

ADDENDUM TO PUD 89-017

The Applicant hereby amends the above application for rezoning to PUD as follows:

1. The name of the applicant is hereby changed to PONCE DE LEON RESORT and CONVENTION CENTER, INC.

2. The units to be developed on Parcel G, shall be condominium units and not hotel units. Construction of multi-family buildings on Parcel G shall be governed by the provisions of the RG-2 zoning classification, St. Johns County Zoning Code as currently in effect. The maximum height of the structures to be constructed on Parcel G shall be 45 feet.

3. Street lighting may be provided within the PUD for streets and parking areas and if provided, the location of same shall be shown on all final development plans.

4. The temporary construction entrance requested in the PUD shall be subject to DOT approval and if approved shall be constructed in accordance with DOT and County requirements.

5. All setbacks specified for the PUD shall be measured from the wall of the structure.

6. The sale of alcoholic beverages in new facilities constructed within the PUD not currently serving alcoholic beverages shall be subject to the provisions of the County Alcoholic Beverage Ordinance.

7. All construction trailers shall be skirted and setback a minimum of 50 feet from the right of way of U.S. Highway 1.

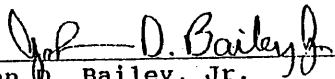
8. The sales trailer will be removed from the property within 10 years from the date of commencement of development of Phase I or upon the completion of the initial sale of all units within the PUD, whichever occurs first.

9. Banners and flags for advertising purposes and portable signs shall not be permitted within the PUD. Plans and specifications for all other signs within the PUD shall be filed with final development plans.

10. The maintenance facility located adjacent to U.S Highway 1 will be landscaped and screened from view of U.S. Highway 1. Access to the maintenance facility and adjoining water tank site shall be provided by a limited access driveway on U.S. Highway 1.

11. The water tank to be constructed within the PUD by the City of St. Augustine shall have a maximum gallonage of 1,000,000 gallons, and maximum height of 35 feet. The water tank site shall be landscaped in accordance with the requirements of the St. Johns County Green Law and shall be setback a minimum of 35 feet from the right of way of U.S. Highway 1.

UPCHURCH, BAILEY & UPCHURCH, P.A.

By: 
John B. Bailey, Jr.
Attorneys for Applicant
780 N. Ponce de Leon Boulevard
Post Office Drawer 3007
St. Augustine, Florida 32085
(904)829-9066

ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT DATE:

APPLICATION FOR ZONING CHANGE, VARIANCE, EXCEPTION, OR OTHER

CASE NUMBER: RECEIPT NUMBER

LEGAL DESCRIPTION OF PROPERTY: See Exhibit "A" attached hereto.

(SEE
LEGAL
ATTACHED
TO ORDINANCE)

PROPERTY ADDRESS: Give street address or detailed directions to property:

Ponce de Leon Resort and Convention Center, including Golf Course and undeveloped property located adjacent to Golf Course.

Pursuant to Resolution of the Board of County Commissioners, an approval from the Engineering Department must be secured prior to completion of the rest of this form: The clearance is to provide information regarding wetlands.

JURISDICTIONAL WETLANDS MAP: Required not required
If required: Received date

ENGINEERING DEPARTMENT APPROVAL: date

NAME, ADDRESS AND TELEPHONE NUMBER OF OWNER(S)* OF ABOVE DESCRIBED PROPERTY: Florida Golf Resources, Inc., P.O. Box 98, St. Augustine, Florida 32084 (904) 824-2821

CURRENT ZONING CLASSIFICATION: OR and CHT

CHANGE, VARIANCE OR EXCEPTION REQUESTED: Rezoning to Planned Unit Development.

ATTACH LIST OF ADJACENT PROPERTY OWNERS WITHIN 300 FEET, LIST MUST SHOW NAME, ADDRESS AND BRIEF FROM LEGAL DESCRIPTION THAT APPEARS IN THE CURRENT TAX ROLLS OF ST. JOHNS COUNTY, FLORIDA.

PRESENT USE OF PROPERTY: Golf Course, Clubhouse and Hotel and Convention Center (balance of property is unimproved).

SPECIFIC REASON FOR ABOVE STATED REQUEST: To develop the entire parcel

as a Planned Unit Development consisting of single family and multi-family units,

27 holes of golf and a hotel and convention center.

SIZE OF PROPERTY: (dimensions or acreage) 418.6 Acres

APPLICANT'S NAME, ADDRESS AND PHONE NUMBER: Florida Golf Resources, Inc., P.O. Box 98, St. Augustine, Florida 32084 (904) 824-2821

*ATTACH TO THIS APPLICATION: proof of OWNERSHIP (deed, or certificate by lawyer or abstract co. or title insurance company that states the record owner as indicated above); IF THE OWNER AND THE APPLICANT ARE DIFFERENT PARTIES, A LETTER OF AUTHORIZATION MUST BE ATTACHED TO THIS APPLICATION, Giving the applicant permission to place this request before the Board.

SIGNATURE OF ALL OWNERS OR AUTHORIZED PERSON IF PROPER LETTER OF AUTHORIZATION IS ATTACHED: Upchurch, Bailey and Upchurch, P.A., attorneys for applicant By: JOHN D. BAILEY, JR.

ADDRESS AND PHONE NUMBER OF PERSON TO RECEIVE ALL CORRESPONDENCE REGARDING THIS APPLICATION: John D. Bailey, Jr., Upchurch, Bailey and Upchurch, P.A. 780 N. Ponce de Leon Boulevard, St. Augustine, Florida 32084 (904) 829-9066

(Signature as above requested certifies that all information is correct and that the attached list of adjacent property owners is from the CURRENT tax rolls of St. Johns County, Florida)

If a person decides to appeal any decision made by the Board(s) with respect to any matter considered at the public hearings, he will need a record of the proceedings and for such purposes he may need to ensure that a verbatim record of the proceedings is made, which records include the testimony and evidence which the appeal is based.

SCHEDULE "A"

PARCEL "A"

A PARCEL OF LAND IN SECTION 54, TOWNSHIP 6 SOUTH RANGE 29 EAST, UNSURVEYED SECTIONS 30 AND 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST AND SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND IN NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALL OF SAID PARCEL OF LAND BEING IN ST. JOHNS COUNTY, FLORIDA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE NORTH 29 DEGREES 03 MINUTES 48 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE OF HIGHWAY, 2,028.73 FEET TO THE POINT OF BEGINNING AT THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING, ON SAID RIGHT OF WAY LINE, NORTH 29 DEGREES 03 MINUTES 48 SECONDS WEST 160.52 FEET; THENCE CONTINUING, ON SAID RIGHT OF WAY LINE, NORTH 28 DEGREES 28 MINUTES 53 SECONDS WEST 1,943.65 FEET; THENCE CONTINUING, ON SAID RIGHT OF WAY LINE, NORTH 29 DEGREES 03 MINUTES 17 SECONDS WEST 1,029.43 FEET; THENCE NORTH 60 DEGREES 59 MINUTES 38 SECONDS EAST, ON THE SOUTHEAST LINE OF JACKSON PARK AS RECORDED IN MAP BOOK 3, PAGE 51, PUBLIC RECORDS OF SAID COUNTY AND ON THE SOUTHEAST LINE OF DE LEON MANORS AS RECORDED IN MAP BOOK 8, PAGE 80, PUBLIC RECORDS OF SAID COUNTY, 2,101.26 FEET; THENCE NORTH 28 DEGREES 59 MINUTES 54 SECONDS WEST, ON THE SOUTHWEST LINE OF THE EAST 202 FEET OF TRACT "D" IN NORTH ST. AUGUSTINE AS RECORDED IN MAP BOOK 3, PAGE 20, PUBLIC RECORDS OF SAID COUNTY, 600.13 FEET; THENCE NORTH 61 DEGREES 00 MINUTES 06 SECONDS EAST, ON THE NORTHWEST LINE OF SAID TRACT "D" AND OF TRACT "E" IN SAID NORTH ST. AUGUSTINE, 252.00 FEET; THENCE NORTH 28 DEGREES 59 MINUTES 54 SECONDS WEST, ACROSS OCEAN BOULEVARD AND ON THE SOUTHWEST LINE OF TRACT "H" IN SAID NORTH ST. AUGUSTINE, 650.00 FEET; THENCE NORTH 61 DEGREES 07 MINUTES 23 SECONDS EAST, ON THE NORTHWEST LINE OF TRACTS "H", "G" AND "G-I" OF SAID NORTH ST. AUGUSTINE AND ON THE NORTHEASTERLY EXTENSION OF THAT LINE, 953.48 FEET; THENCE SOUTH 48 DEGREES 52 MINUTES 37 SECONDS EAST, ON THE MEANDER LINE OF THE MARSH OF NORTH RIVER, 380.00 FEET; THENCE SOUTH 1 DEGREE 37 MINUTES 23 SECONDS WEST, ON SAID MEANDER LINE, 975.00 FEET; THENCE SOUTH 55 DEGREES 58 MINUTES 51 SECONDS EAST, ON SAID MEANDER LINE, 552.35 FEET; THENCE DUE SOUTH 390.00 FEET; THENCE DUE WEST 200.00 FEET; THENCE DUE SOUTH 365.00 FEET; THENCE SOUTH 81 DEGREES 17 MINUTES 19 SECONDS WEST 627.24 FEET; THENCE SOUTH 3 DEGREES 05 MINUTES 24 SECONDS EAST 2,263.29 FEET; THENCE SOUTH 72 DEGREES 48 MINUTES 05 SECONDS WEST 263.80 FEET; THENCE SOUTH 16 DEGREES 34 MINUTES 58 SECONDS EAST 753.33 FEET; THENCE DUE WEST 763.64 FEET TO THE POINT OF BEGINNING; EXCEPTING THEREFROM ALL OF THAT PART OF OCEAN BOULEVARD LYING NORTHEAST OF THE SOUTHWEST LINE OF SAID TRACT "H" IN NORTH ST. AUGUSTINE EXTENDED SOUTHEASTERLY ACROSS SAID OCEAN BOULEVARD AND CONTAINING 167.07 ACRES MORE OR LESS.

PARCEL "B"

A PARCEL OF LAND IN SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST; SECTION 49, TOWNSHIP 7 SOUTH, RANGE 29 EAST; SECTION 42 AND UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST, AND SECTION 60, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE NORTH 29 DEGREES 03 MINUTES 48 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE OF HIGHWAY, 2,028.73 FEET; THENCE DUE EAST 763.64 FEET; THENCE NORTH 16 DEGREES 34 MINUTES 58 SECONDS WEST 753.33 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 05 SECONDS EAST 263.80 FEET; THENCE NORTH 3 DEGREES 05 MINUTES 24 SECONDS WEST 2,263.29 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 19 SECONDS EAST 627.24 FEET; THENCE DUE NORTH 365.00 FEET; THENCE DUE EAST 200.00 FEET; THENCE DUE NORTH 390.00 FEET; THENCE DUE EAST 180.00 FEET; THENCE SOUTH 32 DEGREES 36 MINUTES 45 SECONDS EAST 1,400.87 FEET; THENCE SOUTH 24 DEGREES 19 MINUTES 23 SECONDS EAST 1,371.76 FEET; THENCE SOUTH 5 DEGREES 11 MINUTES 40 SECONDS EAST 828.40 FEET; THENCE SOUTH 78 DEGREES 27 MINUTES 12 SECONDS WEST 453.30 FEET; THENCE SOUTH 17 DEGREES 18 MINUTES 42 SECONDS EAST 818.90 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES 18 SECONDS WEST 624.11 FEET; THENCE SOUTH 35 DEGREES 56 MINUTES 56 SECONDS EAST, ALONG THE EAST EDGE OF A MARSH, 233.53 FEET; THENCE SOUTH 70 DEGREES 13 MINUTES 47 SECONDS WEST, ALONG THE SOUTH SIDE OF A MARSH AND THE NORTH SIDE OF A ROAD, 252.37 FEET; THENCE SOUTH 21 DEGREES 12 MINUTES 17 SECONDS EAST, ACROSS SAID ROAD, 76.57 FEET; THENCE NORTH 67 DEGREES 56 MINUTES 03 SECONDS EAST, ALONG THE NORTH SIDE OF A MARSH AND THE SOUTH SIDE OF SAID ROAD, 167.03 FEET; THENCE SOUTH 20 DEGREES 19 MINUTES 23 SECONDS EAST, ALONG THE FACE OF A TIMBER BULKHEAD, 86.38 FEET; THENCE NORTH 70 DEGREES 44 MINUTES 27 SECONDS EAST, ALONG THE FACE OF A TIMBER BULKHEAD, 87.92 FEET; THENCE NORTH 63 DEGREES 01 MINUTE 48 SECONDS EAST, ALONG THE NORTH LINE OF A MARSH, 135.36 FEET; THENCE SOUTH 51 DEGREES 10 MINUTES 57 SECONDS EAST, ALONG THE NORTHEAST LINE OF A MARSH, 167.34 FEET; THENCE SOUTH 25 DEGREES 47 MINUTES 06 SECONDS WEST, ALONG THE WEST LINE OF A MARSH, 179.36 FEET; THENCE SOUTH 20 DEGREES 10 MINUTES 46 SECONDS EAST, ALONG THE EAST LINE OF A MARSH, 124.65 FEET; THENCE SOUTH 62 DEGREES 26 MINUTES 50 SECONDS EAST, ALONG THE NORTHEAST LINE OF A MARSH, 5.62 FEET; THENCE SOUTH 67 DEGREES 25 MINUTES WEST, ON THE EASTERLY EXTENSION OF SAID NORTH LINE OF POINCIANA AVENUE AND ON SAID NORTH LINE OF POINCIANA AVENUE, 1,849.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 228.36 ACRES MORE OR LESS.

PARCEL "C"

A PARCEL OF LAND IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE NORTH 67 DEGREES 25 MINUTES 00 SECONDS EAST, ON SAID NORTH LINE OF POINCIANA AVENUE, 1416.90 FEET; THENCE NORTH 5 DEGREES 31 MINUTES 30 SECONDS WEST 499.41 FEET TO THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 12 MINUTES 17 SECONDS WEST, ACROSS A ROAD, 76.57 FEET; THENCE NORTH 70 DEGREES 13 MINUTES 47 SECONDS EAST, ALONG THE NORTH SIDE OF SAID ROAD AND THE SOUTH SIDE OF MARSH, 252.37 FEET; THENCE NORTH 35 DEGREES 56 MINUTES 56 SECONDS WEST, ALONG THE EAST EDGE OF A MARSH, 233.53 FEET; THENCE NORTH 72 DEGREES 41 MINUTES 18 SECONDS EAST 624.11 FEET; THENCE NORTH 17 DEGREES 18 MINUTES 42 SECONDS WEST 45.00 FEET; THENCE MEANDERING ALONG THE EDGE OF A MARSH THE FOLLOWING BEARINGS AND DISTANCES: NORTH 79 DEGREES 49 MINUTES 10 SECONDS EAST 182.22 FEET; THENCE SOUTH 3 DEGREES 58 MINUTES 07 SECONDS EAST 225.45 FEET; THENCE SOUTH 10 DEGREES 11 MINUTES 58 SECONDS WEST 544.36 FEET; THENCE SOUTH 4 DEGREES 01 MINUTE 20 SECONDS EAST 129.59 FEET; THENCE SOUTH 37 DEGREES 27 MINUTES 24 SECONDS WEST 156.21 FEET; THENCE NORTH 62 DEGREES 26 MINUTES 50 SECONDS WEST 207.54 FEET; THENCE NORTH 20 DEGREES 10 MINUTES 46 SECONDS WEST 124.65 FEET; THENCE NORTH 25 DEGREES 47 MINUTES 06 SECONDS EAST 179.36 FEET; THENCE NORTH 51 DEGREES 10 MINUTES 57 SECONDS WEST 167.34 FEET; THENCE SOUTH 63 DEGREES 01 MINUTE 48 SECONDS WEST 135.36 FEET TO THE EAST END OF A TIMBER BULKHEAD; THENCE SOUTH 70 DEGREES 44 MINUTES 27 SECONDS WEST, ALONG THE SOUTH FACE OF A TIMBER BULKHEAD, 87.92 FEET; THENCE NORTH 20 DEGREES 19 MINUTES 23 SECONDS WEST, ALONG THE WEST FACE OF A TIMBER BULKHEAD, 86.38 FEET; THENCE SOUTH 67 DEGREES 56 MINUTES 03 SECONDS WEST, ALONG THE SOUTH SIDE OF A ROAD AND NORTH SIDE OF A MARSH, 167.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 9.96 ACRES MORE OR LESS.

TRACT "1"

A PARCEL OF LAND IN SECTION 42 AND UNSURVEYED SECTIONS 30 AND 31,
TOWNSHIP 6 SOUTH, RANGE 30 EAST, ALL IN ST. JOHNS COUNTY,
FLORIDA AND MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 WITH THE NORTH LINE OF POINCIANA AVENUE, SAID EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 BEING 78 FEET EAST FROM AND PARALLEL WITH THE CENTER LINE OF THE SOUTH BOUND TRAFFIC LANES OF SAID HIGHWAY AND THE NORTH LINE OF POINCIANA AVENUE BEING 30 FEET NORTH FROM AND PARALLEL WITH THE SOUTH LINE OF SAID AVENUE AS SHOWN ON REVISED PLAT OF FORT MOOSA GARDENS AS RECORDED IN MAP BOOK 4, PAGE 34, PUBLIC RECORDS OF SAID COUNTY, SAID NORTH LINE OF AVENUE BEING INDICATED ON SAID PLAT OF FORT MOOSA GARDENS AS "PROPERTY LINE"; THENCE NORTH 29 DEGREES 03 MINUTES 48 SECONDS WEST, ON SAID EAST RIGHT OF WAY LINE OF HIGHWAY, 2,028.73 FEET; THENCE DUE EAST 763.64 FEET; THENCE NORTH 16 DEGREES 34 MINUTES 58 SECONDS WEST 753.33 FEET; THENCE NORTH 72 DEGREES 48 MINUTES 05 SECONDS EAST 263.80 FEET; THENCE NORTH 3 DEGREES 05 MINUTES 24 SECONDS WEST 2,263.29 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 19 SECONDS EAST 627.24 FEET; THENCE DUE NORTH 365.00 FEET; THENCE DUE EAST 200.00 FEET; THENCE DUE NORTH 390.00 FEET; TO THE POINT OF BEGINNING THENCE; NORTH 55 DEGREES 58 MINUTES 51 SECONDS WEST 552.35 FEET, THENCE NORTH 01 DEGREES 37 MINUTES 23 SECONDS EAST 450.00 FEET; THENCE SOUTH 88 DEGREES 22 MINUTES 37 SECONDS EAST 975.97 FEET; THENCE SOUTH 57 DEGREES 23 MINUTES 15 SECONDS WEST 250.00 FEET; THENCE NORTH 32 DEGREES 36 MINUTS 45 SECONDS WEST 250.00 FEET; THENCE WEST 180.00 FEET BACK TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING:

THAT PART OF SECTION 54, TOWNSHIP 6 SOUTH, RANGE 29 EAST;
SECTION 49, TOWNSHIP 7 SOUTH, RANGE 29 EAST; SECTION 42 AND
UNSURVEYED SECTION 31, TOWNSHIP 6 SOUTH, RANGE 30 EAST; AND
SECTION 60; TOWNSHIP 7 SOUTH, RANGE 30 EAST; ALL IN ST. JOHNS
COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE
OF U.S. HIGHWAY NUMBER 1 AND THE NORTHERLY PROPERTY LINE OF THE
REVISED PLAT OF FORT MOOSA GARDENS, AS RECORDED IN MAP BOOK 4,
PAGE 34, PUBLIC RECORDS OF ST. JOHNS COUNTY AND ASSUMING SAID
EASTERLY RIGHT-OF-WAY LINE BEARS SOUTH 29 DEGREES 03 MINUTES 48
SECONDS EAST; THENCE NORTH 60 DEGREES 21 MINUTES 57 SECONDS EAST
874.42 FEET TO THE POINT OF BEGINNING OF THE LAND TO BE
DESCRIBED, SAID POINT HEREINAFTER REFERRED TO AS POINT "A";
THENCE NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 335.31 FEET;
THENCE SOUTH 80 DEGREES 43 MINUTES 35 SECONDS WEST 29.05 FEET;
THENCE NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 8.41
FEET; THENCE NORTHWESTERLY 95.45 FEET, ALONG A TANGENTIAL CURVE;
CONCAVE TO THE SOUTHWEST, HAVING A CENTRAL ANGLE OF 41 DEGREES 41
MINUTES 10 SECONDS AND A RADIUS OF 131.19 FEET; THENCE NORTH 41
DEGREES 15 MINUTES 20 SECONDS EAST, NOT TANGENT TO SAID CURVE,
66.05 FEET; THENCE NORTHEASTERLY 64.18 FEET, ALONG A TANGENTIAL
CURVE; CONCAVE TO THE NORTHWEST HAVING A CENTRAL ANGLE OF 25
DEGREES 16 MINUTES 14 SECONDS AND A RADIUS OF 145.51; THENCE
NORTH 15 DEGREES 59 MINUTES 06 SECONDS EAST 44.70 FEET; THENCE
NORTH 83 DEGREES 47 MINUTES 41 SECONDS EAST 84.70 FEET; THENCE
EASTERLY 122.86 FEET ALONG A TANGENTIAL CURVE; CONCAVE TO THE
SOUTHWEST, HAVING A CENTRAL ANGLE OF 19 DEGREES 01 MINUTES 38
SECONDS AND A RADIUS OF 369.96 FEET TO POINT OF REVERSE CURVE;
THENCE CONTINUE EASTERLY 179.16, ALONG SAID REVERSE CURVE,
CONCAVE TO THE NORTHEAST, HAVING A CENTRAL ANGLE OF 32 DEGREES 06
MINUTES 50 SECONDS AND A RADIUS OF 319.64 FEET; THENCE SOUTH 9
DEGREES 17 MINUTES 49 SECONDS EAST, NOT TANGENT TO SAID REVERSE
CURVE, 296.85 FEET; THENCE SOUTH 20 DEGREES 06 MINUTES 20 SECONDS
WEST 105.57 FEET; THENCE SOUTH 9 DEGREES 16 MINUTES 25 SECONDS
EAST 125.00 FEET TO THE INTERSECTION WITH A LINE THAT BEARS
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST FROM THE POINT OF
BEGINNING; THENCE SOUTH 80 DEGREES 43 MINUTES 35 SECONDS WEST
375.00 FEET TO THE POINT OF BEGINNING. EXCEPT THEREFROM THAT
PART OF THE ABOVE DESCRIBED LAND DESCRIBED AS FOLLOWS:

COMMENCING AT HERETOFORE MENTIONED POINT "A"; THENCE
NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 239.79 FEET; THENCE
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST 15.30 FEET TO THE
POINT OF BEGINNING; THENCE CONTINUE
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST 110.40 FEET; THENCE
SOUTH 9 DEGREES 16 MINUTES 25 SECONDS EAST 60.79 FEET; THENCE
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST 61.16 FEET; THENCE
NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 60.79 FEET; THENCE
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST 126.94 FEET; THENCE
NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 120.84 FEET; THENCE
SOUTH 80 DEGREES 43 MINUTES, 35 SECONDS WEST 126.94 FEET; THENCE
NORTH 9 DEGREES 16 MINUTES 25 SECONDS WEST 60.14 FEET; THENCE
SOUTH 80 DEGREES 43 MINUTES 35 SECONDS WEST 61.16 FEET; THENCE
SOUTH 9 DEGREES 16 MINUTES 25 SECONDS EAST 60.14 FEET; THENCE
SOUTH 80 DEGREES 43 MINUTES 35 SECONDS WEST 110.40 FEET; THENCE
SOUTH 9 DEGREES 16 MINUTES 25 SECONDS EAST 52.62 FEET; THENCE
SOUTH 80 DEGREES 43 MINUTES 35 SECONDS WEST 15.30 FEET; THENCE
SOUTH 9 DEGREES 16 MINUTES 25 SECONDS EAST 15.00 FEET; THENCE
NORTH 80 DEGREES 43 MINUTES 35 SECONDS EAST 15.30 FEET; THENCE
SOUTH 9 DEGREES 16 MINUTES 25 SECONDS EAST, 53.22 FEET TO THE
POINT OF BEGINNING.