

**When Recorded Return To:**  
Heather Townsend  
National Commercial Services  
First American Title Insurance Company  
Six Concourse Parkway, Ste. 2000  
Atlanta, GA 30328  
File No: NCS 749957

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

Michael S. Dawkins, Esq.  
ROETZEL & ANDRESS, LPA  
200 S. Orange Ave., Suite 1000  
Orlando, FL 32801  
(407) 839-2754

State Documentary Stamps: \$ 38,500.00

Tax Parcel ID Numbers: 07-11-31-7008-000A0-0000; 38-11-31-0000-01030-0000

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is made to be effective as of the 28 day of December, 2016, by **CENTEX HOMES**, a Nevada general partnership, whose address is 2301 Lucien Way, Suite 400, Maitland, Florida 32751 ("**Grantor**"), to **JDI PALM COAST, LLC**, a Georgia limited liability company, whose address is 171 17<sup>th</sup> Street, Suite 1550, Atlanta, Georgia 30363 ("**Grantee**");

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**THAT** Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in Flagler County, Florida more particularly described as follows:

See **Exhibit A** attached hereto (the "**Property**").

**TOGETHER** with all of Grantor's interest in and to all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining to the Property.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

Grantor hereby covenants with Grantee that the Property is free from all encumbrances placed on the Property by Grantor, and that Grantor will warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor but against none other, except for ad valorem taxes for 2017 and subsequent years, and easements, restrictions, reverters, conditions and other matters of record; provided, however that reference herein shall not act to reimpose the same.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

WITNESSES:

GRANTOR:

CENTEX HOMES, a Nevada general partnership

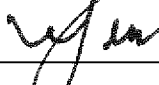
By: Centex Real Estate Corporation,  
a Nevada corporation,  
its managing general partner



Signature

JENNIFER JERMAN

Print Name



Signature

Print Name



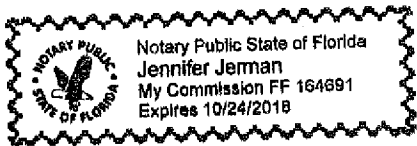
By: Name: Clint Ball

Title: Vice President

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 28 day of December, 2016, by CLINT BALL, of the VICE PRESIDENT of **Centex Real Estate Corporation**, a Nevada corporation, managing general partner of **Centex Homes**, a Nevada general partnership  who is personally known to me OR ( ) who produced \_\_\_\_\_ as identification.





Notary Signature

JENNIFER JERMAN

Print Notary Name

NOTARY PUBLIC

State of Florida at Large

My Commission Expires: 10/24/18

**EXHIBIT "A"****LEGAL DESCRIPTION****MARINA PARCEL**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

**PARCEL 1 (SHERATON HOTEL LANDS):**

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 341.91 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°57'73" WEST A DISTANCE OF 267.58 FEET TO THE POINT OF BEGINNING.

**PARCEL 2: (PALM COAST MARINA):**

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°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°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°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°10'03" WEST A DISTANCE OF 18.32 FEET, THENCE NORTH 75°49'57" EAST A DISTANCE OF 137.00 FEET, THENCE NORTH 43°22'02" EAST A DISTANCE OF 61.55 FEET, THENCE NORTH 68°48'16" EAST A DISTANCE OF 255.62 FEET, THENCE SOUTH 20°57'23" EAST A DISTANCE OF 41.83 FEET, THENCE NORTH 69°02'37" EAST A DISTANCE OF 90.90 FEET, THENCE SOUTH 20°57'23" EAST ALONG THE EASTERLY LINE OF THE MARINA BASIN A DISTANCE OF 268.32 FEET, THENCE SOUTH 69°02'37" WEST A DISTANCE OF 400.00 FEET, THENCE SOUTH 38°28'13" WEST A DISTANCE OF 38.06 FEET, THENCE SOUTH 15°07'19" EAST A DISTANCE OF 80.85 FEET, THENCE SOUTH 17°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°56'32", A CHORD BEARING OF SOUTH 75°00'53" WEST AND A CHORD DISTANCE OF 57.21 FEET TO A POINT OF TANGENCY, THENCE SOUTH 69°02'37" WEST A DISTANCE OF 82.92 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT** FROM THE ABOVE TWO DESCRIBED PARCELS THOSE LANDS DESCRIBED IN DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1706, PAGE 1481, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA:

A PORTION OF A PARCEL OF LAND LYING IN GOVERNMENT SECTION 38 AND 39, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF COUNTRY CLUB COVE, SECTION-3, SAID POINT BEING THE POINT OF BEGINNING; THENCE N20°57'11"W, A DISTANCE OF 244.52 FEET; THENCE N69°02'37"E, A DISTANCE OF 13.26 FEET; THENCE S20°57'23"E, A DISTANCE OF 7.16 FEET; THENCE N69°00'20"E, A DISTANCE OF 57.15 FEET; THENCE S20°26'19"E, A DISTANCE OF 103.45 FEET; THENCE N67°23'53"E, A DISTANCE OF 64.71 FEET; THENCE N53°30'16"E, A DISTANCE OF 24.68 FEET TO THE POINT OF CURVE OF A

NON TANGENT CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 140.92 FEET; A CHORD BEARING OF N48°50'22"E, AND A CHORD DISTANCE OF 49.28 FEET, THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°08'24", A DISTANCE OF 49.53 FEET; THENCE N56°08'49"E, A DISTANCE OF 25.68 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 417.75 FEET; A CHORD BEARING OF N67°26'15"E, AND A CHORD DISTANCE OF 101.78 FEET, THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 13°69'41", A DISTANCE OF 102.04 FEET; THENCE N68°06'47"E, A DISTANCE OF 113.67 FEET; THENCE N70°21'07"E, A DISTANCE OF 73.04 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 99.13 FEET; A CHORD BEARING OF N48°45'37"E, AND A CHORD DISTANCE OF 87.66 FEET, THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 52°29'06", A DISTANCE OF 90.81 FEET; THENCE N05°49'47"E, A DISTANCE OF 25.63 FEET; THENCE N13°15'43"E, A DISTANCE OF 5.96 FEET; THENCE S80°50'35"E, A DISTANCE OF 48.71 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 39.55 FEET; A CHORD BEARING OF N39°26'28"E, AND A CHORD DISTANCE OF 46.33 FEET, THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 71°42'21", A DISTANCE OF 49.50 FEET; THENCE N43°14'16"E, A DISTANCE OF 101.07 FEET; THENCE N02°50'30"W, A DISTANCE OF 31.50 FEET; THENCE N69°10'14"E, A DISTANCE OF 64.03 FEET; THENCE N20°49'46"W, A DISTANCE OF 326.53 FEET; THENCE S81°28'20"E, A DISTANCE OF 148.82 FEET; THENCE S21°16'58"E, A DISTANCE OF 658.31 FEET; THENCE S69°02'37"W, A DISTANCE OF 165.00 FEET; THENCE S66°01'12"W, A DISTANCE OF 317.67 FEET; THENCE N33°24'47"W, A DISTANCE OF 43.00 FEET; THENCE N25°19'43"W, A DISTANCE OF 65.47 FEET; THENCE S69°37'18"W, A DISTANCE OF 144.47 FEET TO THE POINT OF CURVE TO THE LEFT, HAVING A RADIAL DISTANCE OF 341.92 FEET; A CHORD BEARING OF S42°30'59"W, AND A CHORD DISTANCE OF 311.56 FEET, THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 54°12'24", A DISTANCE OF 323.49 FEET; THENCE S15°24'47"W, A DISTANCE OF 133.46 FEET; THENCE N20°57'23"W, A DISTANCE OF 267.58 FEET TO THE POINT OF BEGINNING.

**AND LESS AND EXCEPT**, BUILDING "E":

LEGAL DESCRIPTION FOR BUILDING "E" CREATED BY SURVEYOR:

A PORTION OF A PARCEL OF LAND LYING IN GOVERNMENT SECTION 38 AND 39, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 4"X4" CONCRETE MONUMENT BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE N25°27'58"W, A DISTANCE OF 44.96 FEET TO THE POINT OF BEGINNING; THENCE S69°10'16"W, A DISTANCE OF 85.61 FEET; THENCE N20°49'44"W, A DISTANCE OF 24.65 FEET; THENCE S69°10'16"W, A DISTANCE OF 2.67 FEET; THENCE N20°49'44"W, A DISTANCE OF 20.52 FEET; THENCE

N69°10'16"E, A DISTANCE OF 15.65 FEET; THENCE N20°49'44"W, A DISTANCE OF 29.62 FEET; THENCE S46°40'16"W, A DISTANCE OF 14.36 FEET; THENCE N43°19'44"W, A DISTANCE OF 26.80 FEET; THENCE N46°40'18"E, A DISTANCE OF 1.07 FEET; THENCE N43°19'44"W, A DISTANCE OF 6.00 FEET; THENCE N46°40'16"E, A DISTANCE OF 14.20 FEET; THENCE N65°49'44"W, A DISTANCE OF 17.20 FEET; THENCE S24°10'16"W, A DISTANCE OF 12.00 FEET; THENCE N65°49'44"W, A DISTANCE OF 31.42 FEET; THENCE N24°10'16"E, A DISTANCE OF 12.00 FEET; THENCE N65°49'44"W, A DISTANCE OF 67.50 FEET; THENCE S24°10'16"W, A DISTANCE OF 15.54 FEET; THENCE N65°49'44"W, A DISTANCE OF 20.42 FEET; THENCE N24°10'16"E, A DISTANCE OF 2.60 FEET; THENCE N65°49'44"W, A DISTANCE OF 24.68 FEET; THENCE N24°10'16"E, A DISTANCE OF 84.40 FEET; THENCE S65°49'44"E, A DISTANCE OF 41.20 FEET; THENCE N24°10'16"E, A DISTANCE OF 4.03 FEET; THENCE S65°49'44"E, A DISTANCE OF 34.17 FEET; THENCE S24°10'16"W, A DISTANCE OF 4.04 FEET; THENCE S65°49'44"E, A DISTANCE OF 24.15 FEET; THENCE N24°10'16"E, A DISTANCE OF 2.30 FEET; THENCE S65°49'44"E, A DISTANCE OF 29.60 FEET; THENCE S24°10'16"W, A DISTANCE OF 2.30 FEET; THENCE S65°49'44"E, A DISTANCE OF 12.40 FEET; THENCE N24°10'16"E, A DISTANCE OF 2.20 FEET; THENCE S65°49'44"E, A DISTANCE OF 29.42 FEET; THENCE S24°10'16"W, A DISTANCE OF 12.20 FEET; THENCE S65°49'44"E, A DISTANCE OF 10.26 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIAL DISTANCE OF 20.31 FEET; A CHORD BEARING OF S43°09'18"E, AND A CHORD DISTANCE OF 40.55 FEET, THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 186°46'57", A DISTANCE OF 66.21 FEET; THENCE S20°49'44"E, A DISTANCE OF 10.25 FEET; THENCE N69°10'16"E, A DISTANCE OF 10.15 FEET; THENCE S20°49'44"E, A DISTANCE OF 11.67 FEET; THENCE N69°10'16"E, A DISTANCE OF 4.12 FEET; THENCE S20°49'44"E, A DISTANCE OF 34.15 FEET; THENCE S69°10'16"W, A DISTANCE OF 4.05 FEET; THENCE S20°49'44"E, A DISTANCE OF 11.00 FEET; THENCE N69°10'18"E, A DISTANCE OF 1.13 FEET; THENCE S20°49'44"E, A DISTANCE OF 30.20 FEET TO THE POINT OF BEGINNING.

**PARCEL 3:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENT RIGHTS PALM COAST COMMUNITY SERVICE CORPORATION HAS THE ABILITY TO CONVEY OVER WATER BODIES AND OVER WATER TRANSFER RELATED FACILITIES AS DESCRIBED IN THAT CERTAIN FRESH WATER ACCESS EASEMENT AGREEMENT EXECUTED BETWEEN PALM COAST COMMUNITY SERVICE CORPORATION AND COMMONWEALTH PALM COAST CORPORATION DATED MAY 16, 2005 AND RECORDED MAY 18, 2005 IN OFFICIAL RECORDS BOOK 1249, PAGE 1870, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA (WHICH INCLUDES ANY AND ALL INTEREST THAT PALM COAST COMMUNITY SERVICE CORPORATION MAY HAVE, IF ANY, IN AND TO ANY EASEMENTS RESERVED OR DEDICATED IN THE FOLLOWING PLATS, FOR PURPOSES OF MAINTAINING, OPERATING AND UTILIZING THE IRRIGATION LINES: SUBDIVISION PLAT OF BELLE TERRE SECTION 17 RECORDED IN MAP BOOK 7, PAGE 12, SUBDIVISION PLAT OF FLORIDA PARK SECTION 1, RECORDED IN MAP BOOK 5, PAGE 86, SUBDIVISION PLAT

OF FLORIDA PARK SECTION 2, RECORDED IN MAP BOOK 6, PAGE 1, SUBDIVISION PLAT OF FLORIDA PARK SECTION 7, RECORDED IN MAP BOOK 6, PAGE 20, SUBDIVISION PLAT OF COUNTRY CLUB COVE - SECTION 3, RECORDED IN MAP BOOK 6, PAGE 4, AND, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.)

**PARCEL 4:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN EASEMENT BETWEEN ITT LAND CORPORATION, AS GRANTOR, AND COMMONWEALTH PALM COAST CORPORATION, AS GRANTEE, RECORDED MARCH 4, 1996 IN OFFICIAL RECORDS BOOK 550, PAGE 1709, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**PARCEL 5:**

TOGETHER WITH ANY AND ALL BENEFICIAL DRAINAGE EASEMENT AGREEMENT RECORDED IN OR BOOK 1556, PAGE 459 IS AN APPURTENANT EASEMENT BENEFITTING THE MARINA PROPERTY. GRANTS THE MARINA PROPERTY THE RIGHT TO DRAIN ONTO THE HARBOR CLUB PROPERTY.

**PARCEL 6:**

TOGETHER WITH ANY AND ALL BENEFICIAL DRAINAGE EASEMENT AGREEMENT RECORDED IN OR BOOK 1556, PAGE 493 IS AN APPURTENANT EASEMENT BENEFITTING THE MARINA PROPERTY. GRANTS THE MARINA PROPERTY THE RIGHT TO DRAIN ONTO THE HARBOR CLUB PROPERTY.

**PARCEL 7:**

TOGETHER WITH ANY AND ALL BENEFICIAL SPECIAL WARRANTY DEED (COMMON AREAS) DATED FEBRUARY 26, 2009 AND RECORDED IN OR BOOK 1706, PAGE 1481. - THERE WERE ACCESS EASEMENT RESERVED BY CENTEX IN THE LESS AND EXCEPT DEED WHEN COMMON AREAS WERE CONVEYED TO PALM COAST RESORT COMMUNITY ASSOCIATION, INC. ALSO SPECIFICALLY RESERVES THE EASEMENT GRANTED IN THE MASTER DECLARATION.

**PARCEL 8:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENTS AND RIGHTS GRANTED IN MASTER DECLARATION. WHEN FIRST DRAFTED ALL THE PROPERTY SUBJECT TO THE MASTER DECLARATION WAS OWNED BY THE SAME ENTITY - NOW IT IS NOT. THEREFORE ANY EASEMENTS ON THE PORTION SOLD WOULD BE AN APPURTENANT EASEMENT TO THE MARINA PARCEL.



### GOLF COURSE PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF FLAGLER, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

#### PARCEL 1:

PART OF GOVERNMENT SECTIONS 43, 44, AND 45, TOWNSHIP 11 SOUTH, RANGE 31 EAST, FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE, A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED, AND THE WESTERLY RIGHT OF WAY LINE OF CROMPTON PLACE, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED, AS SHOWN ON THE PLAT OF COUNTRY CLUB-SECTION 8 AT PALM COAST, AS RECORDED IN MAP BOOK 6, PAGES 28-33 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA; THENCE S 69°02'37" W ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE A DISTANCE OF 900.00 FEET, THENCE S 20°57'23" E, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF CLUB HOUSE DRIVE A DISTANCE OF 150.00 FEET, THENCE S 23°20'48" E A DISTANCE OF 1047.59 FEET, THENCE S 53°56'59" W A DISTANCE OF 289.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE S 42°08'17" E A DISTANCE OF 88.13 FEET; THENCE N 51°25'18" E A DISTANCE OF 270.16 FEET; THENCE N 13°11'56" E A DISTANCE OF 93.57 FEET; THENCE N 82°25'05" E A DISTANCE OF 52.14 FEET; THENCE S 32°42'55" E A DISTANCE OF 282.35 FEET; THENCE S 15°58'56" W A DISTANCE OF 117.30 FEET; THENCE N 80°49'53" W A DISTANCE OF 28.45 FEET; THENCE S 89°40'12" W A DISTANCE OF 65.94 FEET TO A POINT OF CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 44°53'01", A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 156.67 FEET, AND A CHORD WHICH BEARS S 67°13'42" W, WITH A CHORD LENGTH OF 152.70 FEET TO A POINT OF TANGENCY; THENCE S 44°47'12" W A DISTANCE OF 119.42 FEET; THENCE S 48°06'16" E A DISTANCE OF 183.49 FEET; THENCE N 47°30'31" E A DISTANCE OF 166.87 FEET; THENCE S 42°35'17" E A DISTANCE OF 352.00 FEET; THENCE S 34°52'56" E A DISTANCE OF 472.40 FEET; THENCE S 10°44'41" E A DISTANCE OF 136.44 FEET; THENCE S 11°49'34" W A DISTANCE OF 183.05 FEET; THENCE S 66°50'40" W A DISTANCE OF 162.28 FEET; THENCE N 49°04'38" W A DISTANCE OF 222.33 FEET; THENCE N 30°13'20" W A DISTANCE OF 313.75 FEET; THENCE N 37°11'30" W A DISTANCE OF 266.49 FEET; THENCE N 31°05'36" W A DISTANCE OF 116.76 FEET; THENCE N 52°31'19" W A DISTANCE OF 134.57 FEET; THENCE N 29°50'25" W A DISTANCE OF 119.32 FEET; THENCE S 29°16'02" W A DISTANCE OF 257.73 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WITH SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 05°11'56", A RADIUS OF 892.11 FEET, AN ARC LENGTH OF 80.95 FEET, AND A CHORD WHICH BEARS S 35°04'49" W, WITH A CHORD LENGTH OF 80.92 FEET TO A POINT OF COMPOUND CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 6° 53'18", A RADIUS OF 549.36 FEET, AN ARC



LENGTH OF 66.05 FEET, AND A CHORD WHICH BEARS S 16°18'51" W, WITH A CHORD LENGTH OF 66.01 FEET; THENCE S 88°09'27" E A DISTANCE OF 19.07 FEET; THENCE S 01°50'33" W A DISTANCE OF 105.00 FEET TO A POINT OF CURVATURE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 9°50'35", A RADIUS OF 381.53 FEET, AN ARC LENGTH OF 65.54 FEET, AND A CHORD WHICH BEARS S 03°04'45" E, WITH A CHORD LENGTH OF 65.46 FEET; THENCE N 81°59'58" E A DISTANCE OF 145.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE WITH SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 38°34'15", A RADIUS OF 236.52 FEET, AN ARC LENGTH OF 159.22 FEET, AND A CHORD WHICH BEARS S 27°17'06" E, WITH A CHORD LENGTH OF 156.23 FEET TO A POINT OF TANGENCY; THENCE S 46°34'14" E A DISTANCE OF 41.88 FEET; THENCE S 43°25'51" W A DISTANCE OF 150.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF COOPER LANE, A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE N 46°34'10" W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 42.03 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE CONTINUE ALONG SAID EASTERLY RIGHT OF WAY LINE WITH SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°23'23", A RADIUS OF 386.53 FEET, AN ARC LENGTH OF 326.45 FEET, AND A CHORD WHICH BEARS N 22°21'09" W, WITH A CHORD LENGTH OF 316.83 FEET TO A POINT OF TANGENCY; THENCE CONTINUE N 01°50'33" E ALONG SAID EASTERLY RIGHT LINE A DISTANCE OF 100.00 FEET TO A POINT THAT IS COMMON WITH SAID EASTERLY RIGHT OF WAY LINE OF COOPER LANE AND THE NORTHERLY RIGHT OF WAY LINE OF CASPER DRIVE, A 50 FOOT RIGHT OF WAY LINE AS NOW ESTABLISHED; THENCE N 88°09'27" W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 280.37 FEET; THENCE N 01°50'33" E DEPARTING SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 150.00 FEET; THENCE S 88°09'27" E A DISTANCE OF 100.00 FEET; THENCE N 32°57'32" E A DISTANCE OF 53.81 FEET; THENCE N 29°16'02" E A DISTANCE OF 398.75 FEET; THENCE N 44°47'12" E A DISTANCE OF 145.88 FEET; THENCE N 39°47'47" W A DISTANCE OF 100.99 FEET; THENCE N 53°56'59" E A DISTANCE OF 64.68 FEET TO THE POINT OF BEGINNING.

**PARCEL 2:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT BETWEEN COMMONWEALTH PALM COAST CORPORATION, A PENNSYLVANIA CORPORATION AND PALM COAST COMMUNITY SERVICE CORPORATION, A FLORIDA CORPORATION NOT-FOR-PROFIT RECORDED MARCH 4, 1996 IN OFFICIAL RECORDS BOOK 550, PAGE 1737, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.

**PARCEL 3:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENT RIGHTS PALM COAST COMMUNITY SERVICE CORPORATION HAS THE ABILITY TO CONVEY OVER WATER BODIES AND OVER WATER TRANSFER RELATED FACILITIES AS DESCRIBED IN THAT CERTAIN FRESH WATER ACCESS EASEMENT AGREEMENT EXECUTED BETWEEN

PALM COAST COMMUNITY SERVICE CORPORATION AND COMMONWEALTH PALM COAST CORPORATION DATED MAY 16, 2005 AND RECORDED MAY 18, 2005 IN OFFICIAL RECORDS BOOK 1249, PAGE 1870, OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA (WHICH INCLUDES ANY AND ALL INTEREST THAT PALM COAST COMMUNITY SERVICE CORPORATION MAY HAVE, IF ANY, IN AND TO ANY EASEMENTS RESERVED OR DEDICATED IN THE FOLLOWING PLATS, FOR PURPOSES OF MAINTAINING, OPERATING AND UTILIZING THE IRRIGATION LINES: SUBDIVISION PLAT OF BELLE TERRE SECTION 17 RECORDED IN MAP BOOK 7, PAGE 12, SUBDIVISION PLAT OF FLORIDA PARK SECTION 1, RECORDED IN MAP BOOK 5, PAGE 86, SUBDIVISION PLAT OF FLORIDA PARK SECTION 2, RECORDED IN MAP BOOK 6, PAGE 1, SUBDIVISION PLAT OF FLORIDA PARK SECTION 7, RECORDED IN MAP BOOK 6, PAGE 20, SUBDIVISION PLAT OF COUNTRY CLUB COVE - SECTION 3, RECORDED IN MAP BOOK 6, PAGE 4, AND, ALL OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA).

**PARCEL 4:**

TOGETHER WITH ANY AND ALL BENEFICIAL EASEMENTS CONTAINED IN THAT CERTAIN STORMWATER & DRAINAGE EASEMENT GRANTED FROM THE CITY OF PALM COAST TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, RECORDED IN BOOK 1726, PAGE 1102, PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA.