

RESOLUTION OF T. E. BOARD OF COUNTY
COMMISSIONERS, OF ST. JOHNS COUNTY, FLORIDA

RESOLUTION NO. 88-140

WHEREAS, William H. Hall, Calvin H. Hudson and Ellen L. Hudson,
as Owner, has applied to the Board of County Commissioners
of St. Johns County, Florida, for approval to record a
subdivision plat known as CYPRESS LAKES, PHASE 1,
and,

WHEREAS, the Owners and ~~Mortgagee~~ have dedicated certain
roads, streets, easements, rights-of-way or other areas as
shown on the subdivision plat to the County,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described subdivision plat is
conditionally approved by the Board of County Commissioners
of St. Johns County, Florida, subject to Section #6.

Section 2. The dedicated roads, streets, easements,
rights-of-way and other areas shown on the plat are conditionally
accepted by the Board of County Commissioners of St. Johns
County. This acceptance shall not be deemed an acceptance
requiring construction or maintenance of the roads, streets,
easements, rights-of-way or other areas by the County. This
acceptance is subject to Section #6.

Section 3. The Construction Bond is set in the amount
of \$813,516⁰⁰ and shall be submitted to the Clerk of Courts
for his approval prior to recording the plat.

Section 4. The Warranty Bond is set in the amount of
\$40,700⁻ and the record title owner has agreed that it
will, upon request, provide such Bond.

Section 5. The Clerk is instructed to file the title
OPINION.

Section 6. The approval described in Section #1 and
the Acceptance described in Section #2 shall not take effect
until the plat has been signed by each of the following
departments, persons or offices; i

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida
- b) County Attorney
- c) County Planning Department or Office
- d) County Zoning Department or Office
- e) Clerk of Courts

The Clerk shall not sign or accept the plat for recording until it has been signed by each of the above persons or entities described in a) through d) above and the construction bond, unless waived, has been delivered to the Clerk and approved by him. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval and acceptance shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have occurred.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 10th day of May, 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY Lawrence O. Hartley
Its

ATTEST:

Lydia M. McDonald
Deputy Clerk

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
801 FIRST UNION BANK BUILDING
POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32085-0170

(904) 829-9066

FRANK D. UPCHURCH
(1894-1986)

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KEITH R. FOUNTAIN

May 10, 1988

St. Johns County Board of Commissioners
St. Johns County Administration Building
State Road 16-A
St. Augustine, Florida 32084

RE: Plat of Cypress Lakes, Phase One

Dear Sirs:

At your request, we have prepared an opinion of title on land in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto, being that real property described in the caption of the Plat of Cypress Lakes, Phase One.

From our examination, we find that William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife, are vested with a fee simple title to the above described real property subject only to the following;

1. Rights of parties in possession other than the record owners.
2. Any unpaid and unrecorded mechanics or materialmen's liens for labor or materials furnished beginning within ninety (90) days prior to May 4, 1988.
3. Applicable zoning ordinances and regulations, including the Cypress Lakes Planned Unit Development Ordinance.
4. Taxes for the year 1988 and subsequent years.
5. Any state of facts which an accurate survey might show.

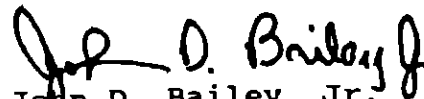
Board of County Commissioners
April 18, 1988

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6. Any lien or encumbrance placed on record after
May 4, 1988.

This opinion reflects the status of the title as of
If you have any questions, please feel free to contact
this office.

Sincerely,


John D. Bailey, Jr.

JDB, JR./ksg

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF SECTION 9 AND SECTION 16, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 23 MINUTES 54 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID SECTION 9, 195.01 FEET; THENCE SOUTH 08 DEGREES 16 MINUTES 50 SECONDS WEST, 1759.70 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 43 SECONDS WEST, 2957.61 FEET; THENCE NORTH 52 DEGREES 40 MINUTES 00 SECONDS WEST, 32.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE SOUTH 36 DEGREES 12 MINUTES 04 SECONDS WEST, PARALLEL TO AND 50 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #207 (A 100 FOOT RIGHT-OF-WAY AS MONUMENTED AND OCCUPIED), 490.96 FEET; THENCE SOUTH 35 DEGREES 50 MINUTES 00 SECONDS WEST, 309.39 FEET A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 37 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06 DEGREES 26 MINUTES 21 SECONDS EAST, 69.00 FEET, AN ARC LENGTH OF 77.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 505.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 51 DEGREES 27 MINUTES 54 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 58 MINUTES 43 SECONDS EAST, 439.01 FEET, AN ARC LENGTH OF 494.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREES 14 MINUTES 43 SECONDS EAST, 315.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 22 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 56 MINUTES 11 SECONDS EAST, 533.28 FEET, AN ARC LENGTH OF 394.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 777.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 71 DEGREES 47 MINUTES 26 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 43 MINUTES 55 SECONDS EAST, 412.07 FEET, AN ARC LENGTH OF 474.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 04 MINUTES 48 SECONDS WEST, 46.22 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 42 DEGREES 45 MINUTES 50 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 13 MINUTES 07 SECONDS EAST, 36.20 FEET, AN ARC LENGTH OF 40.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 36 MINUTES 02 SECONDS EAST, 40.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 576.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 10 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64 DEGREES 14 MINUTES 10 SECONDS EAST, 93.22 FEET, AN ARC LENGTH OF 93.32 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 43 SECONDS EAST, 105.00 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 10 SECONDS EAST, 88.60 FEET; THENCE NORTH 80 DEGREES 16 MINUTES 50 SECONDS EAST, 290.00 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS EAST, 105.00; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 950.42 FEET, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 36 MINUTES 05 SECONDS EAST, 70.24 FEET, AN ARC LENGTH OF 70.30 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS EAST, 145.47 FEET; THENCE SOUTH 06 DEGREES 29 MINUTES 37 SECONDS WEST, 90.14 FEET; THENCE SOUTH 14 DEGREES 50 MINUTES 48 SECONDS EAST, 904.83 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 47 SECONDS WEST, 330.03 FEET; THENCE NORTH 79 DEGREES 56 MINUTES 26 SECONDS WEST, 632.48 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 24 SECONDS WEST, 105.00 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 31 SECONDS EAST, 352.44 FEET; THENCE NORTH 32 DEGREES 24 MINUTES 54 SECONDS EAST, 242.96 FEET; THENCE NORTH 14 DEGREES 55 MINUTES 32 SECONDS WEST, 109.12 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 37 SECONDS EAST, 239.09 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 43 SECONDS EAST, 145.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 626.77 FEET, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 14 MINUTES 10 SECONDS WEST, 101.30 FEET, AN ARC LENGTH OF 101.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 54 DEGREES 36 MINUTES 02 SECONDS WEST, 45.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 14 MINUTES 04 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 11 MINUTES 53 SECONDS WEST, 34.49 FEET, AN ARC LENGTH OF 30.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 11 MINUTES 48 SECONDS WEST, 203.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1775.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 24 DEGREES 32 MINUTES 03 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 23 MINUTES 33 SECONDS WEST, 905.09 FEET, AN ARC LENGTH OF 415.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 6,408.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 20 MINUTES 54 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 12 SECONDS EAST, 1201.54 FEET, AN ARC LENGTH OF 1203.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 42 MINUTES 49 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 11 MINUTES 06 SECONDS EAST, 34.64 FEET, AN ARC LENGTH OF 30.00 FEET TO A POINT OF TANGENCY; THENCE NORTH 04 DEGREES 11 MINUTES 28 SECONDS EAST, 43.66 FEET; THENCE NORTH 01 DEGREE 54 MINUTES 53 SECONDS WEST, 507.19 FEET; THENCE NORTH 03 DEGREES 03 MINUTES 20 SECONDS EAST, 233.00 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 01 SECONDS EAST, 495.20 FEET; THENCE SOUTH 40 DEGREES 23 MINUTES 24 SECONDS EAST, 300.00 FEET; THENCE SOUTH 16 DEGREES 20 MINUTES 53 SECONDS WEST, 578.84 FEET; THENCE SOUTH 50 DEGREES 04 MINUTES 54 SECONDS WEST, 127.77 FEET; THENCE SOUTH 64 DEGREES 25 MINUTES 02 SECONDS WEST, 400.11 FEET; THENCE NORTH 05 DEGREES 02 MINUTES 32 SECONDS WEST, 140.01 FEET; THENCE SOUTH 03 DEGREES 25 MINUTES 28 SECONDS WEST, 72.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 43 DEGREES 07 MINUTES 03 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 51 MINUTES 34 SECONDS WEST, 36.01 FEET, AN ARC LENGTH OF 40.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 7200.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 43 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 33 MINUTES 54 SECONDS EAST, 401.63 FEET, AN ARC LENGTH OF 402.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 40 DEGREES 23 MINUTES 34 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01 DEGREES 20 MINUTES 20 SECONDS EAST, 35.40 FEET, AN ARC LENGTH OF 37.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 73 DEGREES 11 MINUTES 42 SECONDS EAST, 34.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 7,226.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 39 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 42 MINUTES 02 SECONDS WEST, 736.62 FEET, AN ARC LENGTH OF 736.94 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 47 SECONDS EAST, 217.00 FEET; THENCE SOUTH 70 DEGREES 36 MINUTES 49 SECONDS EAST, 197.00 FEET; THENCE SOUTH 03 DEGREES 09 MINUTES 14 SECONDS EAST, 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 6090.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 5 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 10 MINUTES 23 SECONDS EAST, 396.88 FEET, AN ARC LENGTH OF 396.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 3260.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 0 MINUTES 19 SECONDS EAST, 478.81 FEET, AN ARC LENGTH OF 479.24 FEET; THENCE SOUTH 37 DEGREES 49 MINUTES 58 SECONDS EAST, 200.00 FEET; THENCE SOUTH 14 DEGREES 55 MINUTES 5 SECONDS EAST, 166.00 FEET; THENCE SOUTH 53 DEGREES 11 MINUTES 28 SECONDS WEST, 172.70 FEET; THENCE SOUTH 0 DEGREES 57 MINUTES 55 SECONDS WEST, 167.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 3598.81 FEET, PASSING THROUGH A CENTRAL ANGLE OF 13 DEGREES 22 MINUTES 08 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 54 MINUTES 1 SECONDS WEST, 637.81 FEET, AN ARC LENGTH OF 639.72 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 42 SECONDS WEST, 34.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT

HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 10 MINUTES 41 SECONDS WEST, 35.36 FEET; AN ARC LENGTH OF 89.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 3658.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 06 MINUTES 24 SECONDS EAST, 1208.02 FEET; AN ARC LENGTH OF 1219.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1133.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 04 MINUTES 12 SECONDS EAST, 57.03 FEET; AN ARC LENGTH OF 67.89 FEET; THENCE SOUTH 50 DEGREES 28 MINUTES 08 SECONDS WEST, 79.41 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 101 DEGREES 50 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 22 MINUTES 34 SECONDS WEST, 30.02 FEET; AN ARC LENGTH OF 44.44 FEET; THENCE NORTH 51 DEGREES 32 MINUTES 55 SECONDS WEST, 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 601.64 FEET, PASSING THROUGH A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 10 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 35 MINUTES 41 SECONDS EAST, 24.01 FEET; AN ARC LENGTH OF 24.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 76 DEGREES 44 MINUTES 51 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 21 MINUTES 50 SECONDS EAST, 31.04 FEET; AN ARC LENGTH OF 33.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 3730.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 24 MINUTES 57 SECONDS WEST, 1246.27 FEET; AN ARC LENGTH OF 1252.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 7366.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE 08 DEGREES 32 MINUTES 10 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 33 MINUTES 04 SECONDS WEST, 1046.78 FEET; AN ARC LENGTH OF 1047.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 6405.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 54 MINUTES 18 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 14 MINUTES 51 SECONDS WEST, 1345.05 FEET; AN ARC LENGTH OF 1347.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 1055.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 30 SECONDS SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 23 MINUTES 33 SECONDS EAST, 945.88 FEET; AN ARC LENGTH OF 956.44 FEET; THENCE NORTH 33 DEGREES 09 MINUTES 48 SECONDS EAST, 350.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 697.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 71 DEGREES 47 MINUTES 26 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 43 MINUTES 55 SECONDS WEST, 818.26 FEET; AN ARC LENGTH OF 874.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 22 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 56 MINUTES 11 SECONDS WEST, 384.56 FEET; AN ARC LENGTH OF 391.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 14 MINUTES 43 SECONDS WEST, 250.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 416.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 58 DEGREES 02 MINUTES 02 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 14 MINUTES 44 SECONDS WEST, 403.70 FEET; AN ARC LENGTH OF 421.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 84 DEGREES 55 MINUTES 16 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 17 MINUTES 38 SECONDS WEST, 67.51 FEET; AN ARC LENGTH OF 74.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL TO AND 50 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 6207, 855.00 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 56 SECONDS WEST, 80.37 FEET; THENCE NORTH 35 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 6207, 1396.71 FEET; THENCE NORTH 36 DEGREES 12 MINUTES 00 SECONDS EAST, 489.23 FEET; THENCE SOUTH 53 DEGREES 48 MINUTES 00 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 65.4 ACRES MORE OR LESS.

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
801 FIRST UNION BANK BUILDING
POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32085-0170

(904) 829-9086

FRANK D. UPCHURCH
(1894-1986)

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KEITH R. FOUNTAIN

April 18, 1988

St. Johns County Board of Commissioners
St. Johns County Administration Building
State Road 16-A
St. Augustine, Florida 32084

RE: Plat of Cypress Lakes, Phase One

Dear Sirs:

At your request, we have prepared an opinion of title on land in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto, being that real property described in the caption of the Plat of Cypress Lakes, Phase One.

From our examination, we find that William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife, are vested with a fee simple title to the above described real property subject only to the following;

1. Rights of parties in possession other than the record owners.
2. Any unpaid and unrecorded mechanics or materialmen's liens for labor or materials furnished beginning within ninety (90) days prior to April 12, 1988.
3. Applicable zoning ordinances and regulations, including the Cypress Lakes Planned Unit Development Ordinance.
4. Taxes for the year 1988 and subsequent years.
5. Any state of facts which an accurate survey might show.

Board of County Commissioners
April 18, 1988

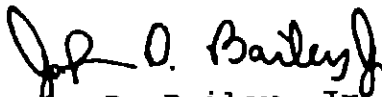
Page Two

6. Any lien or encumbrance placed on record after April 12, 1988.

7. A right of reconveyance held by The Cumberland Capital Corporation as to the 50' of additional Right of Way to be dedicated to the County adjacent to State Road 207. The Cumberland Capital Corporation has executed and delivered a Quit Claim Deed to St. Johns County for the property to be dedicated as additional Right of Way and the recording of this Deed will divest the Cumberland Capital Corporation of its interest in the Property.

This opinion reflects the status of the title as of April 12, 1988. If you have any questions, please feel free to contact this office.

Sincerely,



John D. Bailey, Jr.

JDB, JR./ksg

EXHIBIT "A"

LEGAL DESCRIPTION:

A PORTION OF SECTION 9 AND SECTION 16, TOWNSHIP 6 SOUTH, RANGE 24 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9, THENCE NORTH 01 DEGREES 23 MINUTES 54 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID SECTION 9, 195.01 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 50 SECONDS WEST, 1759.70 FEET; THENCE NORTH 01 DEGREES 14 MINUTES 43 SECONDS WEST, 2957.61 FEET; THENCE NORTH 53 DEGREES 48 MINUTES 00 SECONDS WEST, 32.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE SOUTH 36 DEGREES 12 MINUTES 09 SECONDS WEST, PARALLEL TO AND 50 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD #207 (A 100 FOOT RIGHT-OF-WAY AS MONUMENTED AND OCCUPIED), 490.96 FEET; THENCE SOUTH 35 DEGREES 50 MINUTES 00 SECONDS WEST, 504.33 FEET A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE APC OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 00 DEGREES 32 MINUTES 27 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 26 MINUTES 21 SECONDS EAST, 04.01 FEET, AN ARC LENGTH OF 77.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 505.56 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 51 DEGREES 27 MINUTES 54 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26 DEGREES 58 MINUTES 43 SECONDS EAST, 439.01 FEET, AN ARC LENGTH OF 454.13 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01 DEGREE 14 MINUTES 43 SECONDS EAST, 315.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 520.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 22 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 56 MINUTES 11 SECONDS EAST, 539.28 FEET, AN ARC LENGTH OF 309.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 777.81 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 71 DEGREES 47 MINUTES 26 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 43 MINUTES 55 SECONDS EAST, 912.07 FEET, AN ARC LENGTH OF 474.59 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 04 MINUTES 48 SECONDS WEST, 40.92 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE APC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 92 DEGREES 45 MINUTES 50 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 13 MINUTES 07 SECONDS EAST, 36.20 FEET, AN ARC LENGTH OF 40.48 FEET TO A POINT OF TANGENCY; THENCE SOUTH 54 DEGREES 36 MINUTES 02 SECONDS EAST, 40.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 576.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 07 DEGREES 10 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 14 MINUTES 10 SECONDS EAST, 93.22 FEET, AN ARC LENGTH OF 93.32 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 43 SECONDS EAST, 135.00 FEET; THENCE SOUTH 68 DEGREES 41 MINUTES 10 SECONDS EAST, 88.60 FEET; THENCE NORTH 08 DEGREES 16 MINUTES 50 SECONDS EAST, 290.00 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS EAST, 165.00; THENCE EASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT HAVING A RADIUS OF 950.42 FEET, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 14 MINUTES 09 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04 DEGREES 36 MINUTES 05 SECONDS EAST, 70.24 FEET, AN ARC LENGTH OF 70.30 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 10 SECONDS EAST, 145.47 FEET; THENCE SOUTH 06 DEGREES 24 MINUTES 37 SECONDS WEST, 40.14 FEET; THENCE SOUTH 14 DEGREES 50 MINUTES 48 SECONDS EAST, 904.83 FEET; THENCE SOUTH 55 DEGREES 12 MINUTES 47 SECONDS WEST, 330.03 FEET; THENCE NORTH 70 DEGREES 56 MINUTES 26 SECONDS WEST, 632.48 FEET; THENCE NORTH 36 DEGREES 28 MINUTES 24 SECONDS WEST, 165.06 FEET; THENCE NORTH 13 DEGREES 57 MINUTES 21 SECONDS EAST, 352.49 FEET; THENCE NORTH 02 DEGREES 24 MINUTES 54 SECONDS EAST, 242.96 FEET; THENCE NORTH 14 DEGREES 55 MINUTES 32 SECONDS WEST, 103.12 FEET; THENCE NORTH 08 DEGREES 56 MINUTES 27 SECONDS EAST, 239.09 FEET; THENCE NORTH 21 DEGREES 07 MINUTES 43 SECONDS EAST, 145.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 626.77 FEET, PASSING THROUGH A CENTRAL ANGLE OF 04 DEGREES 16 MINUTES 14 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64 DEGREES 14 MINUTES 10 SECONDS WEST, 101.30 FEET, AN ARC LENGTH OF 101.41 FEET TO A POINT OF TANGENCY; THENCE NORTH 54 DEGREES 36 MINUTES 02 SECONDS WEST, 45.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE

SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 14 MINUTES 04 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 76 DEGREES 46 MINUTES 53 SECONDS WEST, 34.49 FEET, AN ARC LENGTH OF 30.00 FEET TO A POINT OF TANGENCY; THENCE SOUTH 33 DEGREES 04 MINUTES 48 SECONDS WEST, 203.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1775.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 30 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18 DEGREES 23 MINUTES 33 SECONDS WEST, 905.09 FEET, AN ARC LENGTH OF 915.19 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 6,406.00 FEET; THENCE SOUTHWESTERLY ALONG THE APC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 13 DEGREES 20 MINUTES 54 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 12 MINUTES 12 SECONDS EAST, 1201.54 FEET, AN ARC LENGTH OF 1201.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 87 DEGREES 42 MINUTES 44 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51 DEGREES 43 MINUTES 06 SECONDS EAST, 34.64 FEET, AN ARC LENGTH OF 30.27 FEET TO A POINT OF TANGENCY; THENCE NORTH 04 DEGREES 25 MINUTES 28 SECONDS EAST, 43.86 FEET; THENCE NORTH 01 DEGREE 34 MINUTES 59 SECONDS WEST, 607.19 FEET; THENCE NORTH 04 DEGREES 03 MINUTES 20 SECONDS EAST, 233.08 FEET; THENCE SOUTH 74 DEGREES 55 MINUTES 01 SECONDS EAST, 498.20 FEET; THENCE SOUTH 40 DEGREES 20 MINUTES 24 SECONDS EAST, 238.11 FEET; THENCE SOUTH 18 DEGREES 20 MINUTES 53 SECONDS WEST, 578.84 FEET; THENCE SOUTH 58 DEGREES 04 MINUTES 54 SECONDS WEST, 127.77 FEET; THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST, 406.11 FEET; THENCE NORTH 05 DEGREES 34 MINUTES 32 SECONDS WEST, 140.01 FEET; THENCE SOUTH 04 DEGREES 25 MINUTES 28 SECONDS WEST, 72.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 93 DEGREES 07 MINUTES 37 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 37 DEGREES 51 MINUTES 34 SECONDS WEST, 36.31 FEET, AN ARC LENGTH OF 40.63 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 7200.00 FEET; THENCE SOUTHEASTERLY ALONG THE APC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 67 DEGREES 43 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 33 MINUTES 54 SECONDS EAST, 401.63 FEET, AN ARC LENGTH OF 402.38 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 90 DEGREES 23 MINUTES 34 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 61 DEGREES 31 MINUTES 28 SECONDS EAST, 35.40 FEET, AN ARC LENGTH OF 35.44 FEET TO A POINT OF TANGENCY; THENCE NORTH 73 DEGREES 10 MINUTES 42 SECONDS EAST, 34.87 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 7,226.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 05 DEGREES 50 MINUTES 33 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13 DEGREES 42 MINUTES 08 SECONDS WEST, 736.62 FEET, AN ARC LENGTH OF 736.94 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 47 SECONDS EAST, 217.17 FEET; THENCE SOUTH 70 DEGREES 36 MINUTES 49 SECONDS EAST, 197.80 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 14 SECONDS EAST, 300.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 6090.66 FEET, PASSING THROUGH A CENTRAL ANGLE OF 03 DEGREES 17 MINUTES 51 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15 DEGREES 10 MINUTES 23 SECONDS EAST, 396.88 FEET, AN ARC LENGTH OF 396.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 3260.81 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 08 DEGREES 24 MINUTES 00 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 01 MINUTES 19 SECONDS EAST, 478.81 FEET, AN ARC LENGTH OF 479.24 FEET; THENCE SOUTH 37 DEGREES 49 MINUTES 50 SECONDS EAST, 200.00 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 50 SECONDS EAST, 165.00 FEET; THENCE SOUTH 53 DEGREES 19 MINUTES 24 SECONDS WEST, 172.70 FEET; THENCE SOUTH 03 DEGREES 57 MINUTES 65 SECONDS WEST, 167.42 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 3598.81 FEET, PASSING THROUGH A CENTRAL ANGLE OF 13 DEGREES 22 MINUTES 08 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23 DEGREES 54 MINUTES 15 SECONDS WEST, 837.81 FEET, AN ARC LENGTH OF 839.72 FEET; THENCE SOUTH 73 DEGREES 10 MINUTES 42 SECONDS WEST, 34.74 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT.

HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28 DEGREES 10 MINUTES 41 SECONDS WEST, 35.96 FEET; AN ARC LENGTH OF 39.27 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 3658.01 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 00 MINUTES 15 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27 DEGREES 06 MINUTES 24 SECONDS EAST, 1208.02 FEET; AN ARC LENGTH OF 1213.68 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 1133.87 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 20 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38 DEGREES 04 MINUTES 12 SECONDS EAST, 57.83 FEET; AN ARC LENGTH OF 57.83 FEET; THENCE SOUTH 50 DEGREES 28 MINUTES 08 SECONDS WEST, 79.41 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, PASSING THROUGH A CENTRAL ANGLE OF 101 DEGREES 50 MINUTES 57 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 22 MINUTES 34 SECONDS WEST, 38.02 FEET; AN ARC LENGTH OF 44.44 FEET; THENCE NORTH 51 DEGREES 32 MINUTES 55 SECONDS WEST, 50.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 601.64 FEET, PASSING THROUGH A CENTRAL ANGLE OF 02 DEGREES 17 MINUTES 10 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 35 MINUTES 41 SECONDS EAST, 24.01 FEET; AN ARC LENGTH OF 24.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 76 DEGREES 44 MINUTES 51 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 21 MINUTES 50 SECONDS EAST, 31.04 FEET; AN ARC LENGTH OF 33.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 3708.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 19 DEGREES 11 MINUTES 17 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26 DEGREES 24 MINUTES 57 SECONDS WEST, 1246.27 FEET; AN ARC LENGTH OF 1252.11 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 7566.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE 08 DEGREES 32 MINUTES 10 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 33 MINUTES 09 SECONDS WEST, 1046.78 FEET; AN ARC LENGTH OF 1047.80 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 6405.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 11 DEGREES 54 MINUTES 18 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 19 MINUTES 51 SECONDS WEST, 1345.05 FEET; AN ARC LENGTH OF 1347.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 1055.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 29 DEGREES 32 MINUTES 30 SECONDS SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 23 MINUTES 33 SECONDS EAST, 445.88 FEET; AN ARC LENGTH OF 956.44 FEET; THENCE NORTH 33 DEGREES 09 MINUTES 48 SECONDS EAST, 350.12 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT HAVING A RADIUS OF 697.81 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 71 DEGREES 47 MINUTES 26 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 43 MINUTES 55 SECONDS WEST, 818.26 FEET; AN ARC LENGTH OF 874.34 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 600.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 37 DEGREES 22 MINUTES 55 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 56 MINUTES 11 SECONDS WEST, 384.56 FEET; AN ARC LENGTH OF 391.46 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 14 MINUTES 43 SECONDS WEST, 250.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 416.35 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 58 DEGREES 00 MINUTES 02 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 14 MINUTES 44 SECONDS WEST, 403.70 FEET; AN ARC LENGTH OF 421.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 84 DEGREES 55 MINUTES 16 SECONDS, SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 17 MINUTES 38 SECONDS WEST, 67.51 FEET; AN ARC LENGTH OF 74.11 FEET TO A POINT OF TANGENCY; THENCE SOUTH 35 DEGREES 50 MINUTES 00 SECONDS WEST, PARALLEL TO AND 50 FEET EASTERLY OF THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #207, 855.00 FEET; THENCE NORTH 01 DEGREES 00 MINUTES 56 SECONDS WEST, 83.37 FEET; THENCE NORTH 35 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD #207, 1336.71 FEET; THENCE NORTH 36 DEGREES 12 MINUTES 00 SECONDS EAST, 489.23 FEET; THENCE SOUTH 63 DEGREES 48 MINUTES 00 SECONDS EAST, 50.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 65.9 ACRES MORE OR LESS.