 seconds East 152.56 feet to a point of curvature of a non-tangential curve; thence 331.96 feet along a curve concave to the northeast having a central angle of 13 degrees 46 minutes 57 seconds, a radius of 1380.00 feet; and a chord of 331.16 feet which bears South 34 degrees 48 minutes 40 seconds East; thence South 48 degrees 17 minutes 51 seconds West 95.27 feet; thence South 79 degrees 09 minutes 21 seconds West 134.05 feet; thence North 69 degrees 43 minutes 06 seconds West 134.25 feet; thence North 35 degrees 51 minutes 22 seconds East 10.00 feet to a point of curvature of a non-tangential curve; thence 86.45 feet along a curve concave to the southwest having a central angle of 05 degrees 26 minutes 35 seconds, a radius of 910.00 feet, and a chord of 86.42 feet which bears North 56 degrees 51 minutes 56 seconds West; thence South 30 degrees 24 minutes 47 seconds West 10.00 feet to a point of curvature of a non-tangential curve; thence 85.50 feet along a curve concave to the southwest having a

PINE LAKES GOLF COURSE - PARCEL O CONTINUED

OFF REC 0550 PAGE 1660

central angle of 05 degrees 26 minutes 35 seconds, a radius of 900.00 feet, and a chord of 85.47 feet which bears North 62 degrees 18 minutes 31 seconds West; thence North 24 degrees 58 minutes 11 seconds East 10.00 feet to a point of curvature of a non-tangential curve; thence 86.45 feet along a curve concave to the southwest having a central angle of 05 degrees 26 minutes 35 seconds, a radius of 910.00 feet, and a chord of 86.42 feet which bears North 67 degrees 45 minutes 06 seconds West; thence South 19 degrees 31 minutes 36 seconds West 10.00 feet to a point of curvature of a non-tangential curve; thence 342.00 feet along a curve concave to the south having a central angle of 21 degrees 46 minutes 21 seconds, a radius of 900.00 feet, and a chord of 339.95 feet which bears North 81 degrees 21 minutes 34 seconds West; thence South 85 degrees 03 minutes 50 seconds West 52.10 feet; thence South 12 degrees 58 minutes 13 seconds East 100.00 feet to a point of curvature of a non-tangential curve; thence 40.00 feet along a curve concave to the South having a central angle of 02 degrees 51 minutes 52 seconds, a radius of 800.00 feet, and a chord of 39.99 feet which bears South 83 degrees 55 minutes 38 seconds West; thence North 12 degrees 58 minutes 13 seconds West 186.91 feet; thence North 06 degrees 41 minutes 35 seconds West 420.00 feet; thence North 02 degrees 21 minutes 58 seconds East 485.00 feet; thence North 10 degrees 59 minutes 03 seconds East 720.00 feet; thence North 22 degrees 16 minutes 11 seconds West 193.31 feet to the Point of Beginning.

The above described parcel contains 17.90 acres more or less.

Official Copy

# PINE LAKES GOLF COURSE

LEGAL DESCRIPTION - PARCEL "N"

OFF REC 0550 PAGE 1661

A parcel of land being a portion of Reserved Parcel "N" of the Subdivision Plat Wynnfield-Section 22-Palm Coast as Recorded in Map Book 8, Page 20, of the Public Records of Flagler County, Florida, being more particularly described as follows:

Begin at the intersection of the southerly Right-of-Way line of Wellington Drive (60' R/W) with the westerly Right-of-Way line of Pine Lakes Parkway (formerly called Barton Parkway) (formerly called Berke Parkway) said point being a point of curvature; thence southerly 1406.41 feet along a curve concave to the east having a central angle of 18 degrees 59 minutes 08 seconds, a radius of 4244.37 feet, and a chord of 1399.99 feet which bears South 02 degrees 38 minutes 01 seconds West; thence South 06 degrees 51 minutes 33 seconds East 567.01 feet; thence South 83 degrees 08 minutes 27 seconds West 250.00 feet to a point of curvature of a tangential curve; thence southwesterly 14.73 feet along a curve concave to the south having a central angle of 00 degrees 48 minutes 13 seconds, a radius of 1050.00 feet, and a chord of 14.73 feet which bears South 82 degrees 44 minutes 20 seconds West; thence North 12 degrees 48 minutes 40 seconds West 163.15 feet; thence North 50 degrees 32 minutes 05 seconds West 191.35 feet; thence North 61 degrees 34 minutes 57 seconds West 585.00 feet; thence North 28 degrees 25 minutes 03 seconds East 67.00 feet; thence North 23 degrees 42 minutes 27 seconds West 125.09 feet; thence North 68 degrees 42 minutes 27 seconds West 115.98 feet; thence South 66 degrees 17 minutes 33 seconds West 115.98 feet; thence South 21 degrees 17 minutes 33 seconds West 57.99 feet; thence South 62 degrees 58 minutes 25 seconds West 146.67 feet; thence South 50 degrees 49 minutes 56 seconds West 92.82 feet; thence North 39 degrees 10 minutes 04 seconds West 8.00 feet to a point of curvature of a non-tangential curve; thence southwesterly 82.32 feet along a curve concave to the southeast having a central angle of 02 degrees 17 minutes 31 seconds, a radius of 2058.00 feet, and a chord of 82.32 feet which bears South 49 degrees 41 minutes 11 seconds West; thence South 41 degrees 27 minutes 34 seconds East 8.00 feet to a point of curvature of a non-tangential curve; thence southwesterly 794.36 feet along a curve concave to the southeast having a central angle of 22 degrees 12 minutes 05 seconds, a radius of 2050.00 feet, and a chord of 789.39 feet which bears South 37 degrees 26 minutes 23 seconds West; thence South 26 degrees 20 minutes 20 seconds West 83.26 feet; thence South 14 degrees 16 minutes 49 seconds West 83.86 feet; thence South 02 degrees 36 minutes 57 seconds East 164.63 feet; thence South 39 degrees 49 minutes 19 seconds West 101.74 feet to a point of curvature of a non-tangential curve; thence northwesterly 44.89 feet along a curve concave to the northeast having a central angle of 01 degree 55 minutes 55 seconds, a radius of 1320.00 feet, and a chord of 44.89 feet which bears North 49 degrees 12 minutes 14 seconds West; thence North 41 degrees 46 minutes 14 seconds East 50.00 feet; thence North 45 degrees 55 minutes 38 seconds West 57.72 feet; thence South 44 degrees 22 minutes 30 seconds West 50.00 feet to a point of curvature of a non-tangential curve; thence northwesterly 397.46 feet along a curve concave to the northeast having a central angle of 17 degrees 15 minutes 08 seconds, a radius of 1320.00 feet, and a chord of 395.96 feet which bears North 36 degrees 59 minutes 57 seconds West; thence North 53 degrees 19 minutes 14 seconds East 119.16 feet; thence North 47 degrees 36 minutes 43 seconds East 97.09 feet; thence North 20 degrees 06 minutes 26 seconds East 204.37 feet; thence North 23 degrees 00 minutes 36 seconds East 136.52 feet; thence North 41 degrees 43 minutes 03 seconds East 139.84 feet; thence South 48 degrees 22 minutes 08 seconds East 20.00 feet; thence North 41 degrees 43 minutes 03 seconds East 129.12 feet; thence North 65 degrees 31 minutes 04 seconds East 395.79 feet; thence North 24 degrees 28 minutes 56 seconds West 20.00 feet; thence North 65 degrees 31 minutes 04 seconds East 178.07 feet; thence North 34 degrees 43 minutes 03 seconds East 182.62 feet; thence South 60 degrees 43 minutes 20 seconds East 20.16 feet; thence North 22 degrees 04 minutes 04 seconds East 505.78 feet; thence South 67 degrees 55 minutes 56 seconds East 40.00 feet; thence North 22 degrees 04 minutes 04 seconds East 60.00 feet; thence North 67 degrees 55 minutes 56 seconds West 60.00 feet; thence North 22 degrees 04 minutes 04 seconds East 20.00 feet; thence North 67 degrees 55 minutes 56 seconds West 1431.04 feet; thence North 89 degrees 33 minutes 39 seconds West 108.78 feet; thence South 51 degrees 33 minutes 39 seconds West 106.63 feet; thence South 62 degrees 06 minutes 37 seconds West 58.45 feet; thence North 27 degrees 53 minutes 23 seconds West 59.53 feet; thence South 62 degrees 06 minutes 37 seconds West 55.00 feet to a point of

## PINE LAKES GOLF COURSE - PARCEL N CONTINUED

curvature of a non-tangential curve; thence northwesterly 18.76 feet  
 along a curve concave to the northeast having a central angle of 00  
 degrees 51 minutes 36 seconds, a radius of 1250.00 feet; and a chord  
 of 18.76 feet which bears North 36 degrees 48 minutes 33 seconds  
 Northeast to a point of curvature of a non-tangential curve; thence  
 northeasterly 739.25 feet along a curve concave to the northwest  
 having a central angle of 17 degrees 13 minutes 04 seconds, a radius  
 of 2460.00 feet, and a chord of 736.47 feet which bears North 37  
 degrees 15 minutes 50 seconds East; thence South 66 degrees 12  
 minutes 34 seconds East 213.00 feet; thence North 67 degrees 11  
 minutes 08 seconds East 59.01 feet; thence South 66 degrees 12  
 minutes 34 seconds East 7.91 feet; thence North 67 degrees 11  
 minutes 08 seconds East 84.00 feet; thence North 40 degrees 27  
 minutes 39 seconds East 107.92 feet; thence North 20 degrees 50  
 minutes 00 seconds East 259.21 feet; thence North 15 degrees 50  
 minutes 00 seconds East 210.51 feet; thence North 11 degrees 03  
 minutes 14 seconds East 100.18 feet; thence North 12 degrees 30  
 minutes 59 seconds West 93.91 feet; thence North 28 degrees 00  
 minutes 00 seconds East 192.72 feet; thence South 61 degrees 09  
 minutes 56 seconds East 31.49 feet; thence North 32 degrees 41  
 minutes 28 seconds East 47.98 feet to a point of curvature of a non-  
 tangential curve; thence southeasterly 372.58 feet along a curve  
 concave to the southwest having a central angle of 22 degrees 42  
 minutes 58 seconds, a radius of 940.00 feet, and a chord of 370.25  
 feet which bears South 45 degrees 57 minutes 03 seconds East; thence  
 South 55 degrees 24 minutes 26 seconds West 100.00 feet; thence  
 South 26 degrees 43 minutes 47 seconds East 229.85 feet; thence  
 South 18 degrees 52 minutes 00 seconds East 253.17 feet; thence  
 South 60 degrees 11 minutes 42 seconds West 15.76 feet to a point of  
 curvature of a non-tangential curve; thence southeasterly 880.31  
 feet along a curve concave to the northeast having a central angle  
 of 37 degrees 21 minutes 41 seconds, a radius of 1350.00 feet, and a  
 chord of 864.79 feet which bears South 48 degrees 29 minutes 09  
 seconds East; thence South 67 degrees 09 minutes 59 seconds East  
 190.00 feet; thence North 22 degrees 50 minutes 01 seconds East  
 140.00 feet; thence South 67 degrees 09 minutes 59 seconds East  
 80.00 feet to a point of curvature of a tangential curve; thence  
 southeasterly 289.49 feet along a curve concave to the northeast  
 having a central angle of 10 degrees 18 minutes 08 seconds, a radius  
 of 1610.00 feet, and a chord of 289.10 feet which bears South 72  
 degrees 19 minutes 03 seconds East to the Point of Beginning.

The above described parcel contains 86.70 acres more or less.

# PINE LAKES GOLF COURSE

OFF REC 0550 PAGE 1663

## LEGAL DESCRIPTION - PARCEL "I"

A parcel of land being a portion of Reserved Parcel "I" of the Subdivision Plat Wynnfield-Section 20-Palm Coast as recorded in Map Book 7, Page 41 of the Public Records of Flagler County, Florida being more particularly described as follows:

Begin at the southeast corner of Lot 45, Block 12 the Subdivision plat Wynnfield-Section 20-Palm Coast as recorded in Map Book 7, Page 38 of the Public Records of Flagler County, Florida; thence North 04 degrees 49 minutes 19 seconds East 241.99 feet; thence North 57 degrees 46 minutes 20 seconds East 166.24 feet; thence North 33 degrees 52 minutes 33 seconds East 370.11 feet; thence North 00 degrees 42 minutes 12 seconds East 180.54 feet; thence North 52 degrees 08 minutes 16 seconds West 80.00 feet; thence North 37 degrees 51 minutes 44 seconds East 100.00 feet; thence North 52 degrees 08 minutes 16 seconds West 125.00 feet; thence North 37 degrees 51 minutes 44 seconds East 231.68 feet; thence South 50 degrees 58 minutes 09 seconds East 100.91 feet; thence North 39 degrees 01 minute 51 seconds East 90.40 feet; thence South 52 degrees 08 minutes 16 seconds East 71.42 feet; thence North 23 degrees 27 minutes 34 seconds East 122.14 feet to a point of curvature of a nontangential curve; thence 20.68 feet along a curve concave to the northeast having a central angle of 29 degrees 37 minutes 31 seconds, a radius of 40.00 feet, and a chord of 20.45 feet which bears South 54 degrees 27 minutes 47 seconds East; thence South 23 degrees 27 minutes 34 seconds West 122.99 feet; thence South 52 degrees 08 minutes 16 seconds East 165.19 feet; thence South 56 degrees 30 minutes 53 seconds East 125.08 feet to a point of curvature of a nontangential curve; thence southeasterly 1689.68 feet along a curve concave to the northeast having a central angle of 93 degrees 12 minutes 14 seconds, a radius of 1051.00 feet, and a chord of 1527.31 feet which bears South 57 degrees 07 minutes 03 seconds East; thence North 76 degrees 16 minutes 50 seconds East 219.83 feet; thence South 53 degrees 00 minutes 38 seconds East 40.00 feet to a point of curvature of a nontangential curve; thence southwesterly 1781.83 feet along a curve concave to the southeast having a central angle of 24 degrees 03 minutes 12 seconds, a radius of 4244.37 feet, and a chord of 1768.77 feet which bears South 24 degrees 57 minutes 46 seconds West to a point of curvature of a nontangential curve; thence 200.26 feet along a curve concave to the north having a central angle of 07 degrees 24 minutes 09 seconds, a radius of 1550.00 feet, and a chord of 200.12 feet which bears North 73 degrees 46 minutes 03 seconds West; thence North 14 degrees 03 minutes 37 seconds East 204.76 feet; thence North 19 degrees 05 minutes 49 seconds West 162.72 feet; thence North 34 degrees 18 minutes 11 seconds West 168.84 feet; thence North 11 degrees 36 minutes 24 seconds West 453.29 feet; thence North 24 degrees 24 minutes 36 seconds West 181.39 feet; thence North 35 degrees 10 minutes 11 seconds West 313.73 feet; thence North 58 degrees 30 minutes 00 seconds West 168.38 feet; thence North 82 degrees 04 minutes 19 seconds West 172.39 feet; thence South 62 degrees 33 minutes 13 seconds West 163.78 feet; thence South 57 degrees 20 minutes 53 seconds West 297.08 feet; thence South 38 degrees 16 minutes 57 seconds West 54.38 feet to a point of curvature of a nontangential curve; thence 300.84 feet along a curve concave to the southwest having a central angle of 17 degrees 14 minutes 13 seconds, a radius of 1000.00 feet, and a chord of 299.71 feet which bears North 52 degrees 28 minutes 15 seconds West to the Point of Beginning.

The above described parcel contains 44.71 acres, more or less.

## PINE LAKES GOLF COURSE

## LEGAL DESCRIPTION "P"

Parcel of land being a portion of Reserved Parcel "P" of the Sub-division Plat Wynnfield-Section 22-Palm Coast as recorded in Map Book 8, Page 20 of the Public Records of Flagler County, Florida, being more particularly described as follows:

Begin at the northwest corner of Lot 12, Block 1 of the Sub-division Plat Wynnfield-Section 22-Palm Coast as recorded in Map Book 8, Page 5 of the Public Records of Flagler County, Florida; thence South 32 degrees 43 minutes 00 seconds East 101.56 feet; thence South 17 degrees 59 minutes 16 seconds East 101.74 feet; thence South 65 degrees 12 minutes 43 seconds East 195.30 feet to a point of curvature of a non-tangential curve; thence southwesterly 850.45 feet along a curve concave to the northwest having a central angle of 20 degrees 53 minutes 24 seconds, a radius of 2360.00 feet and a chord of 855.70 which bears South 35 degrees 13 minutes 59 seconds West to a point of curvature of a non-tangential curve; thence northwesterly 129.49 feet along a compound curve concave to the southwest having a central angle of 05 degrees 56 minutes 07 seconds, a radius of 1250.00 feet, and chord of 129.43 feet which bears North 44 degrees 48 minutes 25 seconds West to a point of compound curvature; thence 130.67 feet along said compound curve concave to the southwest having a central angle of 04 degrees 59 minutes 29 seconds, a radius of 1500.00 feet, and a chord of 130.63 feet which bears North 50 degrees 15 minutes 05 seconds West; thence North 37 degrees 15 minutes 11 seconds East 100.00 feet; thence North 44 degrees 29 minutes 02 seconds West 84.79 feet; thence North 05 degrees 15 minutes 56 seconds West 198.01 feet; thence North 10 degrees 07 minutes 16 seconds West 84.22 feet; thence North 19 degrees 30 minutes 28 seconds West 388.40 feet; thence North 29 degrees 15 minutes 02 seconds West 214.58 feet; thence North 58 degrees 38 minutes 56 seconds East 15.00 feet; thence North 29 degrees 15 minutes 02 seconds West 91.88 feet; thence South 58 degrees 38 minutes 56 seconds West 15.00 feet; thence North 29 degrees 15 minutes 02 seconds west 178.72 feet; thence North 04 degrees 49 minutes 18 seconds West 285.72 feet; thence North 52 degrees 10 minutes 17 seconds East 140.00 feet; thence South 50 degrees 23 minutes 45 seconds East 261.72 feet; thence South 60 degrees 13 minutes 05 seconds East 231.14 feet; thence South 70 degrees 02 minutes 25 seconds East 115.57 feet; thence South 19 degrees 57 minutes 35 seconds West 80.00 feet; thence South 70 degrees 02 minutes 25 seconds East 114.17 feet; thence North 75 degrees 43 minutes 39 seconds East 38.96 feet to a point of curvature of a non-tangential curve; thence southeasterly 94.05 feet along a curve concave to the northeast having a central angle of 134 degrees 42 minutes 34 seconds, a radius of 40.00 feet, and a chord of 73.83 feet which bears South 67 degrees 08 minutes 59 seconds East; thence South 06 degrees 48 minutes 48 seconds West 125.00 feet; thence South 83 degrees 11 minutes 12 seconds East 160.00 feet; thence South 14 degrees 26 minutes 56 seconds West 156.39 feet; thence South 57 degrees 17 minutes 00 seconds West 80.75 feet to the Point of Beginning.

The above described parcel contains 20.58 acres more or less.

Pine Lakes Golf Course Legal Description, cont.

ALSO INCLUDING:

OFF REC 0550 PAGE 1665

A parcel of land lying in reserved Parcel "N", Section 22, at Palm Coast, as recorded in Map Book 8, Page 20, of the Public Records of Flagler County, Florida, being more particularly described as follows:

From a POINT OF BEGINNING being the most Easterly corner of Lot 20, Block 20, Section 22, as recorded in Map Book 8, Page 13 of said Public Records of Flagler County, Florida; thence South  $67^{\circ}55'56''$  East 60.00 feet; thence South  $22^{\circ}04'04''$  West 60.00 feet; thence North  $67^{\circ}55'56''$  West 60.00 feet; thence North  $22^{\circ}04'04''$  East 60.00 feet to the POINT OF BEGINNING of this description. Parcel containing .08 acres, more or less.

LESS AND EXCEPT:

Part of Reserved Parcel "N", Subdivision Plat of Pine Lakes Golf Course, as recorded in Map Book 29, Pages 71 through 76, and also part of Reserved Parcel "I", Wynnfield, Section 22I, Map Book 8, Page 20, Public Records of Flagler County, Florida, being more particularly described as follows:

From a Point of Reference, being the northeast corner of Lot 20, Block 20, Amended Subdivision Plat of Wynnfield, Section 22I, as recorded in Map Book 29, Pages 9 through 10; thence  $S22^{\circ}04'04''W$  along the east line of said Lot 20 for a distance of 60.00 feet; thence depart said east line of said Lot 20 and run  $S67^{\circ}55'56''E$  50.00 feet to the POINT OF BEGINNING; thence  $S67^{\circ}55'56''E$  60.00 feet; thence  $S22^{\circ}04'04''W$  60.00 feet; thence  $N67^{\circ}55'56''W$  60.00 feet; thence  $N22^{\circ}04'04''E$  60.00 feet to the POINT OF BEGINNING. Containing 0.826 acres more or less.



PLAYERS CLUB

OFF REC 0550 PAGE 1666

DESCRIPTION:

A parcel of land lying West of the Intracoastal Waterway (500'R/W) in Government Sections 38 and 46, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

A POINT OF REFERENCE being the Southwest Corner of Government Section 38, Township 11 South, Range 31 East, thence North  $20^{\circ}38'42''$  West along the West line of said Section 38 a distance of 3523.66 feet to a point on the northerly right-of-way line of Palm Harbor Parkway (104'R/W) said point being the POINT OF BEGINNING of this description, and the point of curvature of a curve, concave Northwesterly, thence Southwesterly a distance of 274.98 feet along the Arc of said curve to the right having a central angle of  $23^{\circ}43'22''$ , a radius of 664.15 feet, a chord bearing of South  $58^{\circ}41'56''$  West and a chord distance of 273.02 feet to the point of intersection with a non-tangent line, thence South  $85^{\circ}40'57''$  West a distance of 173.26 feet, thence North  $49^{\circ}19'03''$  West a distance of 111.43 feet, thence North  $04^{\circ}19'03''$  West a distance of 742.12 feet, thence North  $70^{\circ}46'09''$  East a distance of 665.06 feet to a point on a non-tangent curve, concave Westerly, thence Southeasterly a distance of 962.69 feet along the Arc of said curve to the right having a central angle of  $83^{\circ}03'05''$ , a radius of 664.15 feet, a chord bearing of South  $05^{\circ}18'43''$  West and a chord distance of 880.60 feet to the POINT OF BEGINNING.

Parcel containing 13.4423 acres more or less.

EXHIBIT "A"

A parcel of land lying West of the Intracoastal Waterway in Government Sections 9, 38, 44, 46 and 47, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows:

As a Point of Reference being the southwest corner of Government Section 38, Township 11 South, Range 31 East, thence North  $20^{\circ}37'00''$  West along the westerly line of said Section 38 a distance of 1815.06 feet to a point on the North right-of-way line of St. Joe Canal (100'R/W) said point being the POINT OF BEGINNING of this description, thence departing said Section line South  $64^{\circ}00'00''$  West along said Canal right-of-way a distance of 1121.70 feet to a point on the easterly right-of-way line of Palm Coast Parkway (120'R/W) said point being on a curve, concave Westerly, having a radius of 2724.42 feet and a central angle of  $12^{\circ}48'22''$ , thence Northerly along the arc of said curve to the left a distance of 608.93 feet, said arc subtended by a chord which bears North  $02^{\circ}05'08''$  East, a distance of 607.67 feet to a point of tangency, thence North  $04^{\circ}19'03''$  West along Palm Coast Parkway a distance of 1199.11 feet, thence departing Palm Coast Parkway North  $85^{\circ}40'57''$  East along Palm Harbor Parkway a distance of 76.81 feet to a point of curvature, being concave Northwesterly, having a radius of 768.15 feet and a central angle of  $104^{\circ}54'48''$ , thence Easterly along said Palm Harbor Parkway and along the arc of said curve to the left a distance of 1406.54 feet, said arc subtended by a chord which bears North  $33^{\circ}13'33''$  East a distance of 1218.12 feet, thence departing said curve along a non-tangent line South  $19^{\circ}13'51''$  East along the West right-of-way line of the Intracoastal Waterway (500'R/W) a distance of 438.10 feet, thence departing said right-of-way South  $69^{\circ}32'49''$  West a distance of 78.26 feet to a point of intersection with a non-tangent curve, concave Northwesterly, having a radius of 818.15 feet and a central angle of  $20^{\circ}09'52''$ , thence Southerly along the arc of said curve to the right a distance of 287.94 feet, said arc subtended by a chord which bears South  $23^{\circ}21'58''$  West, a distance of 286.45 feet to the point of intersection with a non-tangent line, thence South  $56^{\circ}33'06''$  East a distance of 68.28 feet radially intersecting a curve, concave Southerly, having a radius of 50.00 feet and a central angle of  $131^{\circ}44'31''$ , thence Northeasterly along the arc of said curve to the right a distance of 114.97 feet, said arc subtended by a chord which bears South  $80^{\circ}40'51''$  East a distance of 91.26 feet to the point of intersection with a non-tangent line, thence North  $69^{\circ}32'49''$  East a distance of 307.45 feet more or less to a point on the west Mean High Water Line of the Intracoastal Waterway (elevation 1.03 National Geodetic Vertical Datum), thence along said Mean High Water Line the following courses South  $19^{\circ}52'54''$  East a distance of 95.24 feet, thence South  $20^{\circ}35'18''$  East a distance of 177.45 feet, thence South  $17^{\circ}33'48''$  East a distance of 158.50 feet, thence South  $20^{\circ}53'01''$  East a distance of 160.29 feet, thence South  $19^{\circ}57'11''$  East a distance of 210.93 feet, thence South  $17^{\circ}48'07''$  East a distance of 110.68 feet, thence South  $19^{\circ}42'12''$  East a distance of 150.15 feet, thence South  $18^{\circ}13'33''$  East a distance of 156.25 feet, thence South  $19^{\circ}07'31''$  East a distance of 142.24 feet, thence South  $24^{\circ}36'49''$  East a distance of 81.45 feet, thence South  $21^{\circ}48'33''$  East a distance of 56.31 feet to a point being at elevation 1.01', thence departing said Mean High Water Line South  $64^{\circ}00'00''$  West along the northerly right-of-way line of St. Joe Canal a distance of 630.50 feet more or less to the POINT OF BEGINNING.

Parcel containing 53.4801 acres more or less.

Bearings refer to the Transverse Mercator Grid System of the East Zone of Florida and locally referenced to the West line of Government Section 38, Township 11 South, Range 31 East, being North  $20^{\circ}37'00''$  West.

The Mean High Water Elevation of the Intracoastal Waterway determined by a tidal study by George M. Cole Florida Surveyor No. 2244 Nov. 1, 1988.

EXHIBIT A

WATERWAY TRACE (PARCEL 176)

Parcel 176 - Legal Description, continued

LESS AND EXCEPT:

OFF REC 0550 PAGE 1668

A parcel of land being Lots 1, 2, 11, 42, 43, 44, Parcel "A", that portion of the right-of-way of Waterwood Lane (50' R/W) lying East of a line being the West line of Lot 2 extended southerly and that portion of right-of-way for Waters Edge Lane (50' R/W) lying North of a line being the South line of Lot 42 extended westerly.

Unofficial Copy

Sheraton Hotel lands

OFF REC 0550 PAGE 1669

DESCRIPTION:

A parcel of land lying in Government Sections 38 and 39, Township 11 South, Range 31 East, Flagler County, Florida, being more particularly described as follows;

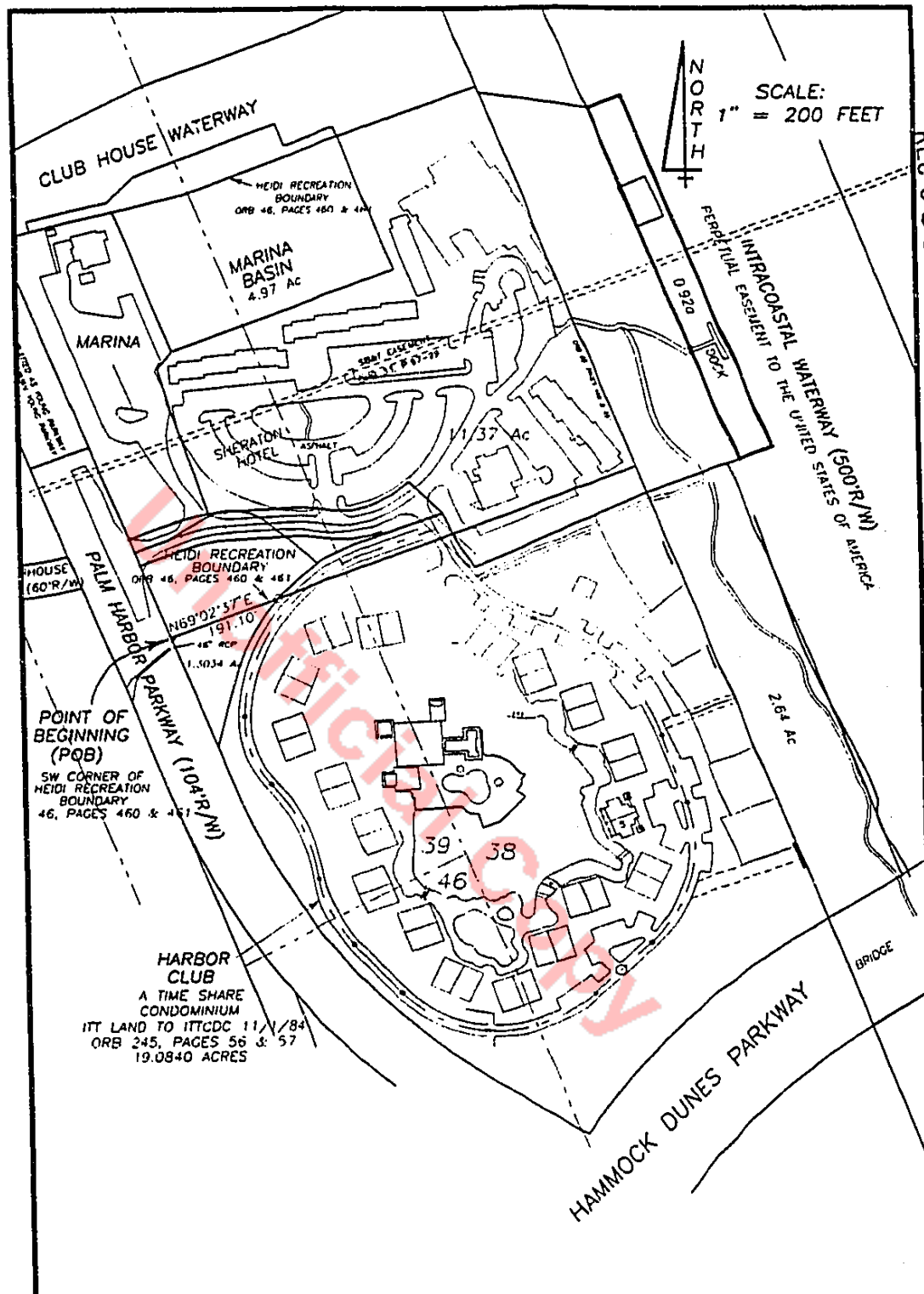
A POINT OF BEGINNING being the southeast corner of the Plat Country Club Cove Section-3, Map Book 6, Page 8, thence North 20°57'23" West along the East right-of-way line of Palm Harbor Parkway (platted as Young Parkway) (104'R/W) a distance of 125.00 feet, thence departing said right-of-way North 69°02'37" East a distance of 82.92 feet to a point of curvature, concave Southerly, thence Easterly a distance of 57.32 feet along the arc of said curve to the right having a central angle of 11°56'32", a radius of 275.00 feet, a chord bearing of North 75°00'53" East and a chord distance of 57.21 feet to the point of intersection with a non-tangent line, thence North 17°59'47" West a distance of 188.91 feet, thence North 15°07'19" West a distance of 80.85 feet, thence North 38°28'13" East a distance of 38.06 feet, thence North 69°02'37" East a distance of 400.00 feet, thence North 20°57'23" West a distance of 250.00 feet, thence North 69°02'37" East a distance of 245.00 feet, thence South 20°49'47" East along the westerly right-of-way line of the Intracoastal Waterway a distance of 11.95 feet, thence departing said line South 81°28'20" East a distance of 183.24 feet, thence South 21°16'59" East a distance of 668.31 feet, thence South 69°02'37" West a distance of 165.00 feet to a point on the West right-of-way line of the Intracoastal Waterway, thence departing said right-of-way South 66°01'12" West a distance of 317.67 feet, thence North 33°24'47" West a distance of 43.00 feet, thence North 25°19'15" West a distance of 65.48 feet, thence South 69°37'11" West a distance of 144.48 feet to a point of curvature, concave Southeasterly, thence Westerly a distance of 323.49 feet along the arc of said curve to the left having a central angle of 54°12'26", a radius of 341.92 feet, a chord bearing of South 42°30'58" West and a chord distance of 311.56 feet to a point of tangency, thence South 15°24'47" West a distance of 133.46 feet, thence North 20°57'23" West a distance of 267.58 feet to the POINT OF BEGINNING.

Subject to a perpetual easement to the United States of America for the Intracoastal Waterway (500'R/W), Map Book 4, Pages 1 through 19, of the Public Records of Flagler County, Florida.

Parcel containing 12.6686 acres more or less.

TOGETHER WITH the boat dock and pavillion located on and adjacent to the above described property and as more particularly shown on the attached Exhibit B.

EXHIBIT "A"



SCALE:  
1" = 200 FEET



SKETCH OF LEGAL DESCRIPTION

A PARCEL OF LAND LYING WITHIN GOVERNMENT SECTION 38,  
TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA.

AUG 30, 1995  
DOMEIDI DWG

EXHIBIT B