

Work Request No. 1738899

Sec. 12, Twp 8 S, Rge 29 E

Parcel I.D. 136906 0001
(Maintained by County Appraiser)

Form 3722 (Stocked) Rev. 7/94

EASEMENT

This Instrument Prepared By

Name: _____
Co. Name: Florida Power & Light Company
Address: 303 Hastings Road
St Augustine, FL 32084

pg _____ of _____.

The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to reconstruct, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within an easement 10 feet in width described as follows:

Reserved for Circuit Court

A 10' WIDE EASEMENT LYING PERPENDICULAR AND ADJACENT TO THE RIGHT-OF-WAYS OF MILLWOOD WAY AND WILLOW WOOD PLACE, OVER AND ACROSS LOTS 147-162 AND LOTS 208-214, OAKBROOK, AS RECORDED IN MAP BOOK 25, PAGES 45-57, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Together with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises at all times; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which might interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, over, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 5-9-, 2006

Signed, sealed and delivered in the presence of:

[Signature]
(Witness' Signature)

Print Name: John L. Whiteman
(Witness)

[Signature]
(Witness' Signature)

Print Name: DOUGLAS N. BURNETT
(Witness)

DARCY PARTNERSHIP LTD.
(Corporate's name)

By: [Signature]
(President's signature)

Print Name: MICHAEL J. HELD

Print Address: 1W. SAMPLE RD #101
POMPANO BEACH, FLA 33064

Attest: _____
(Secretary's signature)

Print Name: _____

Print Address: _____

(Corporate Seal)

STATE OF Florida AND COUNTY OF St Johns. The foregoing instrument was acknowledged before me this 9 day of May, 2006, by Michael J. Held, and _____, respectively the Gen Partner President and _____ Secretary of DARCY PARTNERSHIP, LTD, a Florida corporation, on behalf of said corporation, who are personally known to me or have produced _____ as identification, and who did (did not) take an oath. (Type of Identification)

My Commission Expires:

[Signature]
Notary Public, Signature
Print Name _____



John L. Whiteman
MY COMMISSION # DD297666 EXPIRES
April 11, 2008
BONDED THRU TROY FAIN INSURANCE, INC.

RECORD AND RETURN →

PREPARED BY:

R.G. LUBBERS, JR., LAWYER
P.O. BOX 5828
FORT LAUDERDALE, FLA 33310

85 22354

ASSIGNMENT OF DEVELOPER'S RIGHTS

OFF 686 FILE 1641

THIS AGREEMENT made this 14th day of November, 1980, by and between BODEE DEVELOPMENT CORPORATION, a Florida corporation (hereinafter "BODEE"), ROBERT T. HELD, SR., individually (hereinafter "R. HELD"), MICHAEL J. HELD (hereinafter "M. HELD"), and DARCY PARTNERSHIP LIMITED, a Florida Limited Partnership (hereinafter "DARCY").

KNOW ALL MEN by these presents that:

WHEREAS, BODEE and DARCY have purchased certain properties from MAIDEN PARTNERSHIP LIMITED, a Florida Limited Partnership, heretofore known as the "Declarant" in the Declarations of Covenants, Conditions and Restrictions recorded as follows:

Official Records Volumes 296, 300, 419, and 452, at Pages 601, 757, 470, and 520, respectively, and pertaining to the following subdivision located in St. Johns County, Florida: Prairie Creek, Prairie Creek II, Prairie Creek III, and Prairie Creek IV; and

WHEREAS, the Declaration of Covenants, Conditions and Restrictions described above define "Declarant" as MAIDEN PARTNERSHIP LIMITED or its successors and assigns; and

WHEREAS, BODEE has been assigned the Developer's rights of the Declarant for the respective subdivisions covered by the Declarations of Covenants, Conditions and Restrictions by virtue of Assignment Agreement dated the 7th day of November, 1980 from MAIDEN PARTNERSHIP LIMITED, a Florida Limited Partnership; and

WHEREAS, BODEE the assignee of said Declarant's interests desires to further assign its Declarant's interests, jointly and severally, with itself to BODEE, DARCY, R. HELD and M. HELD as their interest may appear in title to the property of the above described subdivisions; and

WHEREAS, BODEE, DARCY, R. HELD and M. HELD are entities that consist of ROBERT T. HELD and/or his immediate family and are used for the purpose of holding legal and equitable title for the development and sale of the encumbered property to the public; and

WHEREAS, BODEE, DARCY, R. HELD and M. HELD are fully aware of the obligations of the Developer as set out in that certain Assignment of Agreement dated the 7th day of November, 1980, between BODEE and MAIDEN PARTNERSHIP LIMITED, a copy of same being attached hereto; and

WHEREAS, BODEE, DARCY, R. HELD and M. HELD, jointly and severally, as a condition prerequisite to the taking of title to any property in the subdivisions covered by the Declarations of Covenants, conditions and restrictions, recorded as set out above, acknowledge the undertakings and assumptions of the Declarant; and

WHEREAS, the parties acknowledge that BODEE has taken title to the Class B stock of Maultrie Creek Property Owners Association for the use and benefit of the others as joint and several developers of the property encumbered by the Declaration of Covenants, Conditions and Restrictions recorded as set out above.

NOW, THEREFORE, in consideration of the sum of TEN (\$10.00) DOLLARS, in hand paid by BODEE, DARCY, R. HELD and M. HELD, the receipt and sufficiency which is acknowledged, and by the performance of the covenants, conditions and promises hereinafter set forth, the parties do covenant and agree as follows:

1. Assumption of Liabilities: BODEE, DARCY, R. HELD and M. HELD expressly assume and agree to perform all obligations as described and set forth in the Declarations of Covenants, Conditions and Restrictions covering the lands known as Prairie Creek, Prairie Creek II, Prairie Creek III, and Prairie Creek IV as more particularly described above. In addition, BODEE, DARCY and R. HELD covenant and warrant that they will perform jointly and severally all obligations set forth in the Articles of Incorporation and By-Laws of the Moultrie Creek Property Owners Association respecting the Class B membership thereof.

2. Transfer of Interest: BODEE does hereby alienate, convey, transfer, assign, and transfer to BODEE, DARCY, R. HELD and M. HELD, jointly and severally all of its right, title and interest in and to its rights as a Developer of the lands known as Prairie Creek, Prairie Creek II, Prairie Creek III, and Prairie Creek IV as more particularly described above.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals the day and year first above written.

BODEE DEVELOPMENT CORP.

BY: *[Signature]*
Vice President

DARCY PARTNERSHIP LIMITED, a Florida
Limited Partnership

BY: *[Signature]*
General Partner

[Signature]
ROBERT T. HELD, SR.

[Signature]
MICHAEL J. HELD

STATE OF FLORIDA)
: ss.:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgements, personally appeared R.T. Held, the Vice President of BODEE DEVELOPMENT CORP., a Florida corporation, who executed the foregoing instrument and he acknowledged before me that he executed same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of November, 1980.

(Notarial Seal)

Jean Lutes
Notary Public, State of Florida
MY COMMISSION EXPIRES: May 29, 1983

STATE OF FLORIDA)
: ss.:
COUNTY OF BROWARD)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgements, personally appeared Robert T. Held, the General Partner of DARCY PARTNERSHIP LIMITED, a Florida Limited Partnership, who executed the foregoing instrument and he acknowledged before me that he executed same on behalf of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 14th day of November, 1980.

(Notarial Seal)

Jean Lutes
Notary Public, State of Florida
MY COMMISSION EXPIRES: May 29, 1983

2111
Yes

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
PH. 4-90-467

DECLARATION OF EASEMENTS

THIS DECLARATION OF EASEMENTS is made this 13 day of January, 1997, by DARCY PARTNERSHIP, LTD., a Florida Limited Partnership ("Declarant") whose address is c/o Mr. Robert T. Held, Sr., 2000 N.E. 47th Street, Fort Lauderdale, Florida 33308.

W I T N E S S E T H:

Declarant hereby declares that the following described real property shall be held, sold and conveyed subject to the following described non-exclusive drainage easements hereby created for the benefit of Declarant, its successors and assigns, for the purpose of drainage of storm and surface water runoff from lots located within Oakbrook, a subdivision, as per map recorded in Map Book 25, Pages 45 through 57, public records of St. Johns County, Florida:

SEE EXHIBITS "A-1" THROUGH "A-47" FOR THE LEGAL DESCRIPTION OF THE NON-EXCLUSIVE DRAINAGE EASEMENTS CREATED BY THIS DECLARATION OF EASEMENTS.

THE LOTS WITHIN OAKBROOK AFFECTED BY THIS DECLARATION OF EASEMENTS ARE AS FOLLOW: 51, 52, 53, 54, 79, 80, 81, 82, 83, 84, 226, 227, 256, 257, 262, 263, 264, 265, 270, 271, 272, 273, 287, 288, 289, 290, 291, 292, 293, 294, 295, 298, 299, 301, 302, 303, 304, 307, 308, 309, 310, 311, 312, 313, 314, 316 AND 317.


The Declarant shall have the sole and exclusive right, with the consent of the Board of County Commissioners of St. Johns County, Florida, to dedicate to the public any or all of such non-exclusive drainage easements.


The non-exclusive easements created herein shall inure to the benefit of and be binding on the Declarant and its respective successors and assigns.

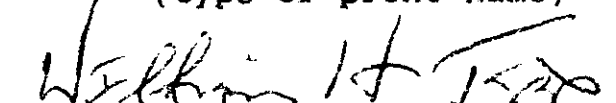
IN WITNESS WHEREOF, Declarant has caused this Declaration of Easements to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD.


Witness Christine E. Fawcett
(type or print name)

By: 
Robert T. Held, Sr.
Its General Partner


Witness William H. Ford
(type or print name)

STATE OF FLORIDA
COUNTY OF Broward

O.R. 1217 PG 1815

THE FOREGOING instrument was acknowledged before me this 13th day of January, 1997, by Robert T. Held, Sr., General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the partnership, who () is personally known to me or () has produced FL driver's license no. _____ as identification.

Caroline E. Elander
Notary Public
Caroline E. ELANDER
(Name of notary, typed/printed)
My commission number: CC 25393
My commission expires: 1-19-97
o:\qb\essent\oakbrook



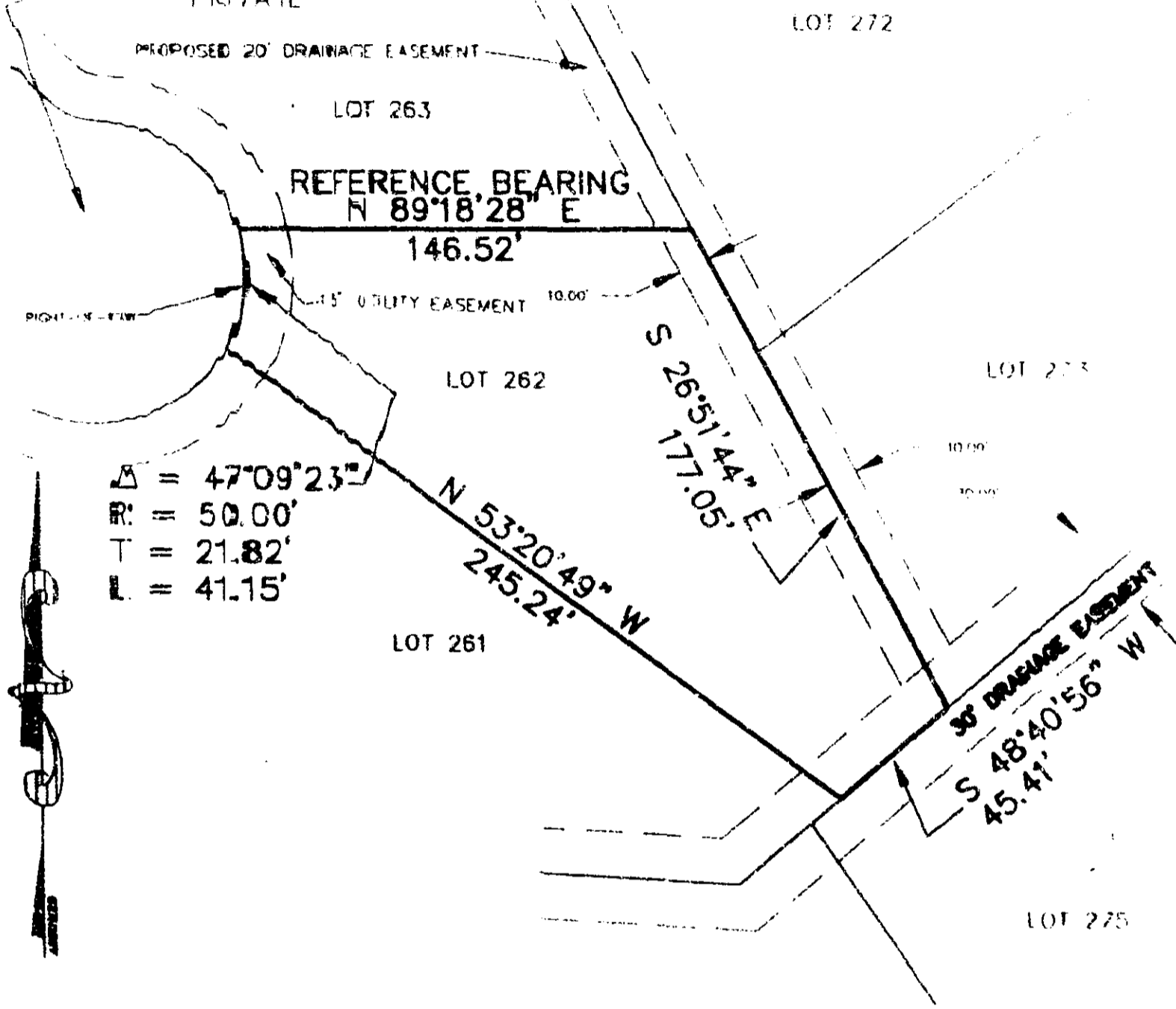
CAROLINE E. ELANDER
MY COMMISSION # CC25393 EXPIRES
January 19, 1997
BONDED THRU TROY FAIR INSURANCE, INC.



MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE EAST 10 FEET OF LOT 262, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

SILVERTREE WAY SOUTH

60' RIGHT-OF-WAY
PRIVATE

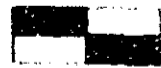


Δ = 47°09'23"
R = 50.00'
T = 21.82'
L = 41.15'



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St Augustine, FL 32084
1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED:

CERTIFICATION I HEREBY CERTIFY, that the sketch shown herein was prepared under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical requirements as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

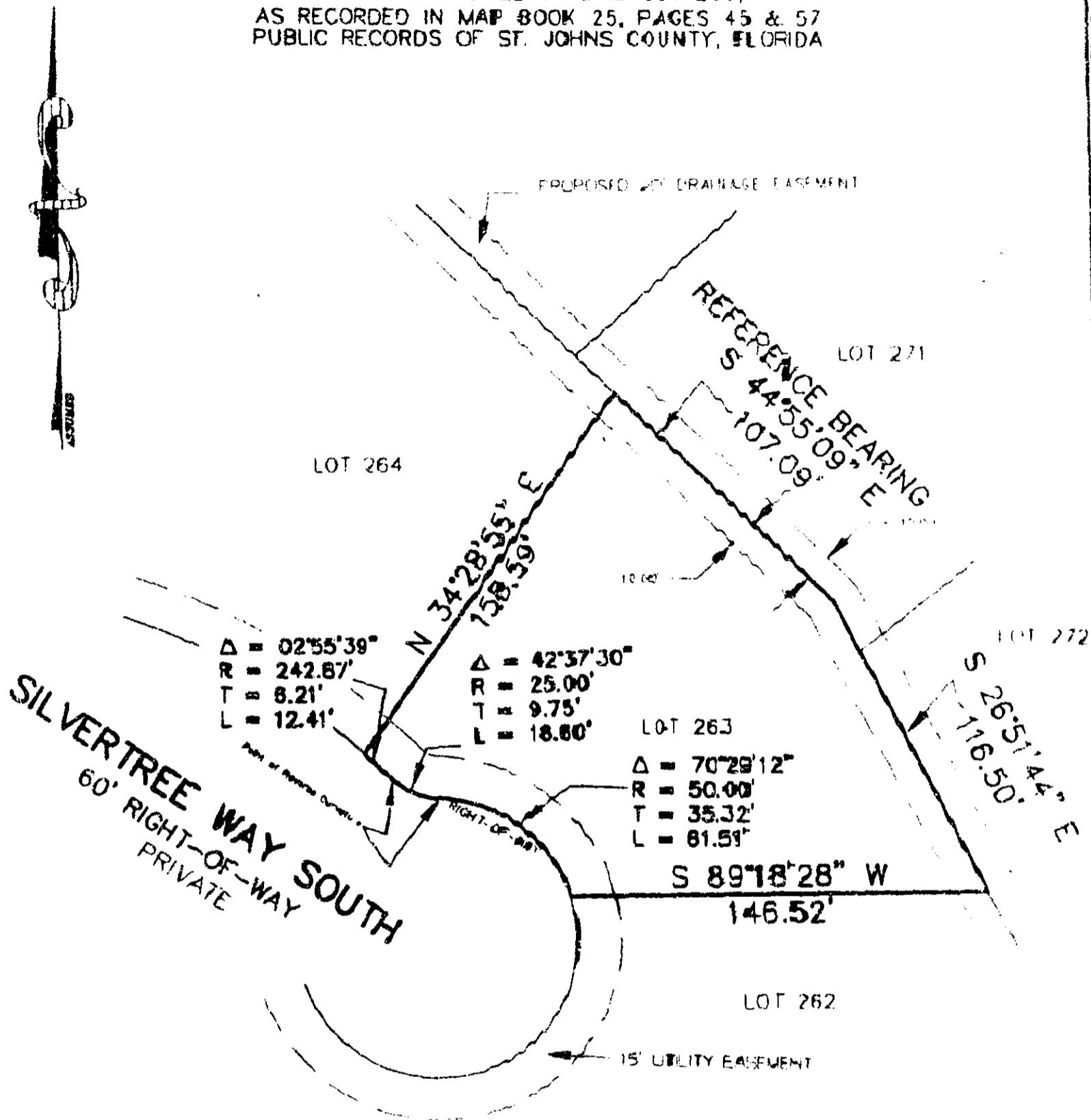
Robert Wilson

R. BRANDT WILSON, P.L.S. (FL) CERT. NO. 442
Not valid without the signature and the original seal of a Florida licensed surveyor and mapper.

EXHIBIT
A-1

DRAWN BY: WT	DATE: 96-489
SCALE: 1"=50'	DATE: 1 1 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE EAST 10 FEET OF LOT 263 OAKBROOK,
 BEING 10 FEET PERPENDICULAR AND ADJACENT TO THE
 REAR LOT LINES OF SAID LOT 263,
 AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARTY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

4075 A-1-A South, Suite 203, St. Augustine, FL 32084
 (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

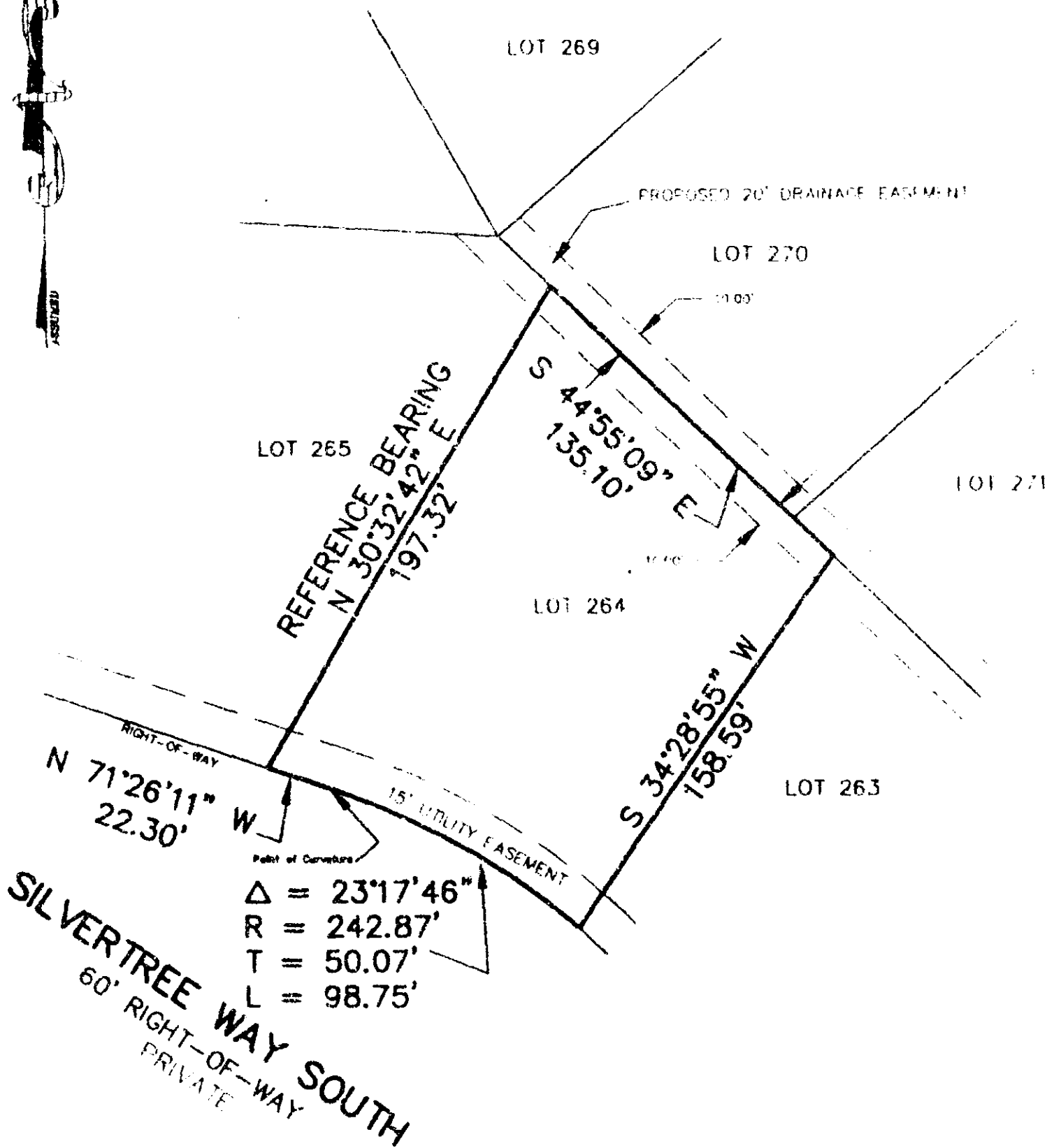
CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum requirements as set forth in Chapter 81017-4, Florida Administrative Code, pursuant to section 471.027, Florida Statutes.

R. Brandt Wilson
 R. BRANDT WILSON, P.L.S. (FL CRT NO. 1246)
 Not valid without the signature and the official seal of a Florida Licensed Surveyor and Mapper.

EXHIBIT
 A-2

DRAWN BY: WT	JOB NO: 98 489
SCALE: 1" = 50'	SHEET NO: 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE EAST 10 FEET OF LOT 264 OAKBROOK,
 BEING 10 FEET PERPENDICULAR AND ADJACENT TO THE
 REAR LOT LINES OF SAID LOT 264,
 AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



SILVERTREE WAY SOUTH
 60' RIGHT-OF-WAY
 PRIVATE

Point of Curvature
 $\Delta = 23^{\circ}17'46''$
 $R = 242.87'$
 $T = 50.07'$
 $L = 98.75'$

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT J. FELD Sr.
 GENERAL PARTNER
 PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown here is made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

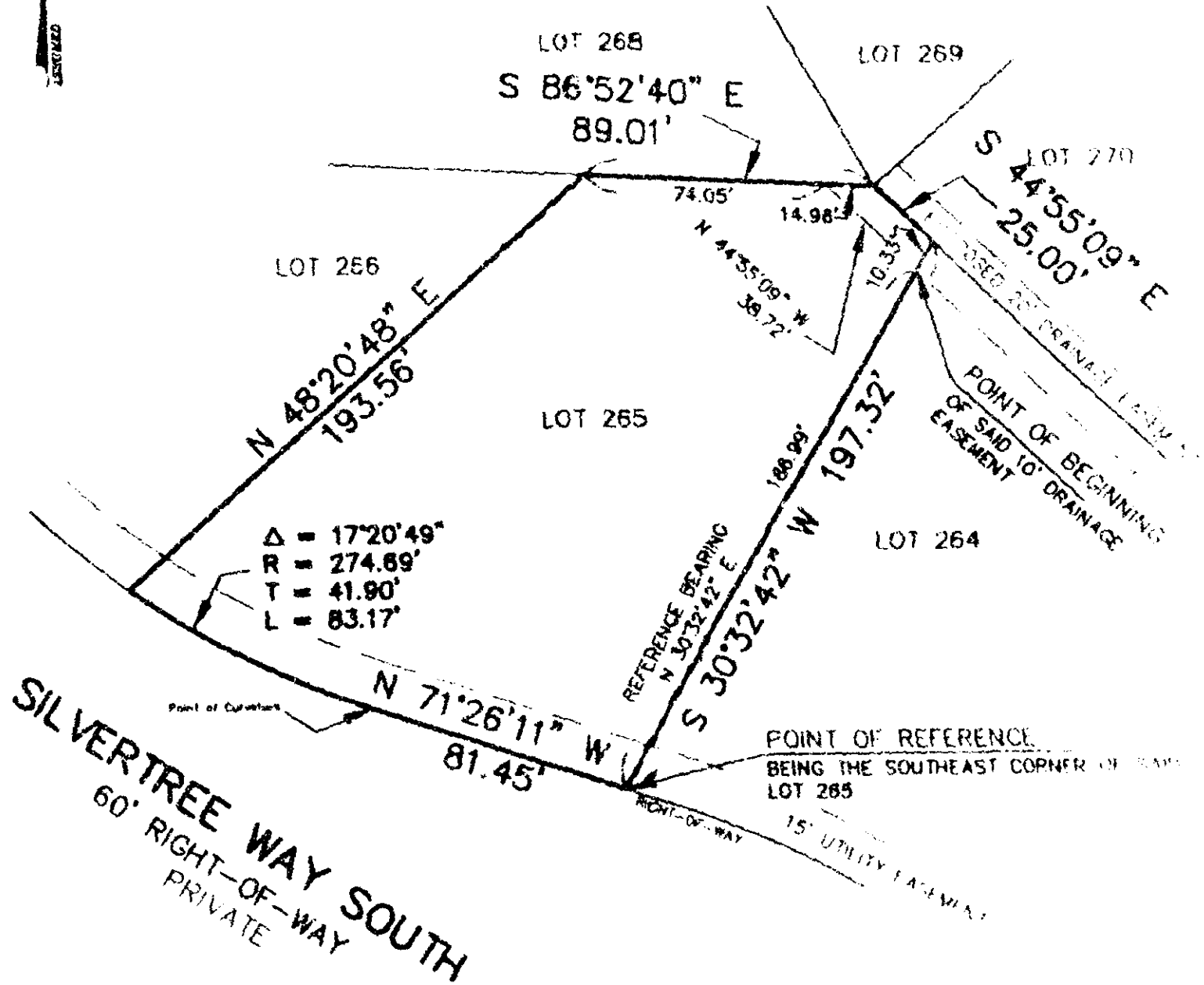
R. BRANDT WILSON, P.L.S. (FL CERT. No. 12441)
 Not valid without the signature and the original official seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-3

DRAWN BY	WT	JOB NO.	96-484
SCALE	1"=50'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 A PORTION OF LOT 265, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,
 BEING MORE FULLY DESCRIBED AS FOLLOWS:


COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 265, SAID
 CORNER BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF
 SILVERTREE WAY SOUTH, (A 60' RIGHT-OF-WAY), THENCE N 30°32'42" E
 ALONG THE COMMON LINE BETWEEN SAID LOT 265 AND LOT 264, 186.00'
 TO THE POINT OF BEGINNING; THENCE N 44°55'09" W, 38.72'; THENCE
 S 86°52'40" E, 14.96'; THENCE S 44°55'09" E, 25.00'; THENCE
 S 30°32'42" W, 10.33' TO THE POINT OF BEGINNING.



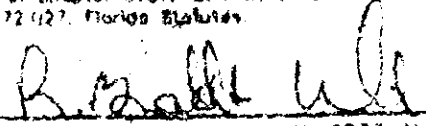
I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARTY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

EXHIBIT
A-4

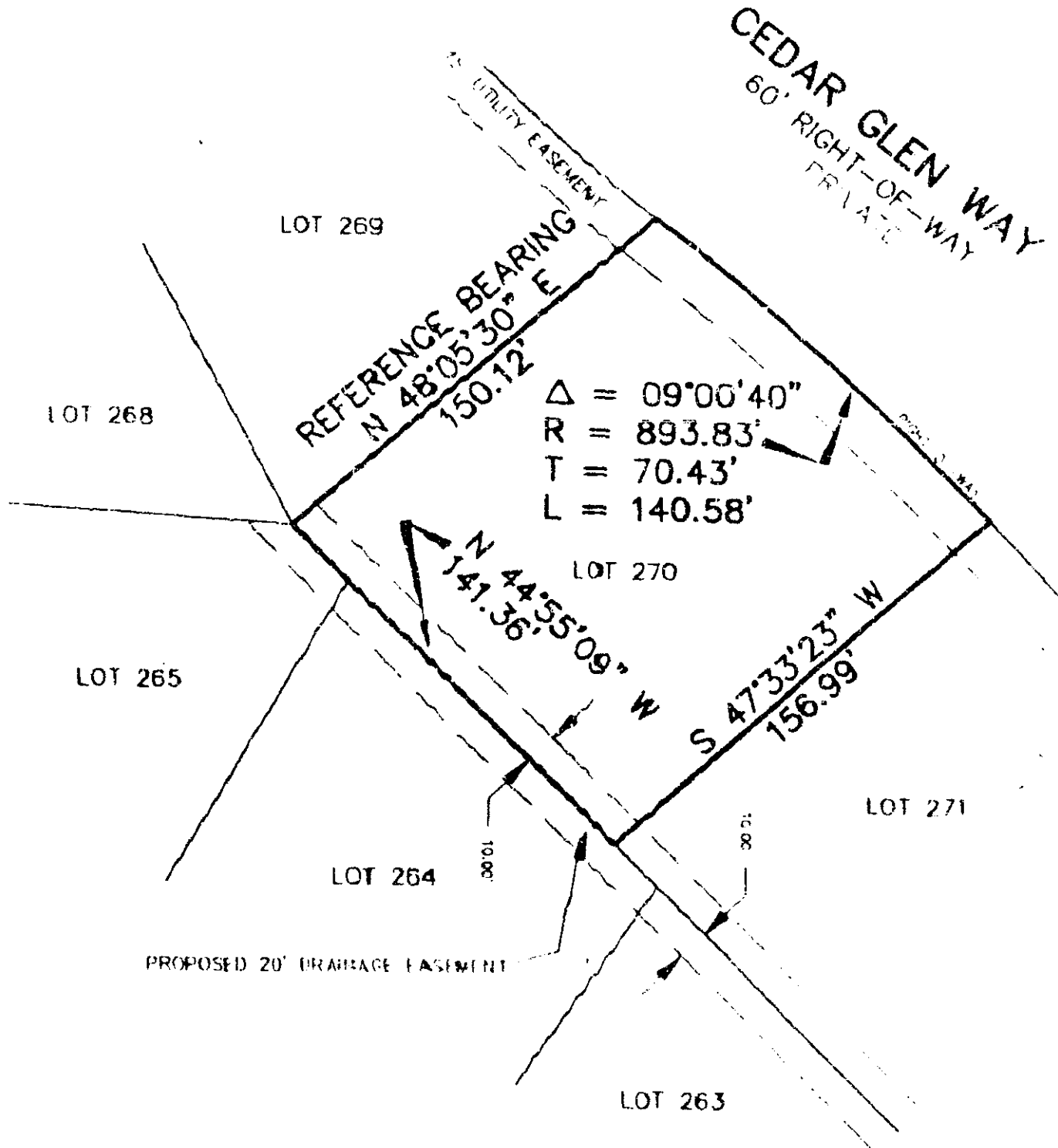
BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS

 4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown is a true and correct copy of the original plat, under my direction and supervision and is correct in the technical knowledge and belief and that it meets minimum technical requirements as set forth in Chapter 41G17-8, Florida Administrative Code, and in section 472.027, Florida Statutes.


 R. BRANDT WILSON, P.L.S. FL CERT. NO. 19480
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY	WT	JOB NO.	96-489
SCALE	1"=50'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE WEST 10 FEET OF LOT 270, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT F. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7512

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was prepared under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No. 154810
Not valid without the signature and the original paper seal of a Florida licensed surveyor and mapper.

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

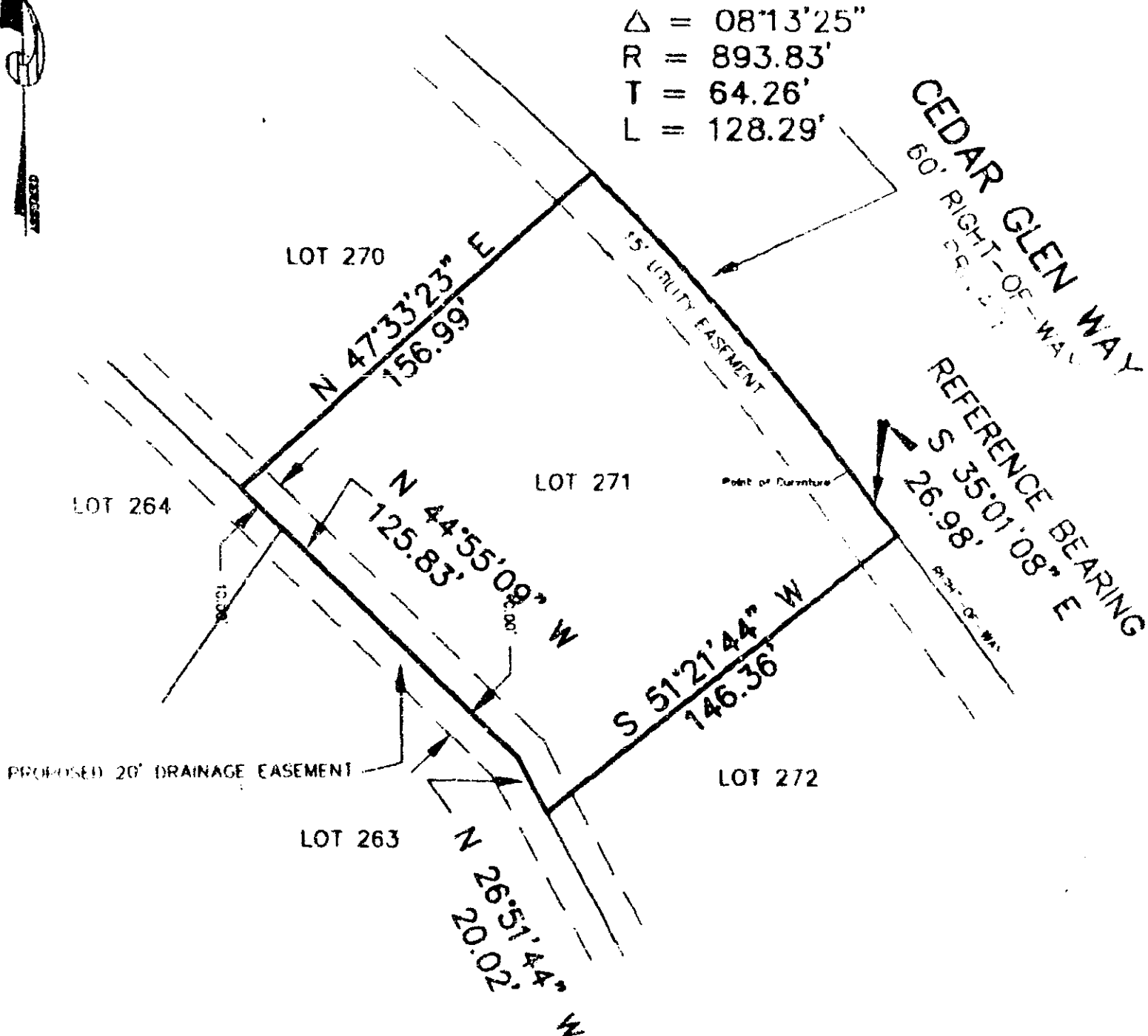
EXHIBIT
A-5

DRAWN BY: WT	K/S NO: 96-489
SCALE: 1"=50'	SHEET NO: 1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE WEST 10 FEET OF LOT 271, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



$\Delta = 08^{\circ}13'25''$
 $R = 893.83'$
 $T = 64.26'$
 $L = 128.29'$



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

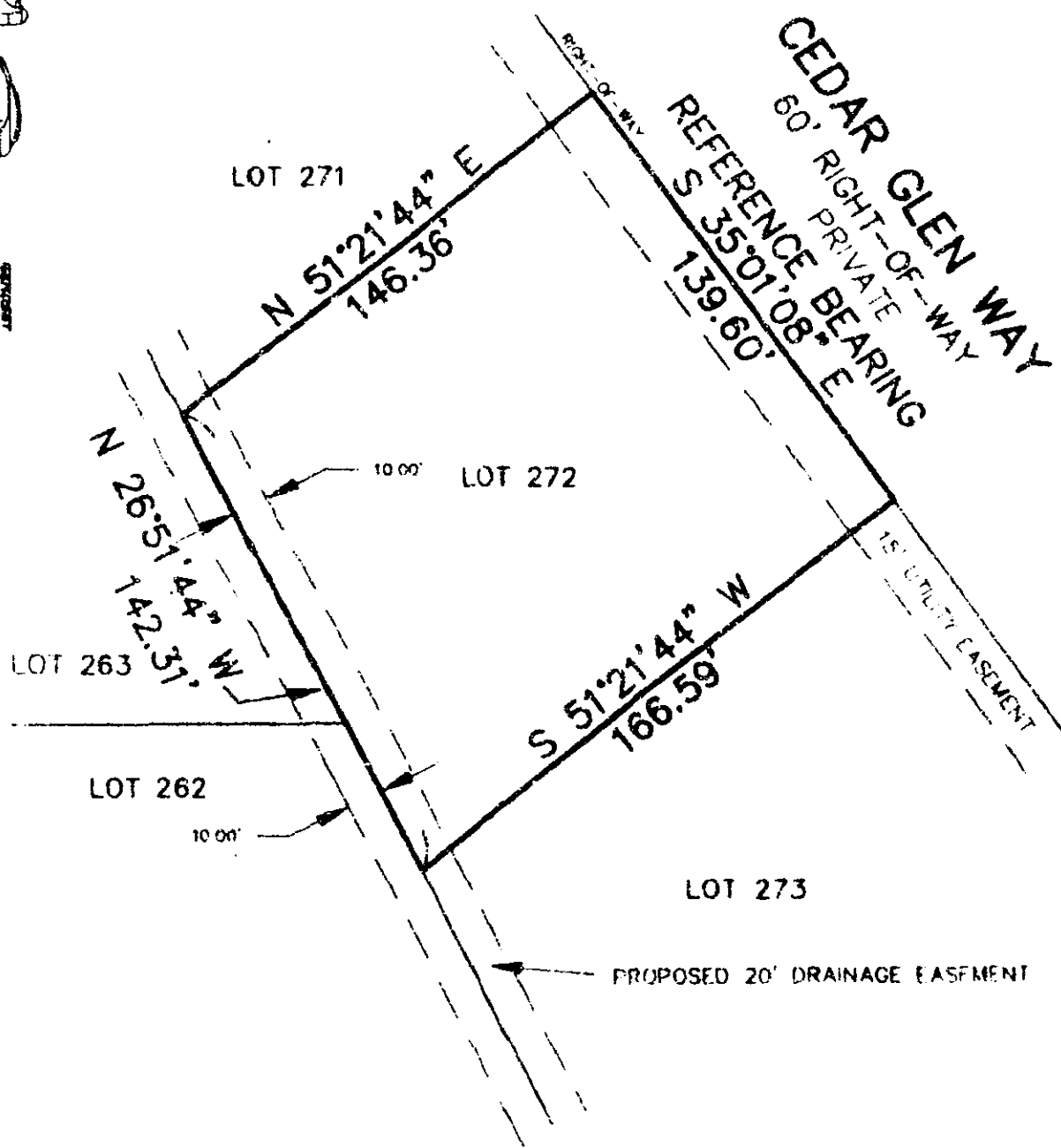
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. LICENSE NO. 11100
 Not valid without the signature and the official seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-6

DRAWN BY	WT	DATE	96-489
SCALE	1"=50'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 10 FEET OF LOT 272, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARBY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4078 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7612

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown is correct under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum requirements as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

Brandt Wilson

B. BRANDT WILSON, P.L.S. FL CERT. No. 03448
 Not valid without the signature and the original seal of a Florida licensed surveyor and mapmaker.

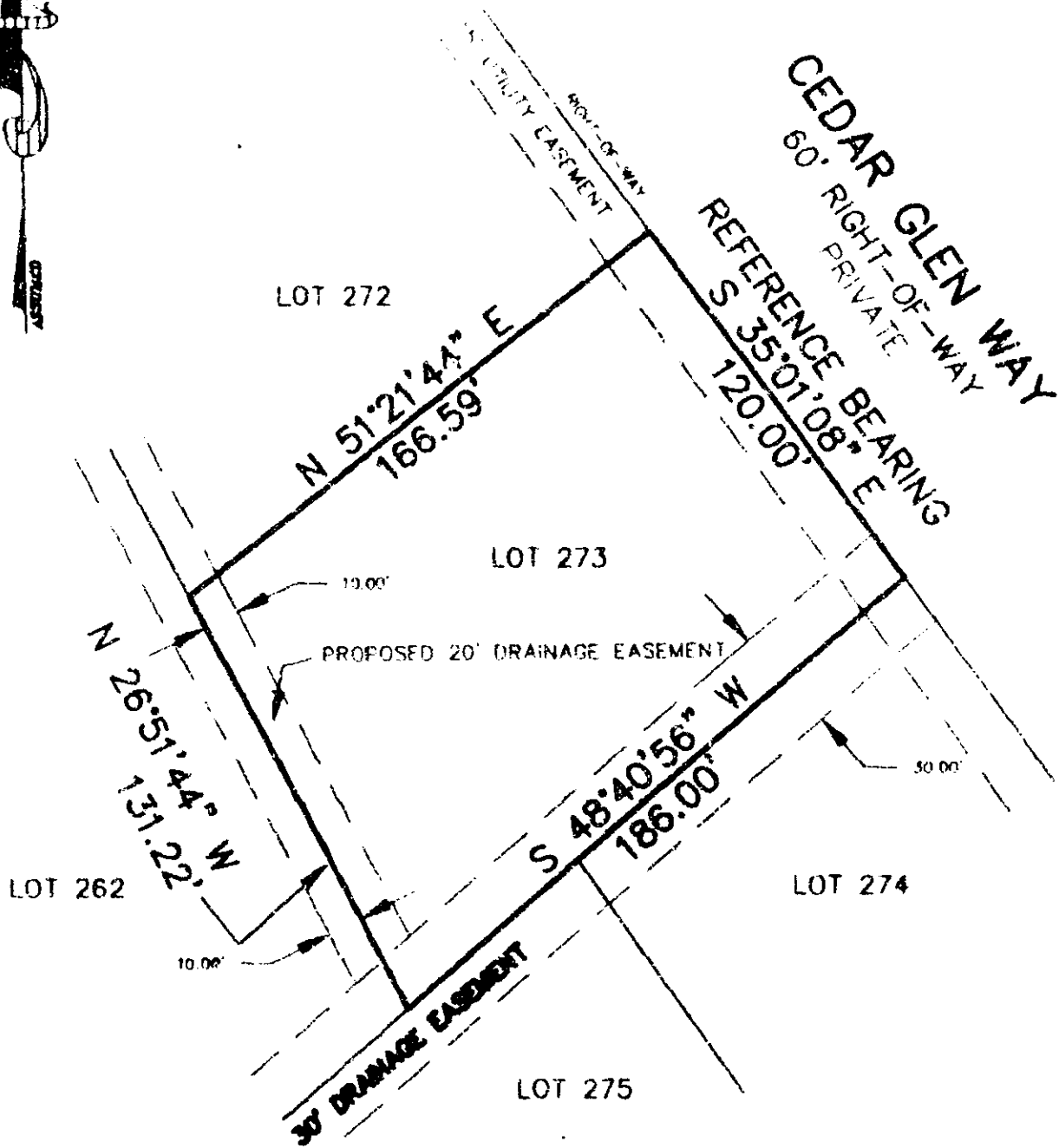
NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

EXHIBIT
A-7

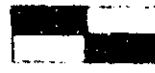
DRAWN BY:	WT	AS NO.	96-480
SCALE:	1"=50'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE WEST 10 FEET OF LOT 273, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was prepared under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes

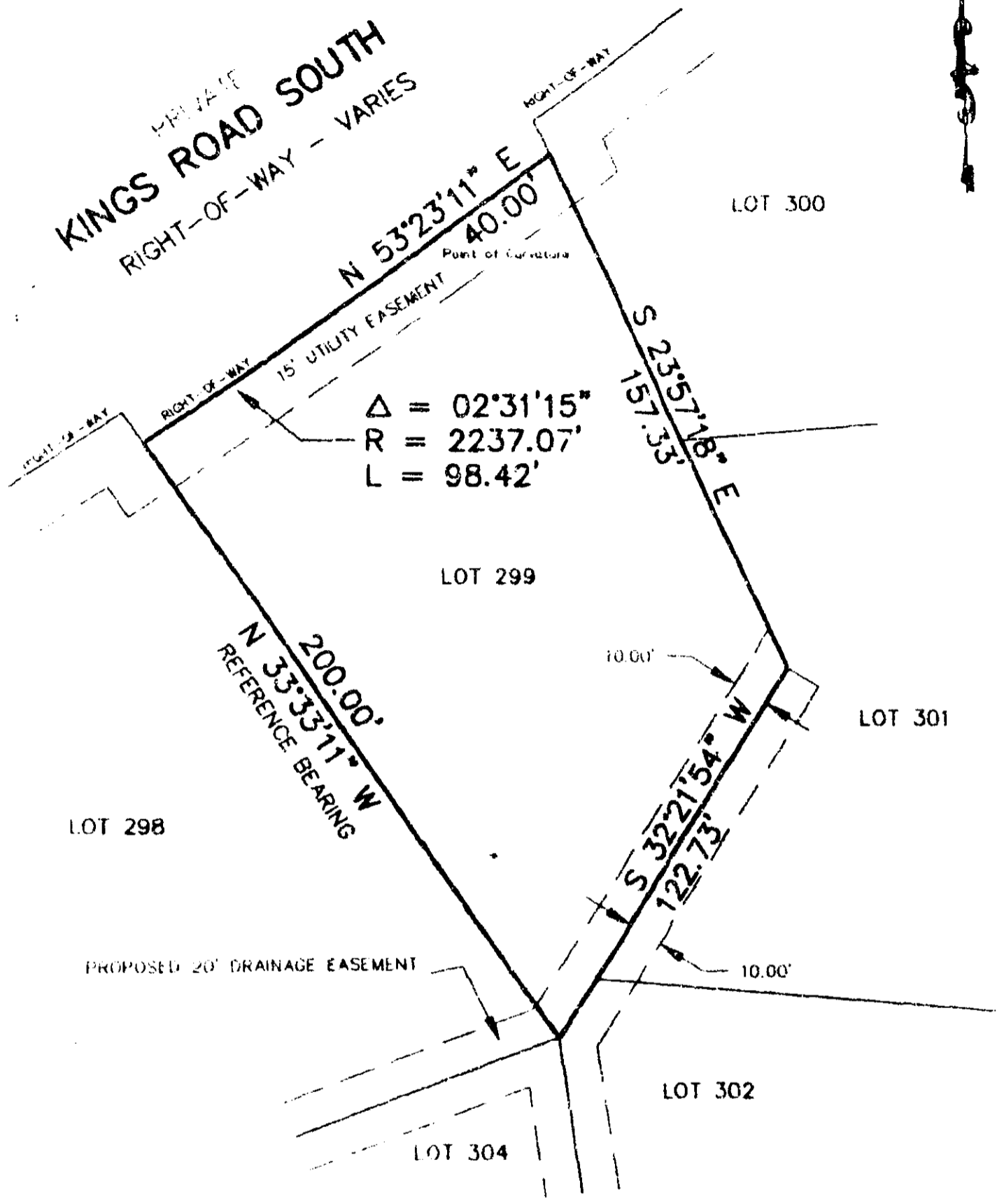
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. LICENSE No. 15484
Not valid without the signature and the original embossed seal of a Florida licensed surveyor and mapper.

EXHIBIT
A-8

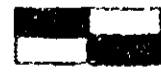
DRAWN BY: WT	JOB NO: 96-480
SCALE: 1" = 50'	SHEET NO: 1 of 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 299, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARYL PARTNERSHIP LTD
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4078 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 671-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CER# No. 15460
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-9

DRAWN BY	WT	JOB NO	96-489
SCALE	1"=40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 10 FEET OF LOT 303, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

LOT 302

CAROLWOOD LANE
 RIGHT-OF-WAY - VARIES
 PRIVATE

REFERENCE BEARING
 S 85°41'44" E

190.98'

PROPOSED 20' DRAINAGE EASEMENT

$\Delta = 01^{\circ}43'41''$
 $R = 2486.84'$
 $L = 75.00'$

LOT 303

N 86°00'00" W
 10.43'

15' UTILITY EASEMENT
 N 86°00'00" W
 134.83'

N 04°00'00" E
 10.00'

N 03°49'24" E
 21.74'

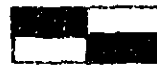
Point of Curvature

$\Delta = 90^{\circ}10'36''$
 $R = 25.00'$
 $L = 39.35'$

OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DAKCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 99G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No. 154602
 Not valid without the signature and the original embossed seal of a Florida licensed surveyor and mapper.

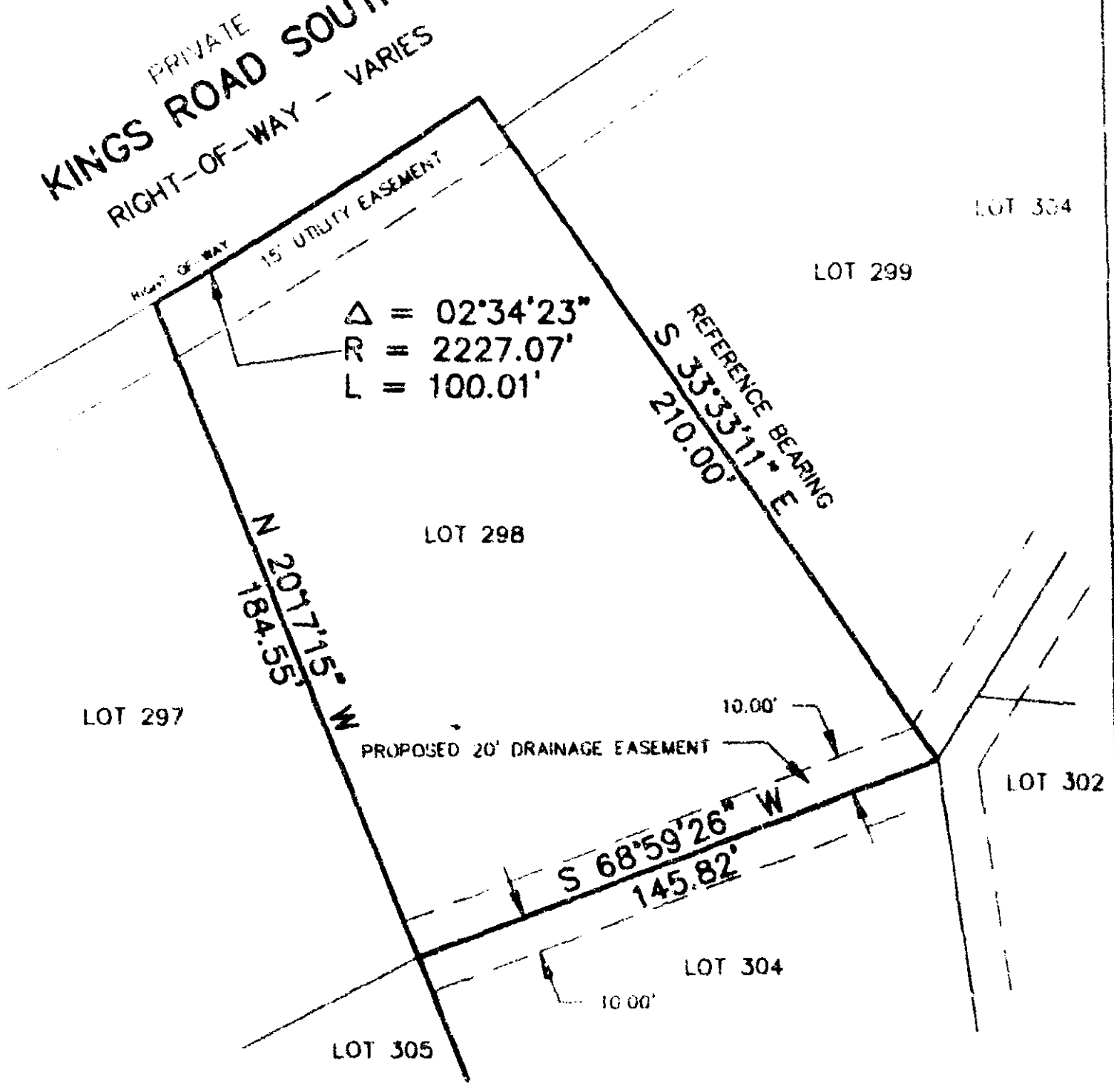
EXHIBIT
 A-10

DRAWN BY	WT	JOB NO.	96-489
SCALE	1"=40'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 298, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



PRIVATE
KINGS ROAD SOUTH
 RIGHT-OF-WAY - VARIES



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT I. HELD Sr.
 GENERAL PARTNER
 DIARLY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION I HEREBY CERTIFY, that the sketch shown hereon was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. NO. 154697
 Not valid without the signature and the original raised
 seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-11

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 51, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 & 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

CAROLWOOD LANE

RIGHT-OF-WAY - VARIES
 PRIVATE

$\Delta = 62^{\circ}00'58''$
 $R = 25.00'$
 $L = 27.06'$

S $03^{\circ}49'24''$ W
 34.79'

Point of Curvature

RIGHT-OF-WAY

S $89^{\circ}31'11''$ E
 110.21'

LOT 52

$\Delta = 09^{\circ}30'14''$
 $R = 220.30'$
 $L = 36.54'$

$\Delta = 41^{\circ}35'55''$
 $R = 50.00'$
 $L = 36.30'$

Point of Reverse Curvature

15' UTILITY EASEMENT

LOT 53

LOT 51

LOT 49

PROPOSED 20' DRAINAGE EASEMENT

REFERENCE BEARING
 S $83^{\circ}47'09''$ W
 285.48'

N $79^{\circ}21'42''$ E
 227.34'

LOT 54

N $10^{\circ}46'42''$ W
 44.70'

70.38'
 N $06^{\circ}36'05''$ W
50' DRAINAGE EASEMENT

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARC Y PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant to section 412.027, Florida Statutes.

R. Brandt Wilson

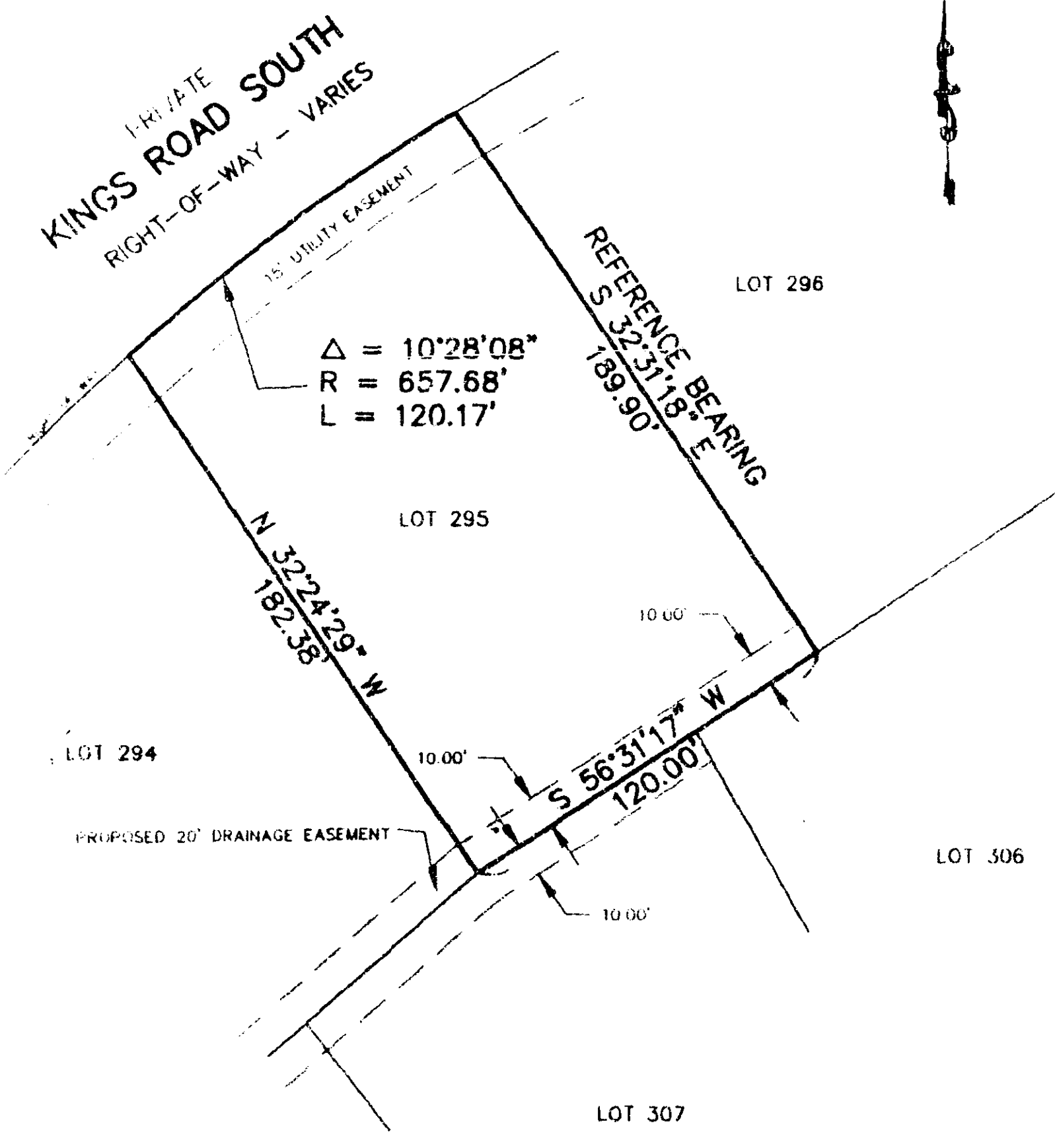
R. BRANDT WILSON, P.L.S. FL CERT No. 154630
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-12

DRAWN BY	WT	JOB NO.	96-489
SCALE:	1"=50'	SHEET NO.	1 OF 1

O.R. 1217 PG 1828

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 295, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT L. HELD Sr.
 GENERAL PARTNER
 WILSON PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION: I HEREBY CERTIFY that the sketch shown hereon was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant
 to section 472.023, Florida Statutes.

R. Brandt Wilson

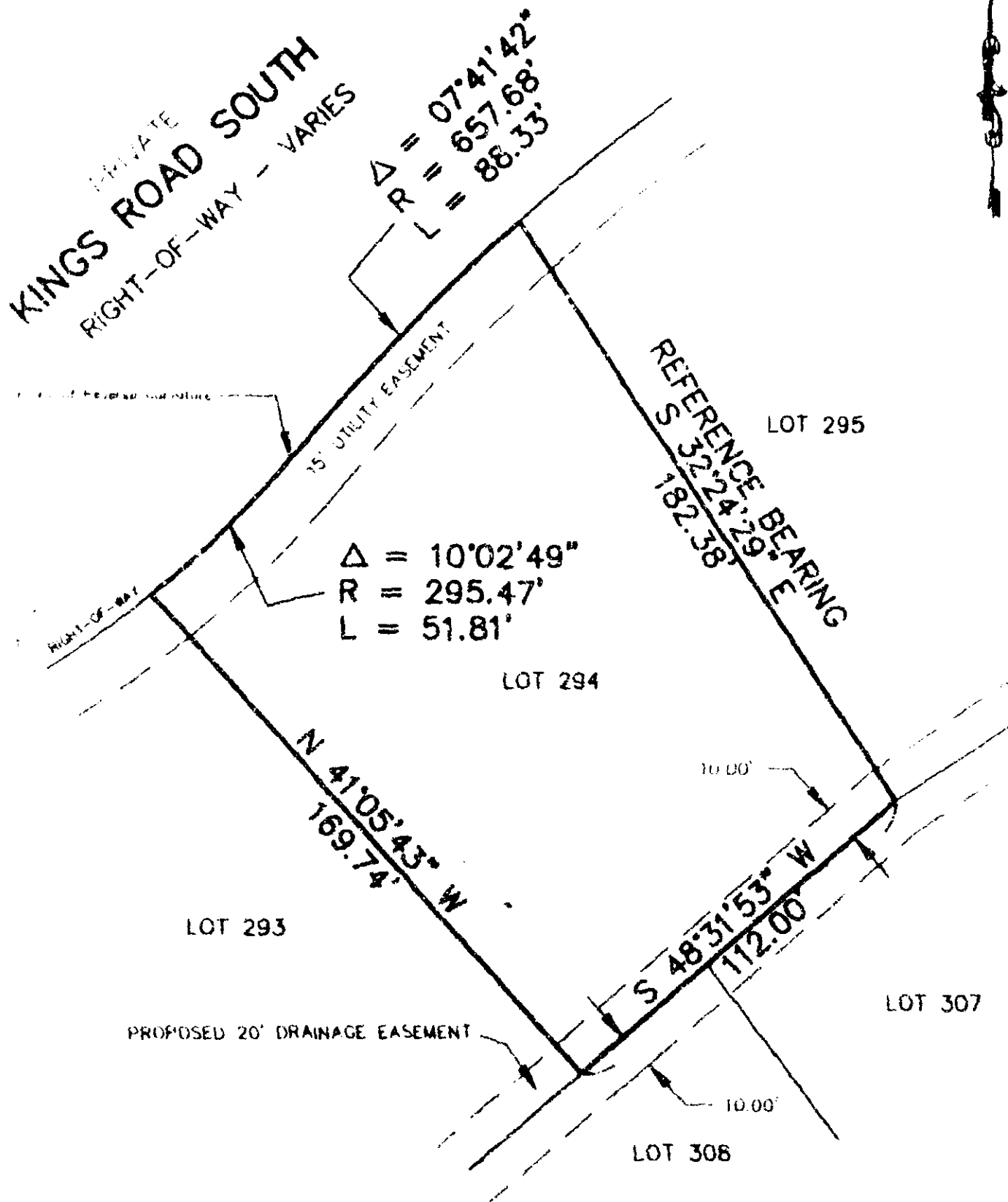
R. BRANDT WILSON, P.L.S. FL CERT. No. 154690
 Not valid without the signature and the original raised
 seal of a Florida Licensed Surveyor and Mapper

EXHIBIT
 A-13

DRAWN BY	WT	JOB NO:	96-489
SCALE	1" = 40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 294, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

O. R. 1217 PG 1829



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT L. FELD Sr
 GENERAL PARTNER
 LAKY PARTNERSHIP LTD
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4076 A-1-A South, Suite 201, St. Augustine, FL 32086
 1 - (804) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES DEPICTED

CERTIFICATION I HEREBY CERTIFY that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-8, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

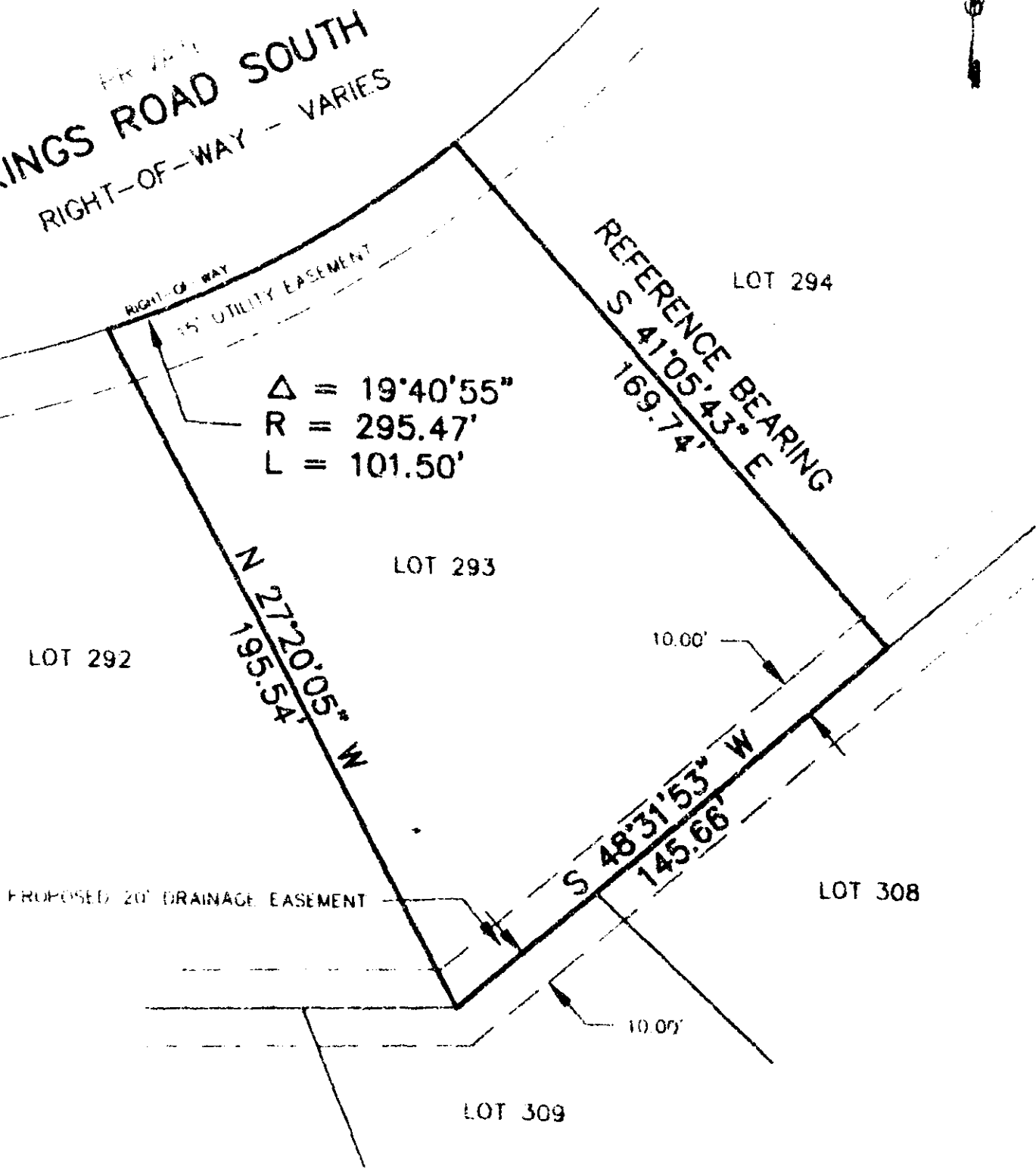
R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-14

DRAWN BY:	WT	JOB NO	96-489
SCALE:	1" = 40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 293, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

KINGS ROAD SOUTH
 RIGHT-OF-WAY - VARIES



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DANNY PARTNERSHIP, LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7612

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 81G17-6, Florida Administrative Code pursuant
 to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No. 12345
 Not valid without the signature and the original raised
 seal of a Florida Licensed Surveyor and Mapper

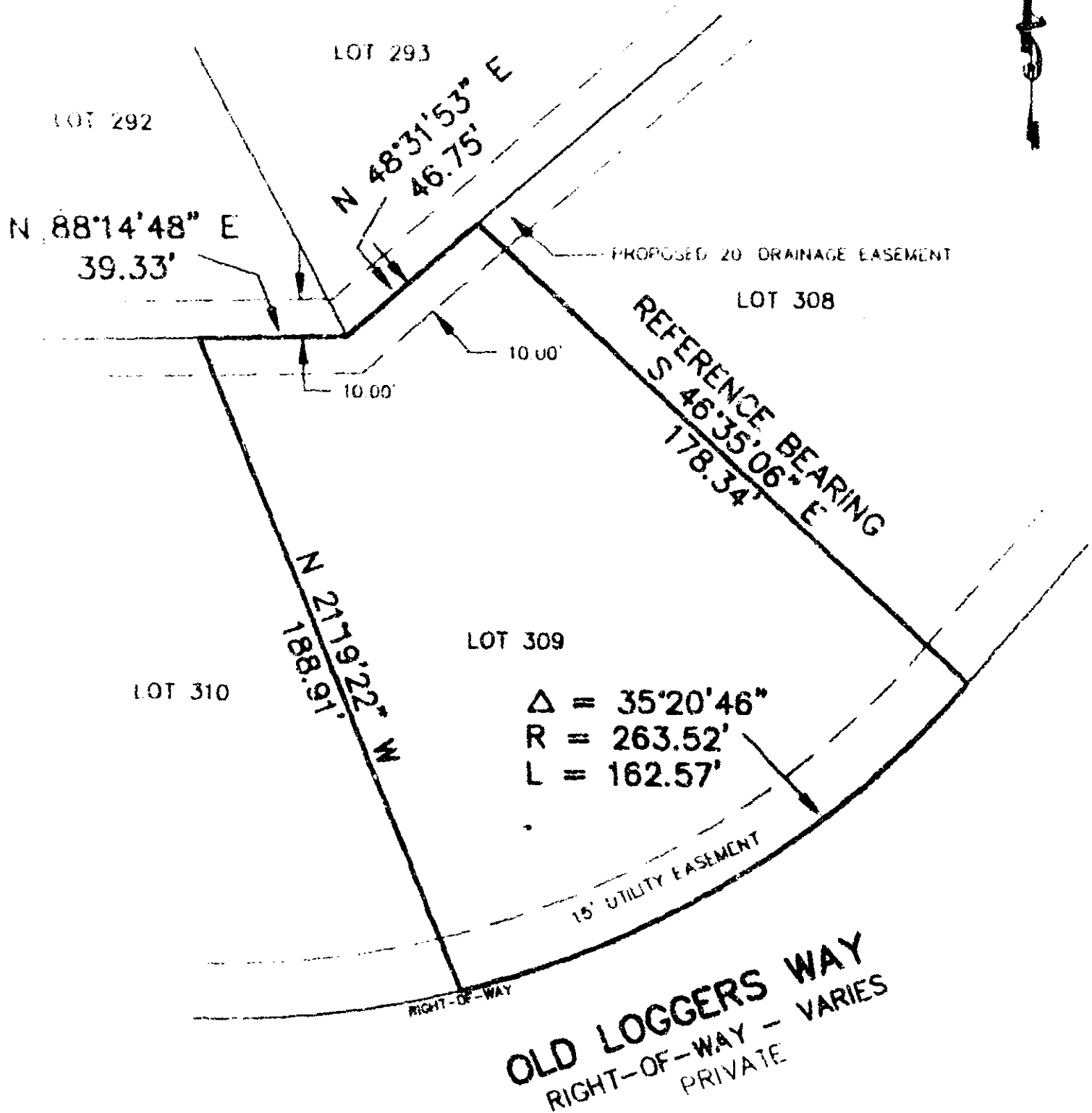
NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

EXHIBIT
 A-15

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 309, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. FIELD Sr.
 GENERAL PARTNER
 DANIEL PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code pursuant to section 475.027, Florida Statutes

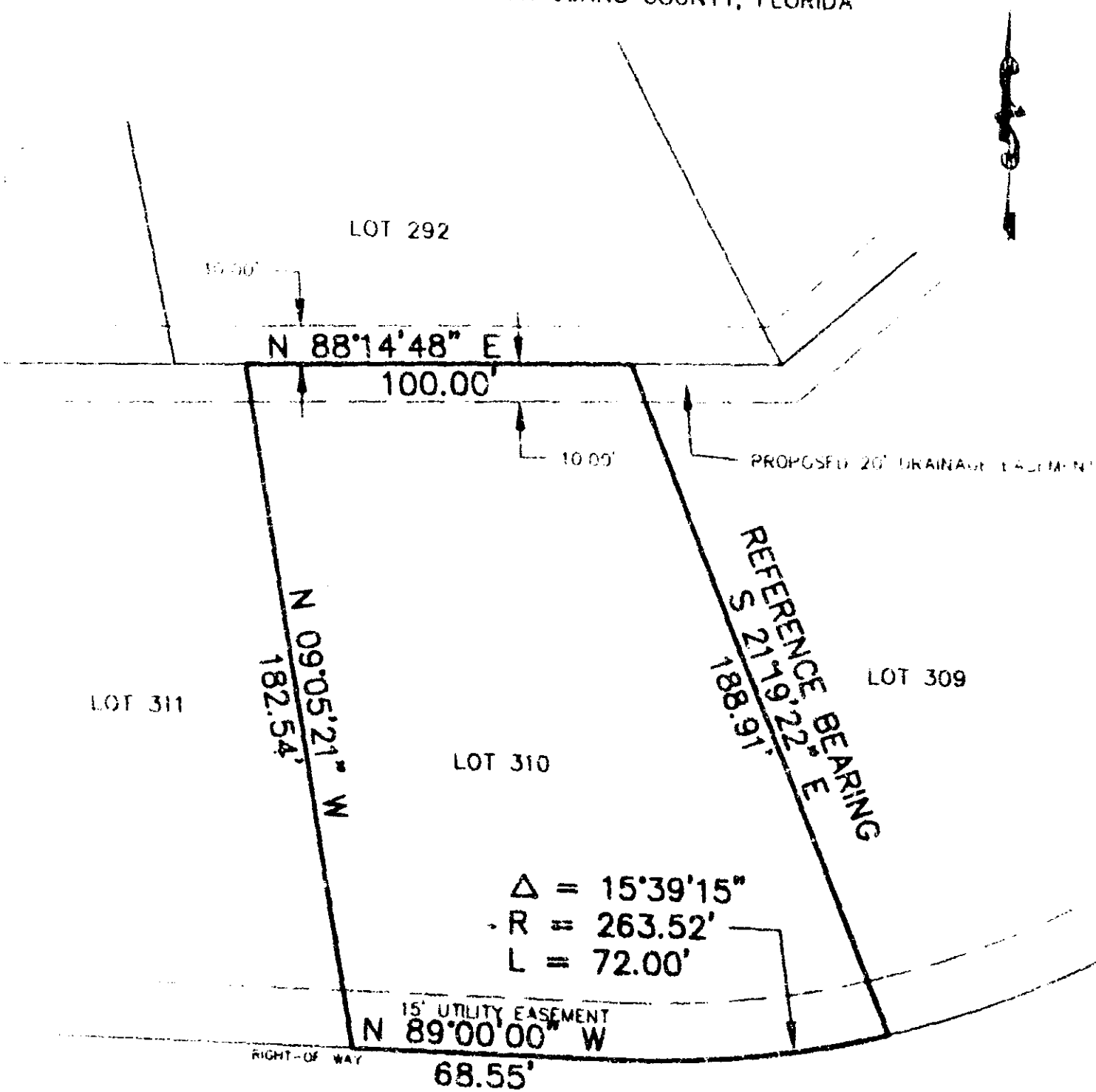
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No. 154630
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-16

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 310, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 PARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4070 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

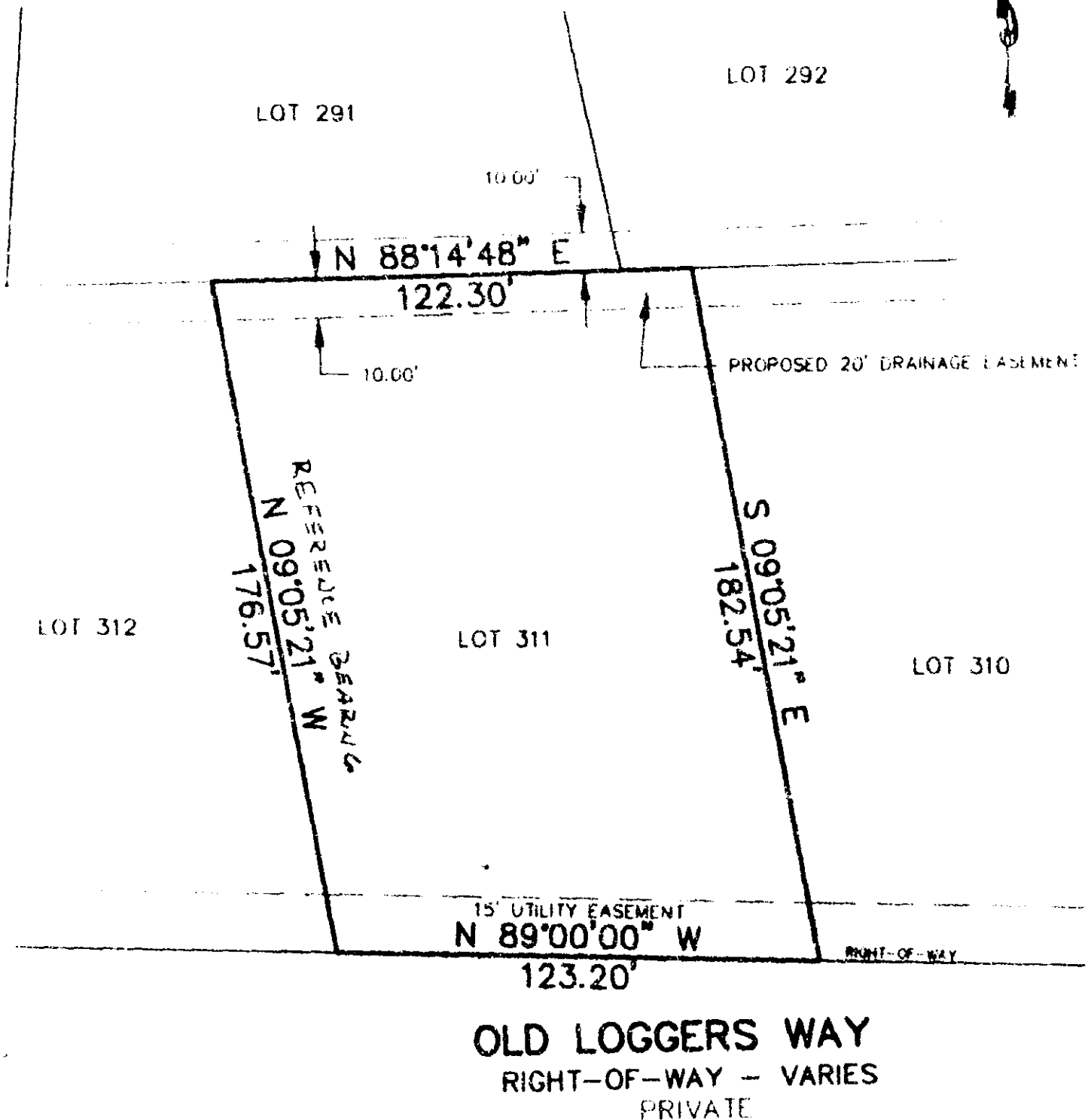
CERTIFICATION: I HEREBY CERTIFY that the sketch shown herein was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that I meet minimum technical standards
 as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

R. Brandt Wilson
 R. BRANDT WILSON, P.L.S. FL CERT NO. 5467
 Not valid without the signature and the original (blue)
 seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-17

DRAWN BY	WT	JCB NO	96-489
SCALE	1" = 40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 311, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT J. HELD Sr.
 GENERAL PARTNER
 LARKY PARTNERSHIP, LTD
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 473-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 80007-6, Florida Administrative Code pursuant to section 472.027, Florida Statutes

Brandt Wilson

R. BRANDT WILSON, P.L.S. - FL CERT No. 134030
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

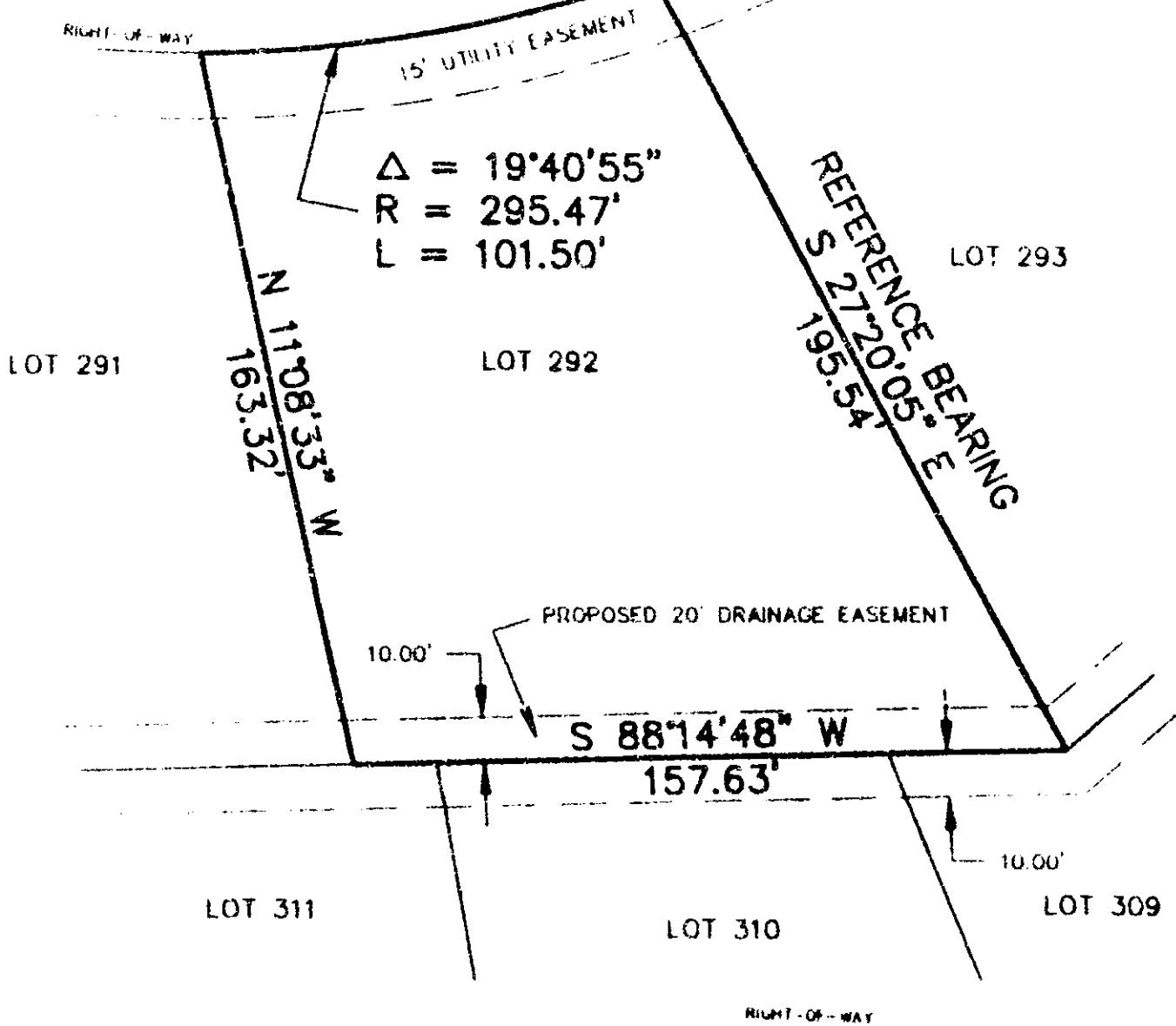
EXHIBIT
 A-18

DRAWN BY	WT	JOB NO	96-489
SCALE	1"=40'	SHEET NO	1 OF 1

O.R. 1217 PG 1834

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE SOUTH 10 FEET OF LOT 292, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

PRIVATE
KINGS ROAD SOUTH
RIGHT-OF-WAY - VARIES



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R BRANDT WILSON, P.L.S. FL CERT. No. LS4690
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
A-19

DRAWN BY: WT	JOB NO.: 96-489
SCALE: 1"=40'	SHEET NO: 1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE SOUTH 10 FEET OF LOT 291, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

PRIVATE
KINGS ROAD SOUTH

RIGHT-OF-WAY - VARIES

N 03°51'52" E
5.00'

$\Delta = 04'27'13''$
R = 295.47'
L = 22.97'

REFERENCE BEARING
S 86°08'08" E

RIGHT OF WAY

15' UTILITY EASLMENT

90.00'

LOT 290

N 03°58'49" E
167.16'

LOT 291

S 11°08'33" E
163.32'

LOT 292

PROPOSED 20' DRAINAGE EASEMENT

10.00'

S 88°14'48" W
156.32'

10.00'

LOT 312

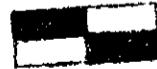
LOT 311

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT J. HELD Sr.
GENERAL PARTNER
GARCY PARTNERSHIP L.P.
A FLORIDA LIMITED PARTNERSHIP

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4076 4-1-A South, Suite 801, St. Augustine, FL 32084
1 - (904) 471-7012

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made
under my direction and supervision and in conformance with the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 9007-8, Florida Administrative Code pursuant
to section 472.027, Florida Statutes.

Brandt Wilson
R BRANDT WILSON, P.L.S. FL CERT. No. LS4696
Not valid without the signature and the original raised
seal of a Florida Licensed Surveyor and Mapper

DRAWN BY:

WT

JOB NO.

96-489

SCALE

1"=40'

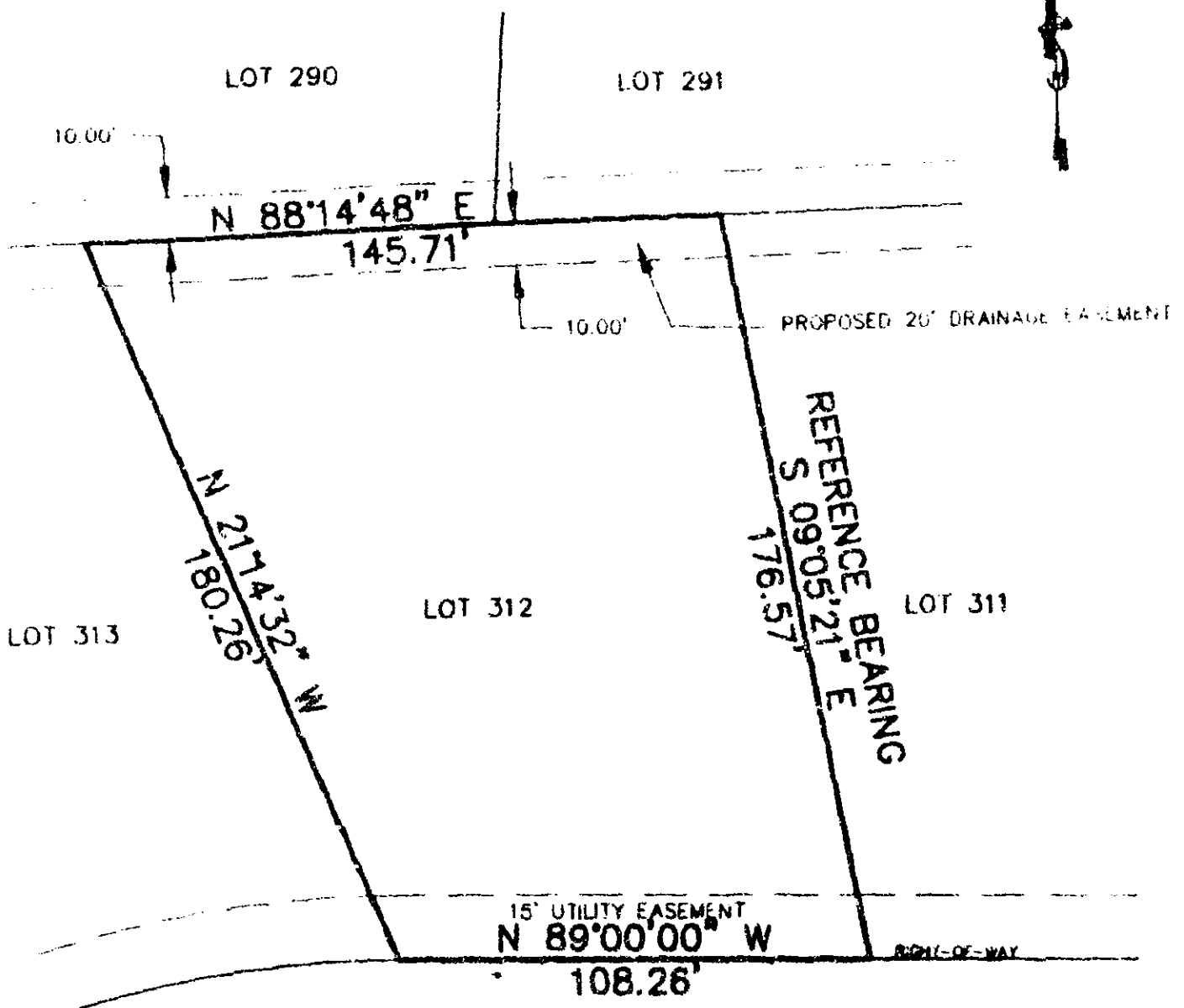
SHEET NO.

1 OF 1

EXHIBIT

A-20

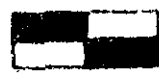
MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE NORTH 10 FEET OF LOT 312, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



OLD LOGGERS WAY
RIGHT-OF-WAY - VARIES
PRIVATE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARBY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



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1 - (904) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

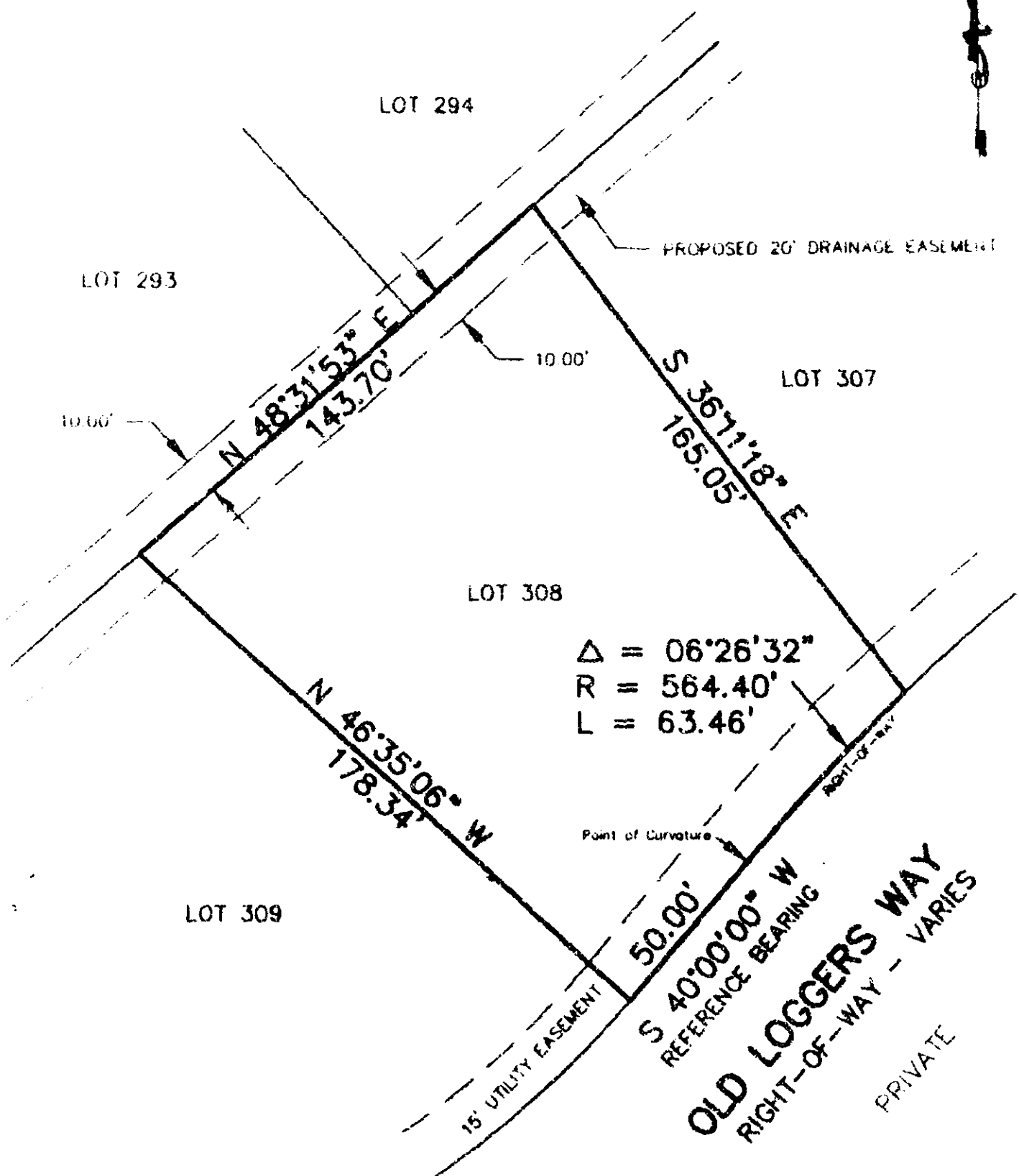
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No. 154690
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
A-21

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1" = 40'	SHEET NO.:	1 of 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 308, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



$\Delta = 06^{\circ}26'32''$
 $R = 564.40'$
 $L = 63.46'$

Point of Curvature

OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT J. HELD Sr.
 GENERAL PARTNER
 WILBY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7812

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81017-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

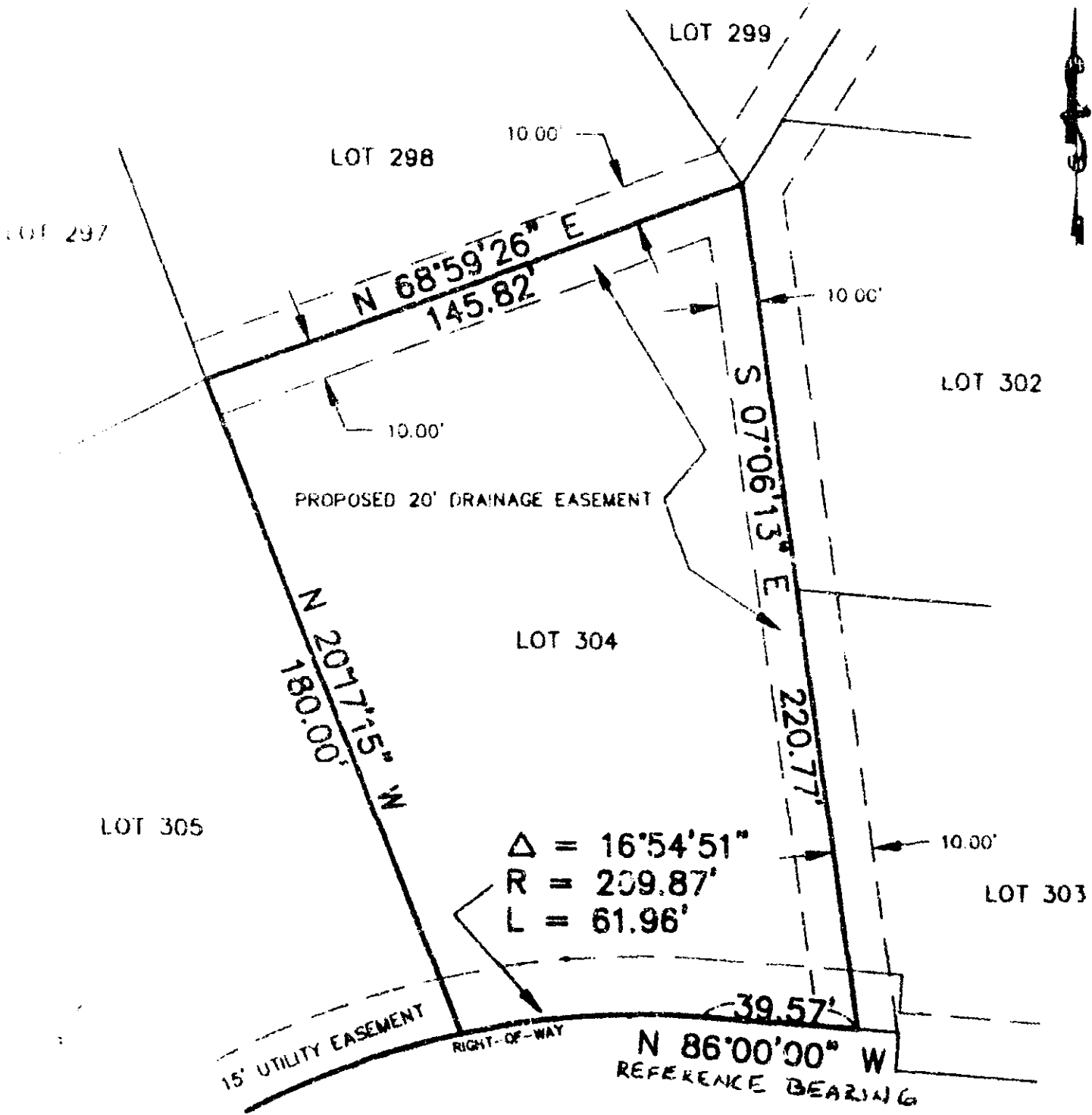
R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-22

DRAWN BY:	WT	JOB NO.	96-489
SCALE	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET AND THE EAST 10 FEET OF LOT 304, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

O.R. 1217 PG 1838



PRIVATE
OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT J. HELD Sr.
 GENERAL PARTNER
 LARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4075 A-1-1 South, Suite 201, St. Augustine, FL 32084
 1 - (804) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

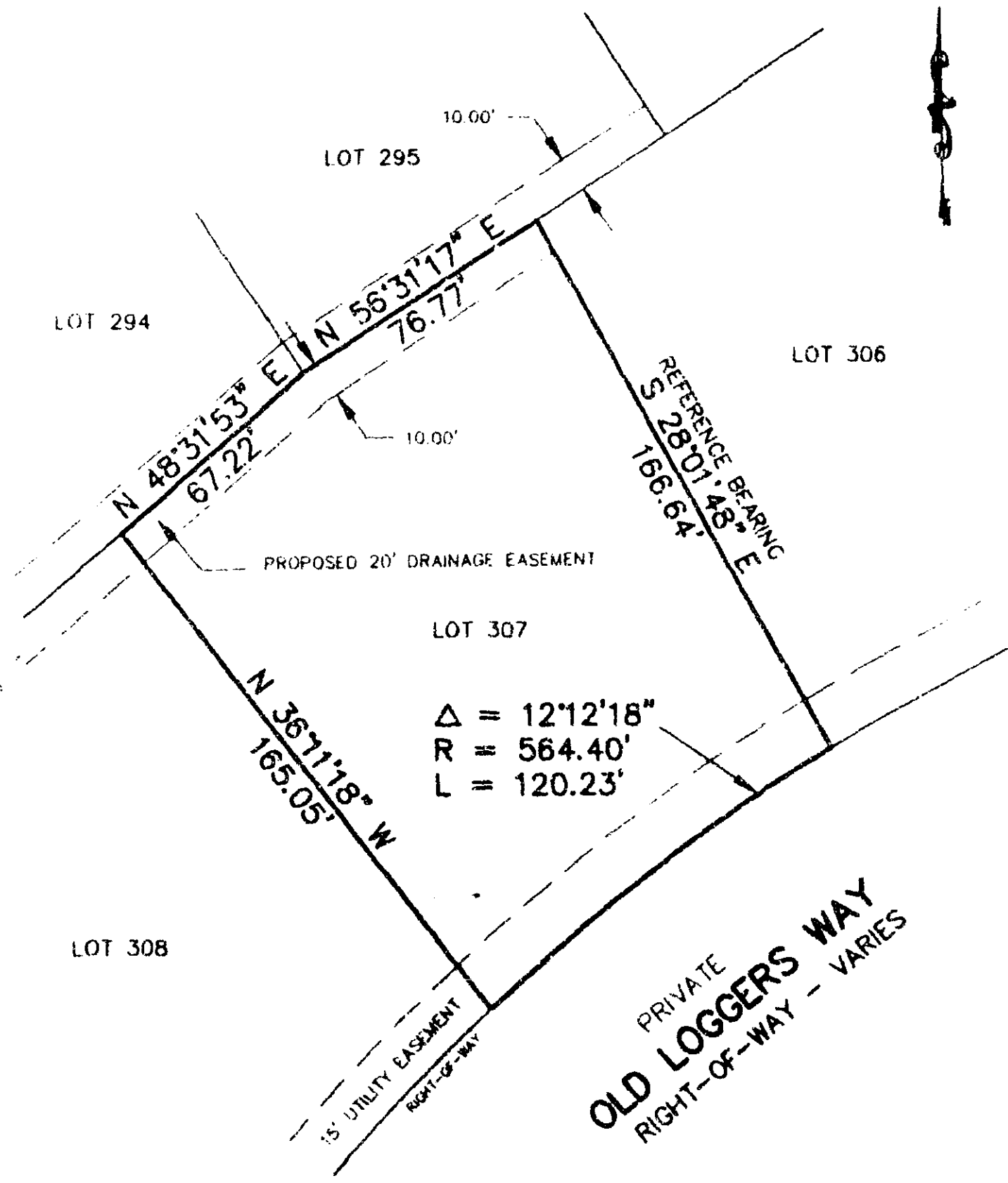
Brandt Wilson

R BRANDT WILSON, P.L.S. FL CERT. No. 154690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-23

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 307, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT L. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

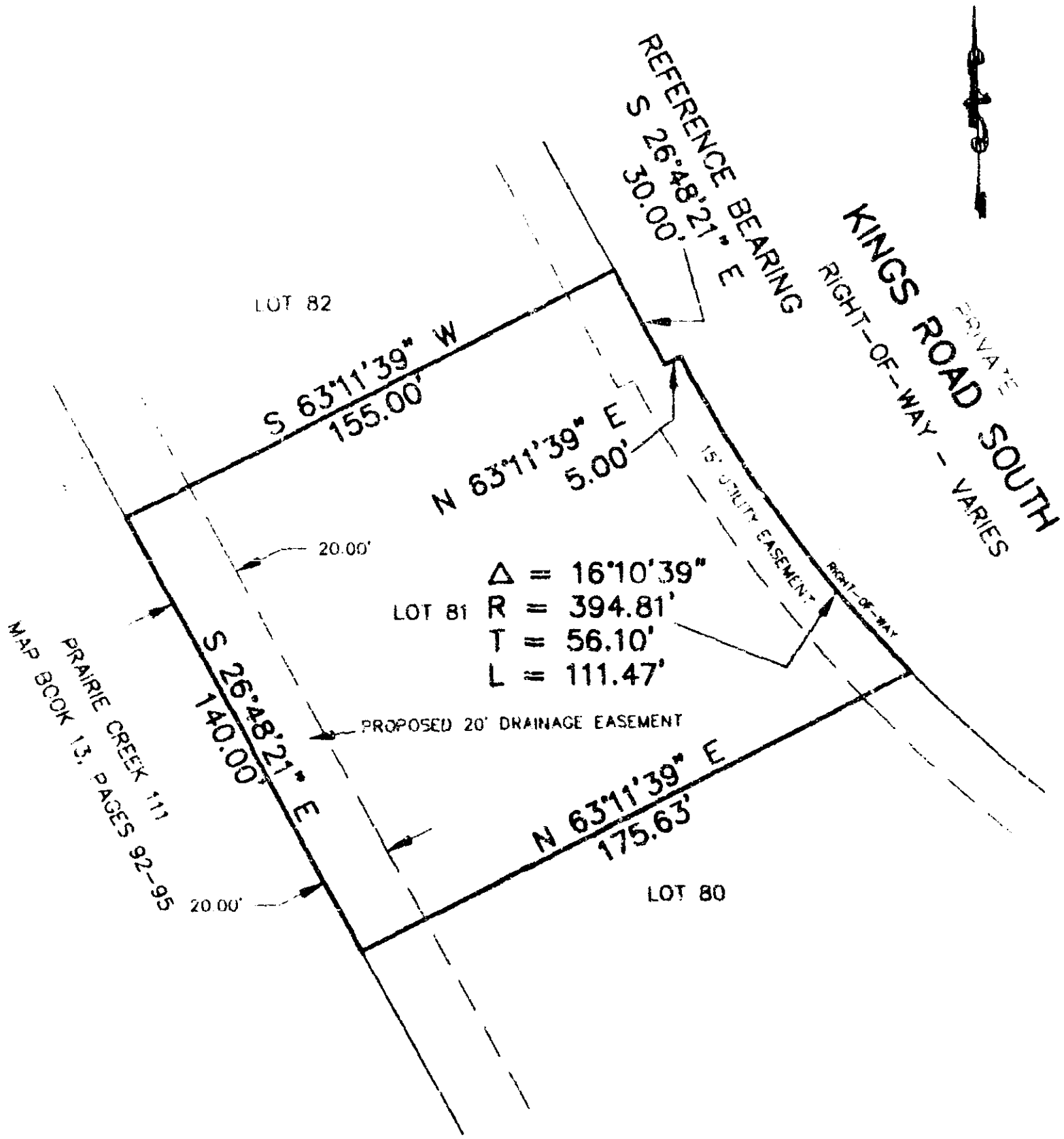
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. LS4680
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-24

DRAWN BY	WT	JOB NO.	96-489
SCALE	1"=40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 20 FEET OF LOT 81, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT E. HIELD, Sr.
 GENERAL PARTNER
 DARTY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION I HEREBY CERTIFY, that the sketch shown hereon was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

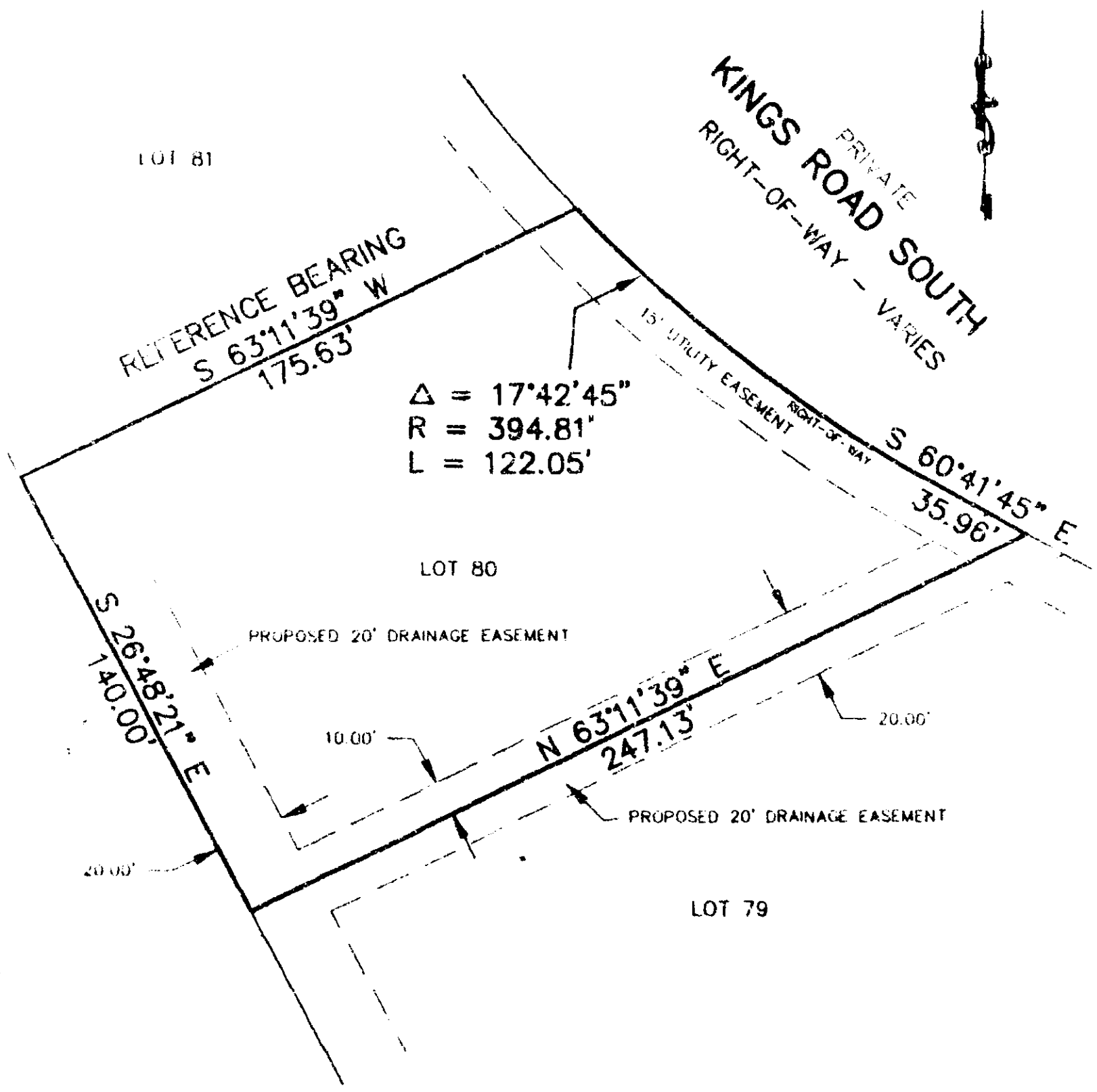
Brandt Wilson

R BRANDT WILSON, P.L.S. FL CERT No. LS4690
 Not valid without the signature and the original raised
 seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-25

DRAWN BY	WT	JOB NO.	96--489
SCALE	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 20 FEET AND THE SOUTH 10 FEET OF LOT 80, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HEED, Sr.
 GENERAL PARTNER
 WILSON PARTNERSHIP, LTD.
 FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon, was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 91G17-9, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

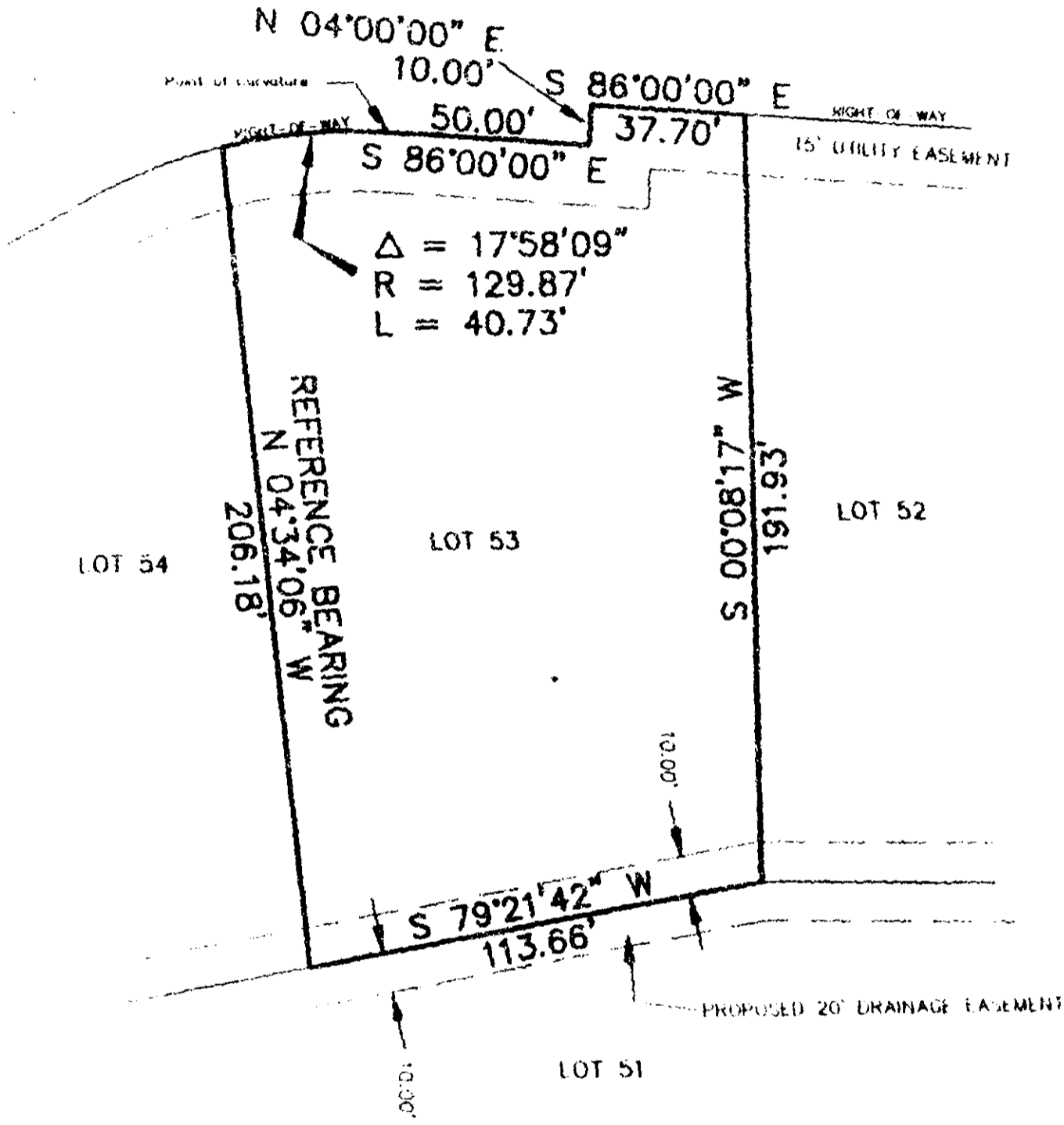
R. Brandt Wilson
 R. BRANDT WILSON, P.L.S., FL CERT No. 15469
 Not valid without the signature and the original raised
 seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-26

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1"=40'	SHEET NO.:	1 OF 1

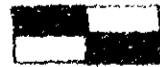
MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE SOUTH 10 FEET OF LOT 53, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

OLD LOGGERS WAY
RIGHT-OF-WAY - VARIES
PRIVATE



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARTY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7612

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made
under my direction and supervision and is correct to the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 61G17-6, Florida Administrative Code, and
to section 472.027, Florida Statutes

Robert Wilson

BRANDT WILSON, P.L.S. FL CERT No 154696
I do without the signature and the original to seal
of a Florida licensed surveyor and mapper

EXHIBIT

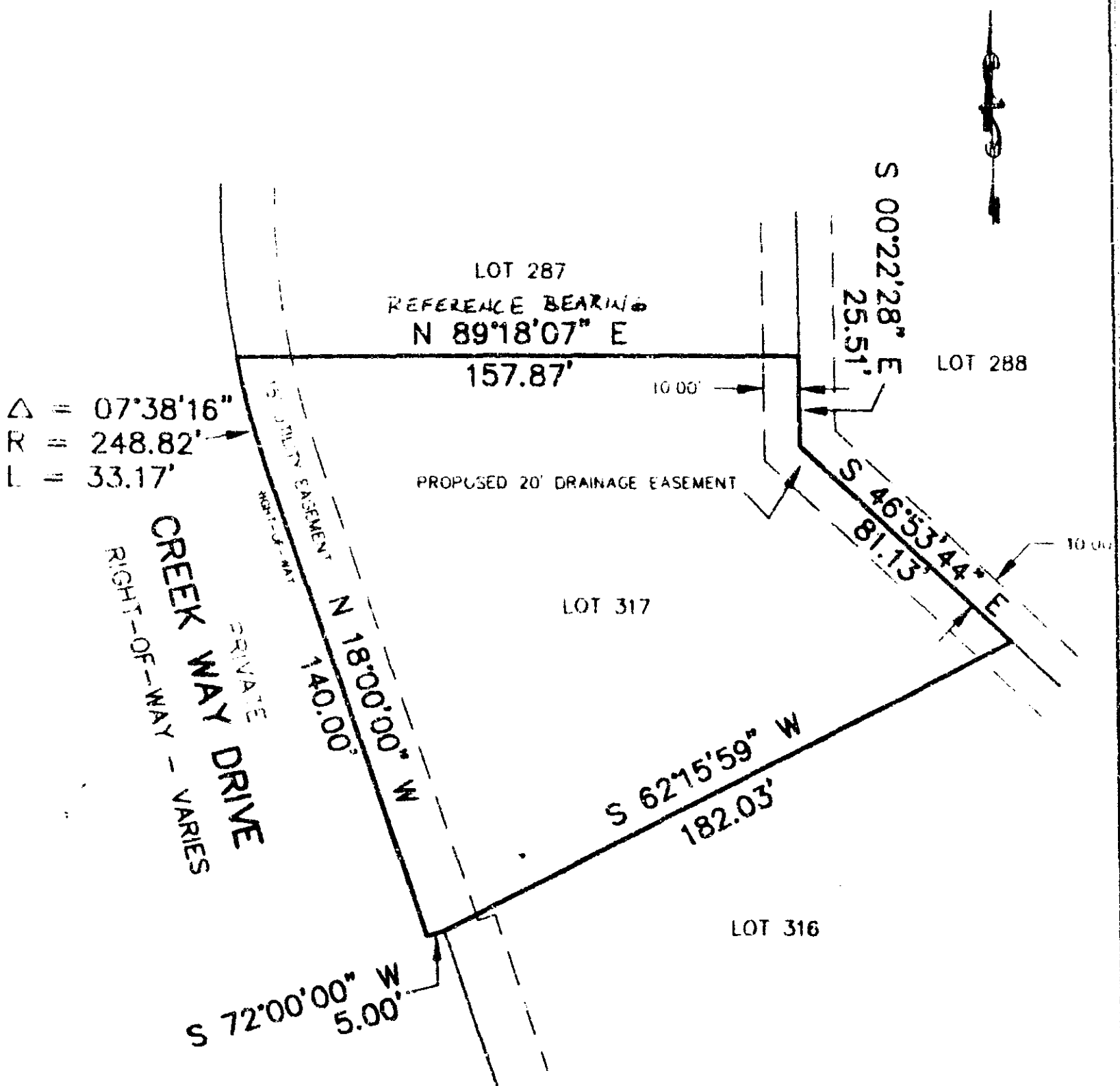
A-27

WT

JOB NO:

06-180

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE EAST 10 FEET OF LOT 317, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



Δ = 07°38'16"
R = 248.82'
L = 33.17'

PRIVATE
CREEK WAY DRIVE
RIGHT-OF-WAY - VARIES

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT J. HILL Sr.
GENERAL PARTNER
HILL PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4078 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 41017-5, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. 154690
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
A-28

DRAWN BY	WT	JOB NO.	96-489
SCALE	1" = 40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE EAST 10 FEET OF LOT 287, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

NOTE: LOT DOES NOT
MATHEMATICALLY CLOSE
CORRECTION ALONG R/W
LINE CORRECT

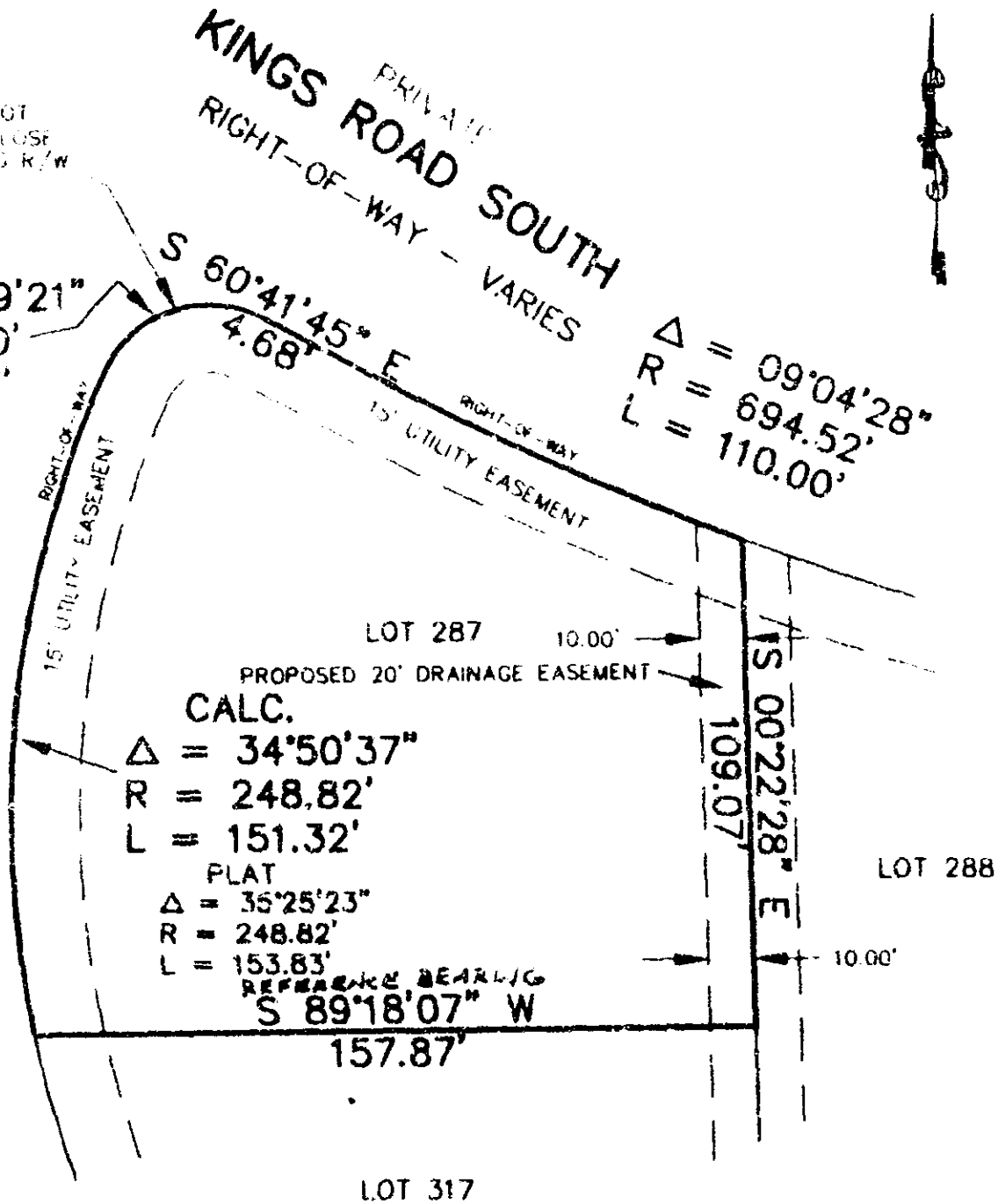
CALC.

$\Delta = 94^{\circ}49'21''$
 $R = 25.00'$
 $L = 41.37'$

PLAT
 $\Delta = 94^{\circ}14'36''$
 $R = 25.00'$
 $L = 41.12'$

CREEK WAY DRIVE
RIGHT-OF-WAY - VARIES

RIGHT-OF-WAY - VARIES



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT L. HELL, Sr.
GENERAL PARTNER
SUNNY PARTNERSHIP, LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4175 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (804) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-6, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

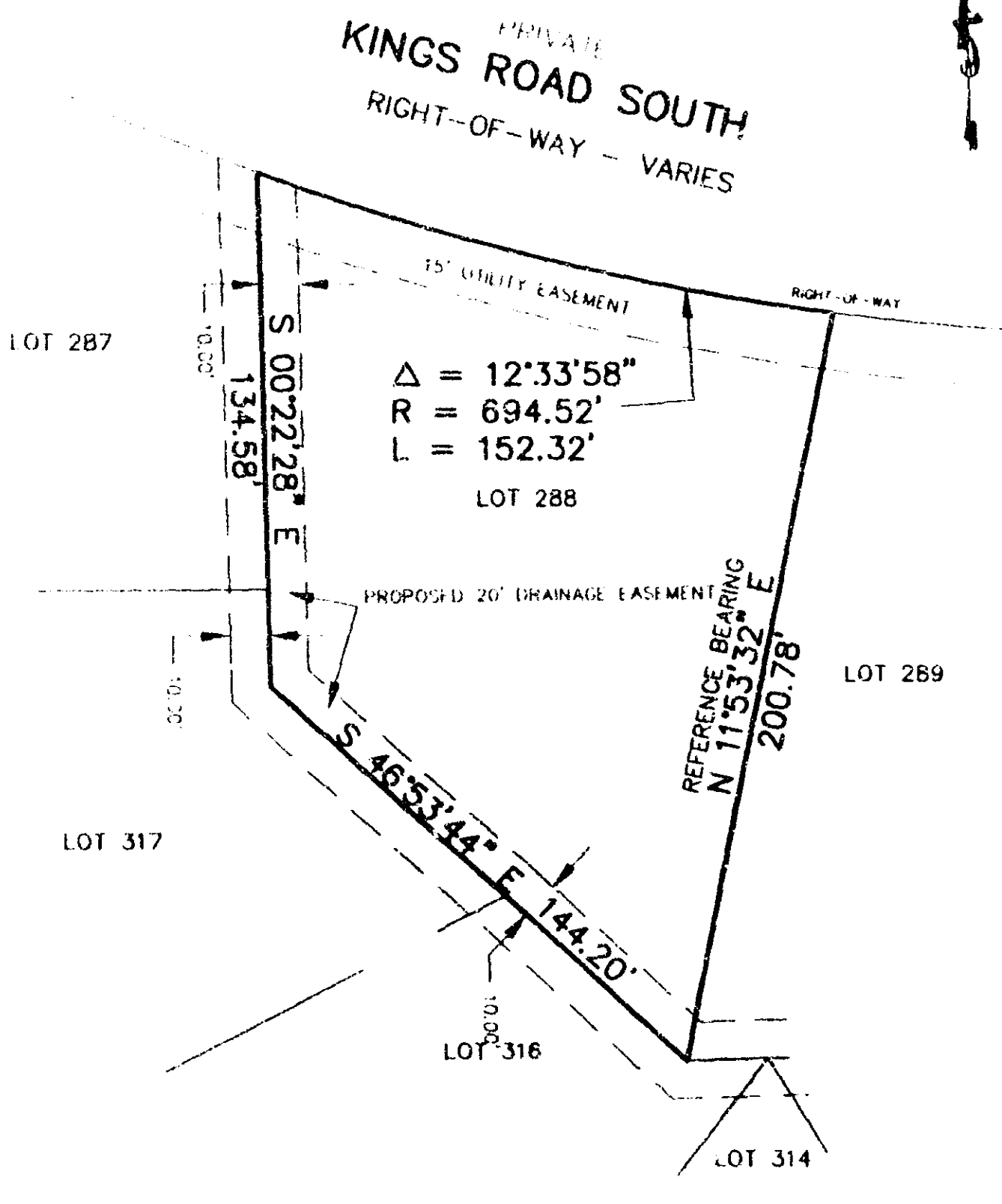
R. BRANDT WILSON, P.L.S., FL CERT No. 154690
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT

A-29

DRAWN BY	WT	JOB NO	96-489
SCALE:	1" = 40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 10 FEET AND THE SOUTH 10 FEET OF LOT 288, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. FIELD Sr
 GENERAL PARTNER
 OAKBROOK PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4075 A-1-A South, Suite 301, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 81G17-6, Florida Administrative Code, pursuant
 to section 472.027, Florida Statutes.

R. Brandt Wilson
 R. BRANDT WILSON, P.L.S., FL CERT No. 114949
 Not valid without the signature and the original raised
 seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-30

DRAWN BY:	WT	JOB NO	96-489
SCALE:	1"=40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 20 FEET AND THE NORTH 10 FEET OF LOT 79, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



PRIVATE
KINGS ROAD SOUTH
 RIGHT-OF-WAY - VARIES

N 60°41'45" W
 42.04'

LOT 80

S 63°11'39" W
 247.13'

20.00'
 $\Delta = 85^{\circ}45'24''$
 R = 25.00'
 L = 37.42'

10.00'
 PROPOSED 20' DRAINAGE EASEMENT

LOT 79

$\Delta = 22^{\circ}31'42''$
 R = 308.82'
 L = 121.42'

PROPOSED 20' DRAINAGE EASEMENT

REFERENCE BEARING
 S 89°49'00" E

204.35'

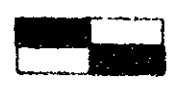
S 26°48'21" E
 71.00'

PRIVATE
CREEK WAY DRIVE
 RIGHT-OF-WAY - VARIES
 S 25°03'39" W

LOT 78

I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT L. HELD Sr.
 GENERAL PARTNER
 LARKY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



6075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

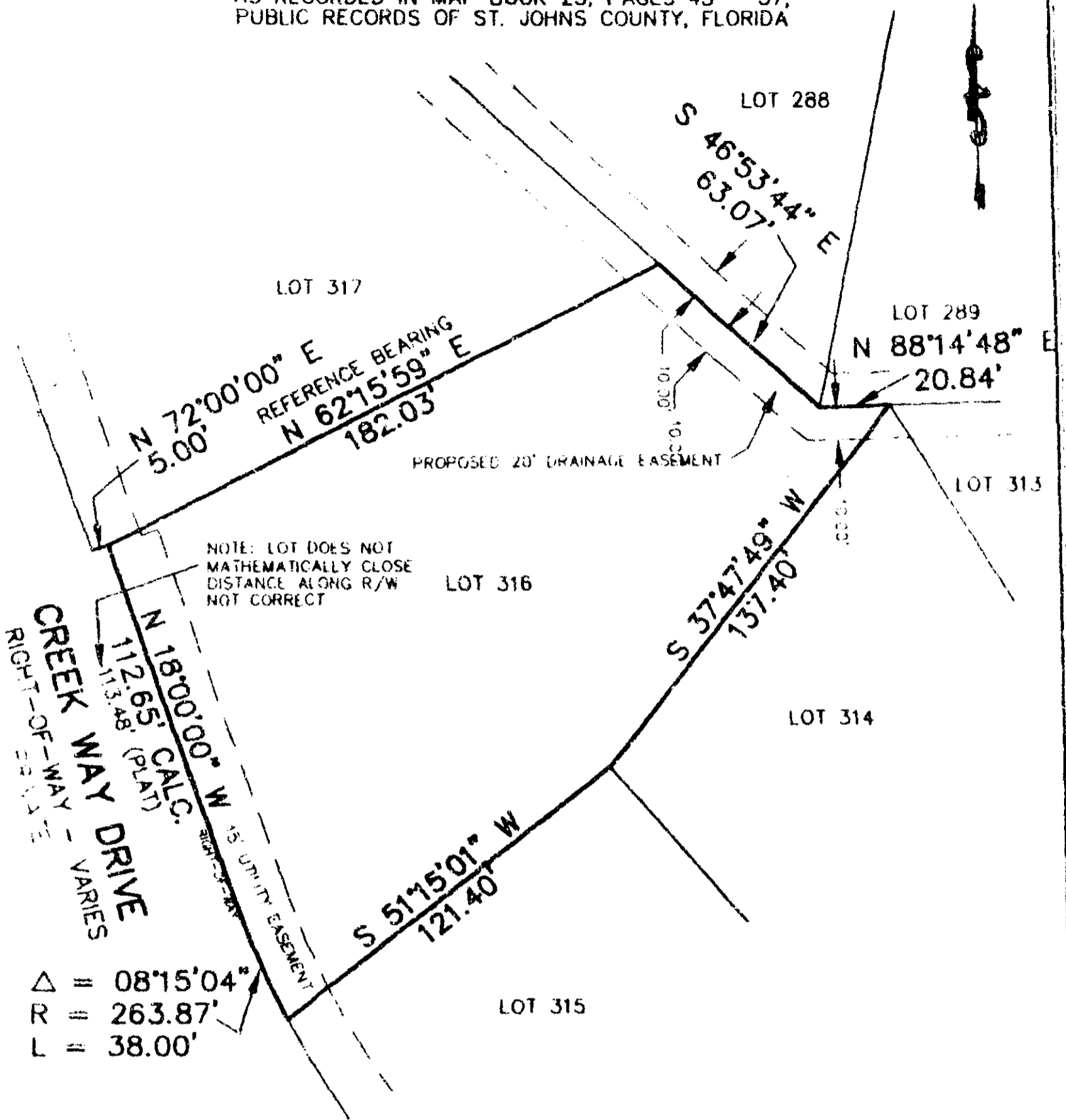
CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made
 under my direction and supervision and is correct to the best of my
 knowledge and belief and that it meets minimum technical standards
 as set forth in Chapter 81G17-8, Florida Administrative Code pursuant
 to section 472.027, Florida Statutes

R. Brandt Wilson
 R. BRANDT WILSON, P.L.S. FL CERT. No. 154630
 Not valid without the signature and the original raised
 seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-31

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1"=40'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE EAST 10 FEET OF LOT 316, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT E. HELL Sr.
GENERAL PARTNER
DANCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1 A South, Suite 201, St. Augustine, FL 32084
1 - (904) 671-7512

NOTES:
THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made
under my direction and supervision and is correct to the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 61Q17-8, Florida Administrative Code pursuant
to section 472.027, Florida Statutes.

Brandt Wilson
R. BRANDT WILSON, P.L.S. FL CERT. No. 15470
Not valid without the signature and the original embossed
seal of a Florida licensed surveyor and mapmaker.

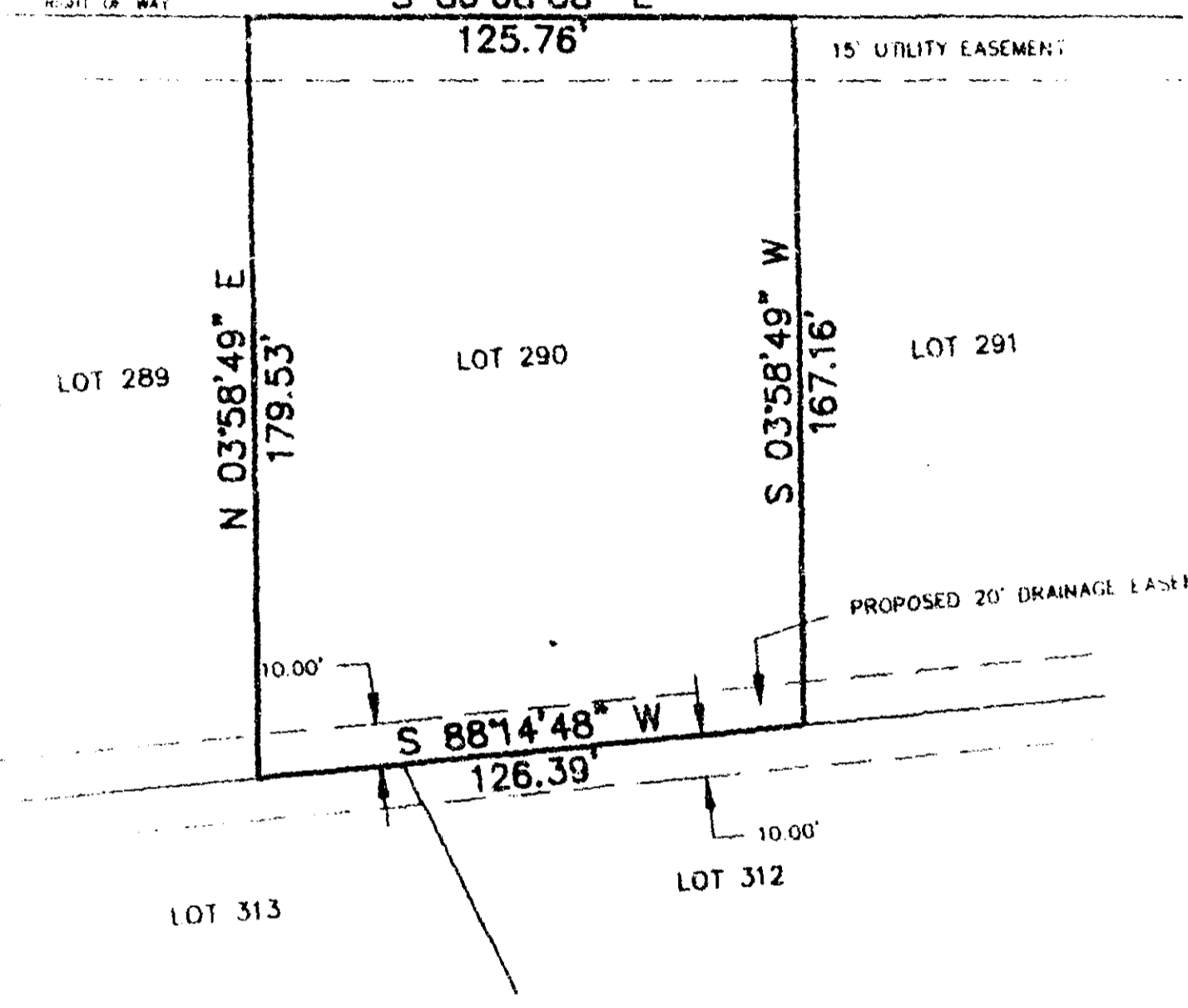
EXHIBIT
A-32

DRAWN BY:	WT	JOB NO.	96-489
SCALE	1" = 40'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE SOUTH 10 FEET OF LOT 290, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

PRIVATE
KINGS ROAD SOUTH
RIGHT-OF-WAY - VARIES

REFERENCE BEARING
S 86°08'08" E



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT L. HEDL Sr.
GENERAL PARTNER
HARTY PARTNERSHIP LTD.
FLORIDA LIMITED PARTNERSHIP

NOTES:
THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

4075 A-1-A South, Suite 201, St. Augustine, FL 32084
Tel - (904) 471-7512

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made
under my direction and supervision and is correct to the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant
to section 472.027, Florida Statutes.

R. Brandt Wilson

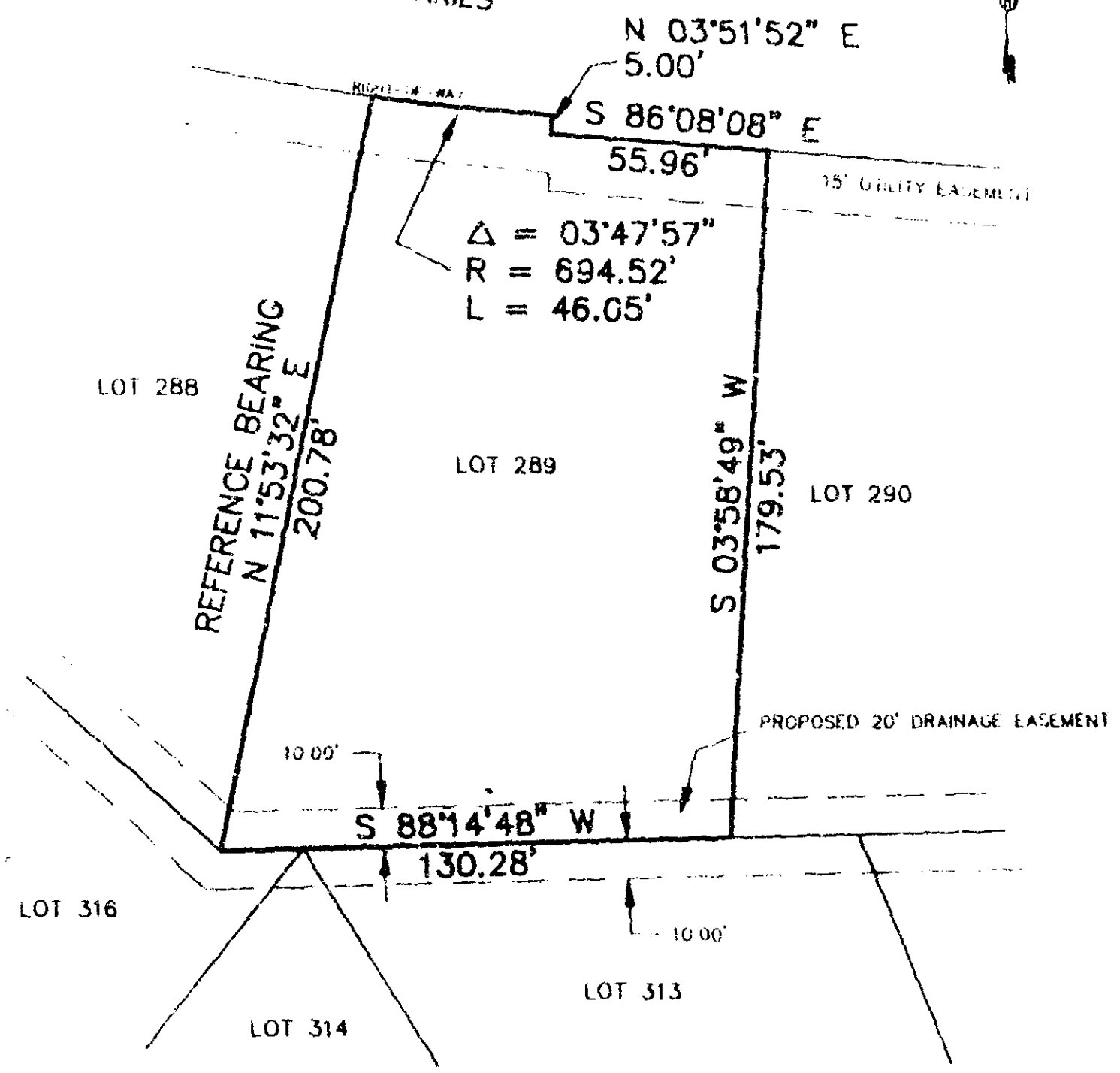
R. BRANDT WILSON, P.L.S. FL CERT. No. 15464
Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper

DRAWN BY: WT	JOB NO. 96-489
SCALE: 1"=40'	SHEET NO. 1 of 1

EXHIBIT
A-33

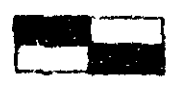
MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 289, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

PRIVATE
KINGS ROAD SOUTH
 RIGHT-OF-WAY - VARIES



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT E. HELD Sr.
 GENERAL PARTNER
 OAKBROOK PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES.

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-9, Florida Administrative Code pursuant to section 475.027, Florida Statutes.

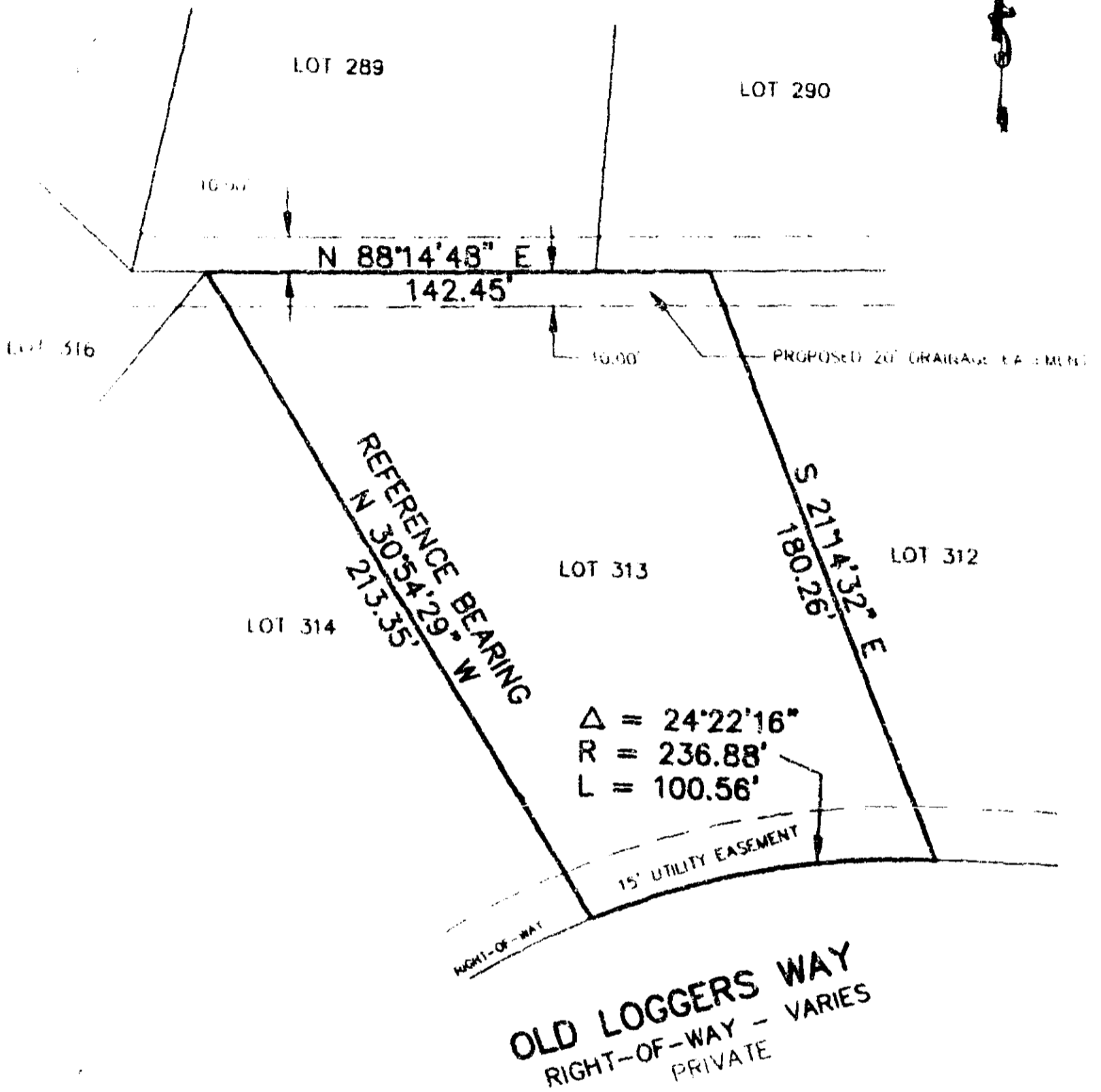
Brandt Wilson

R BRANDT WILSON, P.L.S. FL CERT. No. 254690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-34

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE NORTH 10 FEET OF LOT 313, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



6076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-8, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

Brandt Wilson

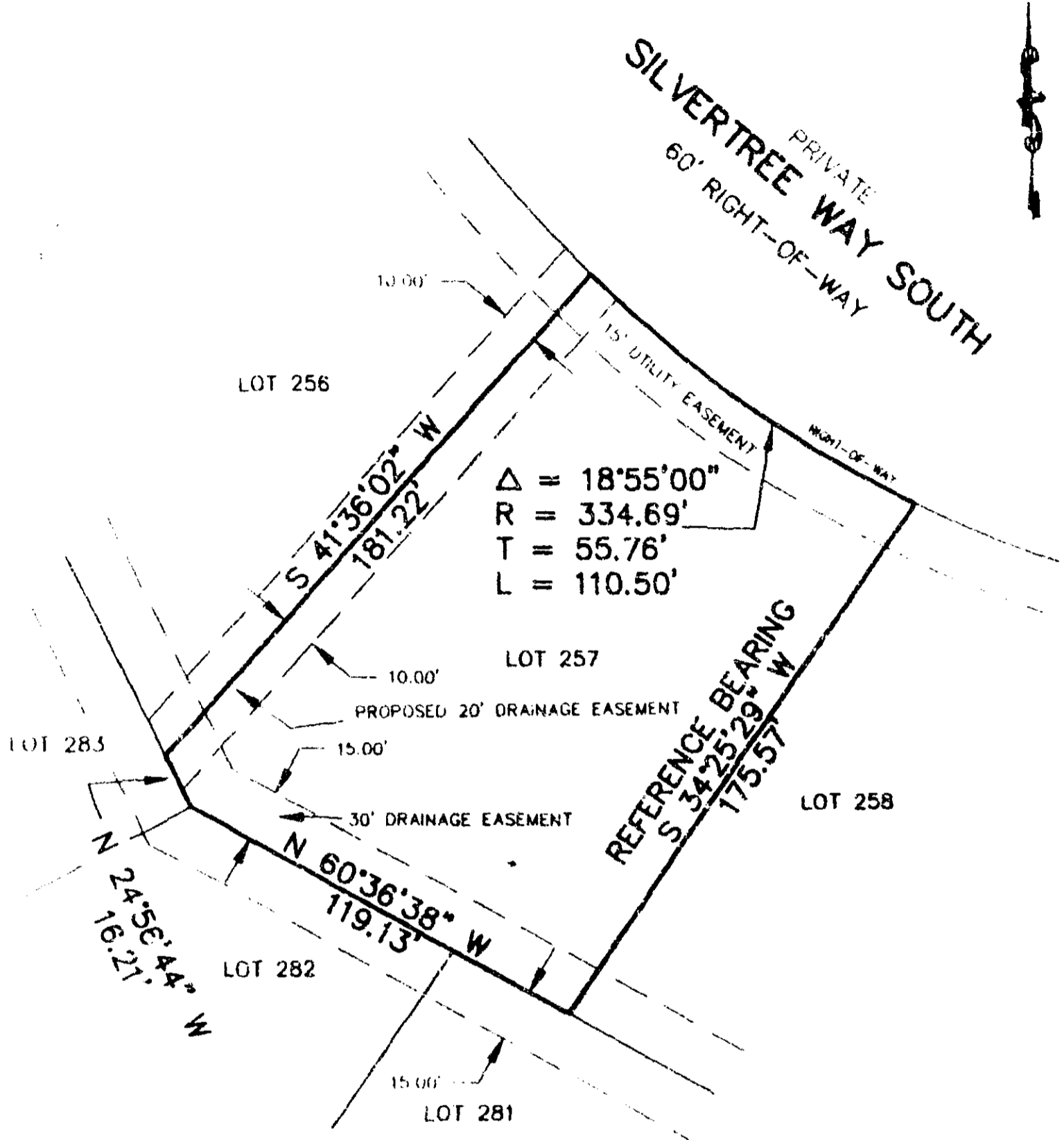
R BRANDT WILSON, P.L.S. FL CERT No. 154697
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-35

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1"=40'	SHEET NO.:	1 * 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 10 FEET OF LOT 257, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

O.R. 1217 PG 1851



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
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 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4976 A-1-A South, Suite 801, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:
 THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81C17-8, Florida Administrative Code pursuant to section 472.027, Florida Statutes.

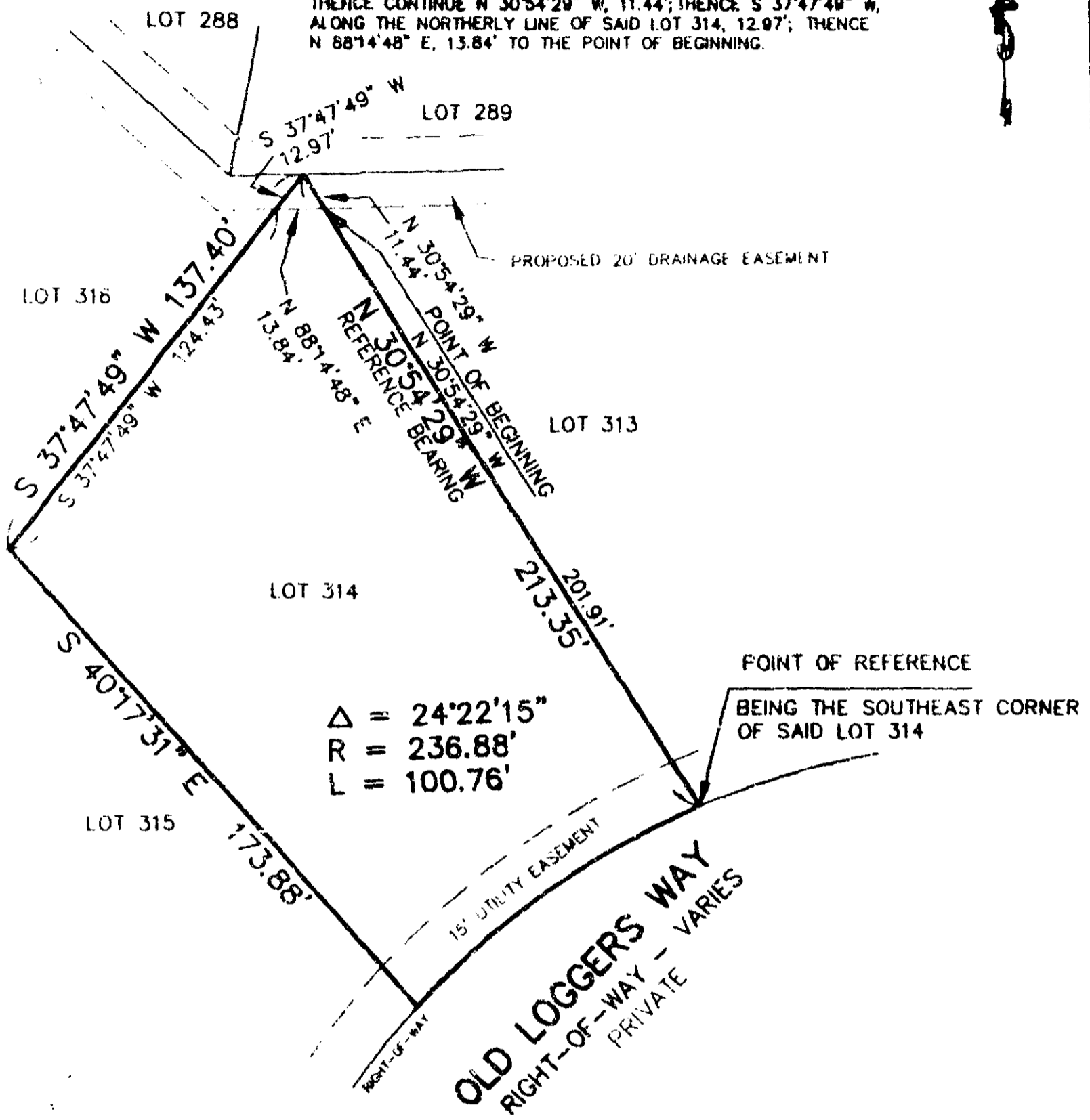
R. Brandt Wilson
 R. BRANDT WILSON, P.L.S. FL CERT No. 154696
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-36

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 of 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
A PORTION OF LOT 314, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 314,
SAID CORNER BEING THE COMMON CORNER OF SAID LOT 314
AND LOT 313, THENCE N 30°54'29" W, ALONG THE EAST LINE
OF SAID LOT 314, 201.91' TO THE POINT OF BEGINNING,
THENCE CONTINUE N 30°54'29" W, 11.44'; THENCE S 37°47'49" W,
ALONG THE NORTHERLY LINE OF SAID LOT 314, 12.97'; THENCE
N 88°14'48" E, 13.84' TO THE POINT OF BEGINNING.



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

4075 A-1-A South, Suite 801, St. Augustine, FL 32084
☎ - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was drawn under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter §1017-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

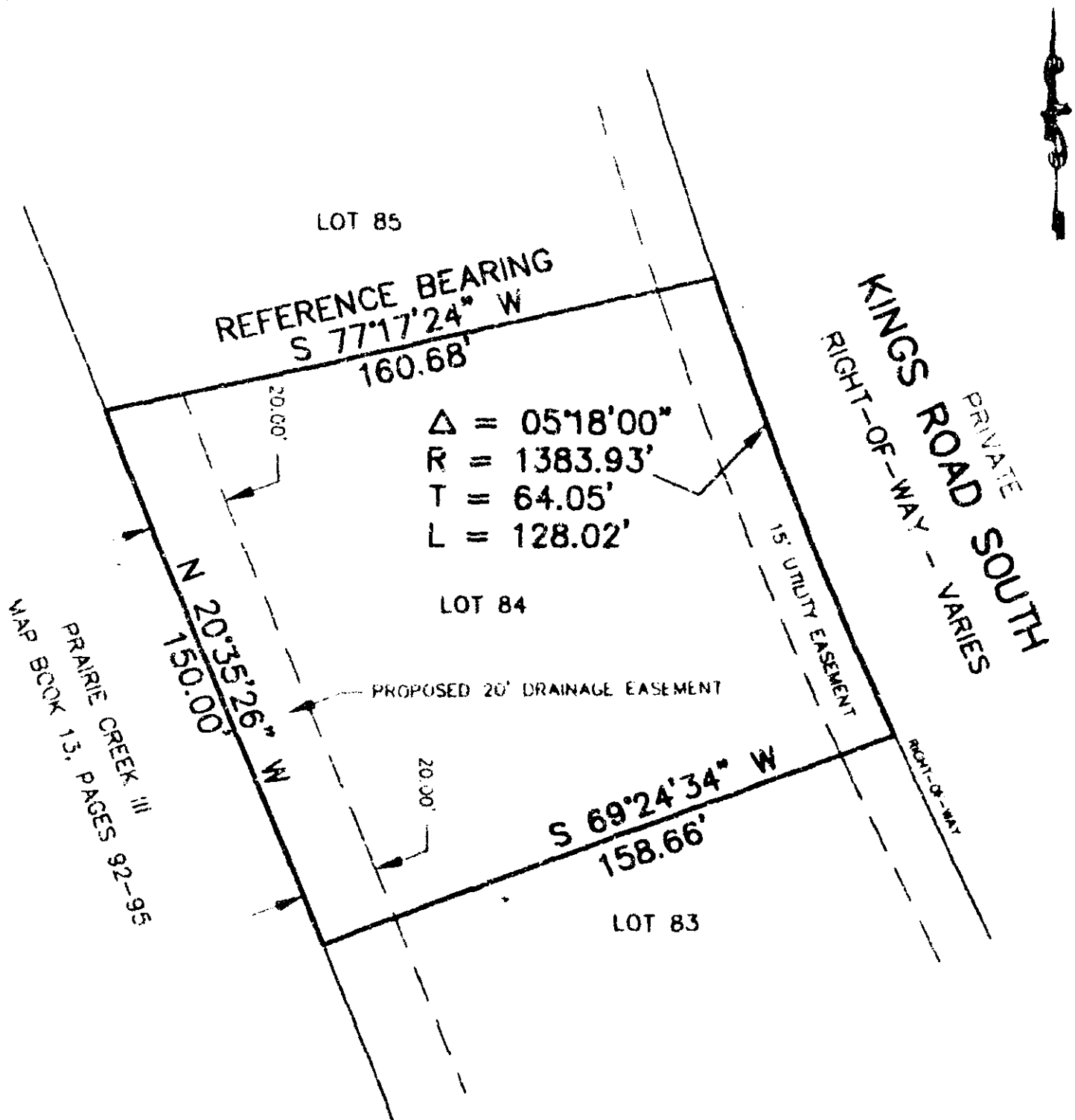
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. 134690
Not valid without the signature and the original dried seal of a Florida licensed surveyor and mapper

EXHIBIT
A-37

DRAWN BY:	WT	JOB NO:	96-489
SCALE:	1"=40'	SHEET NO:	1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE WEST 20 FEET OF LOT 84, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-5, Florida Administrative Code, pursuant to section 472.027, Florida Statutes

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. 15489J
Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

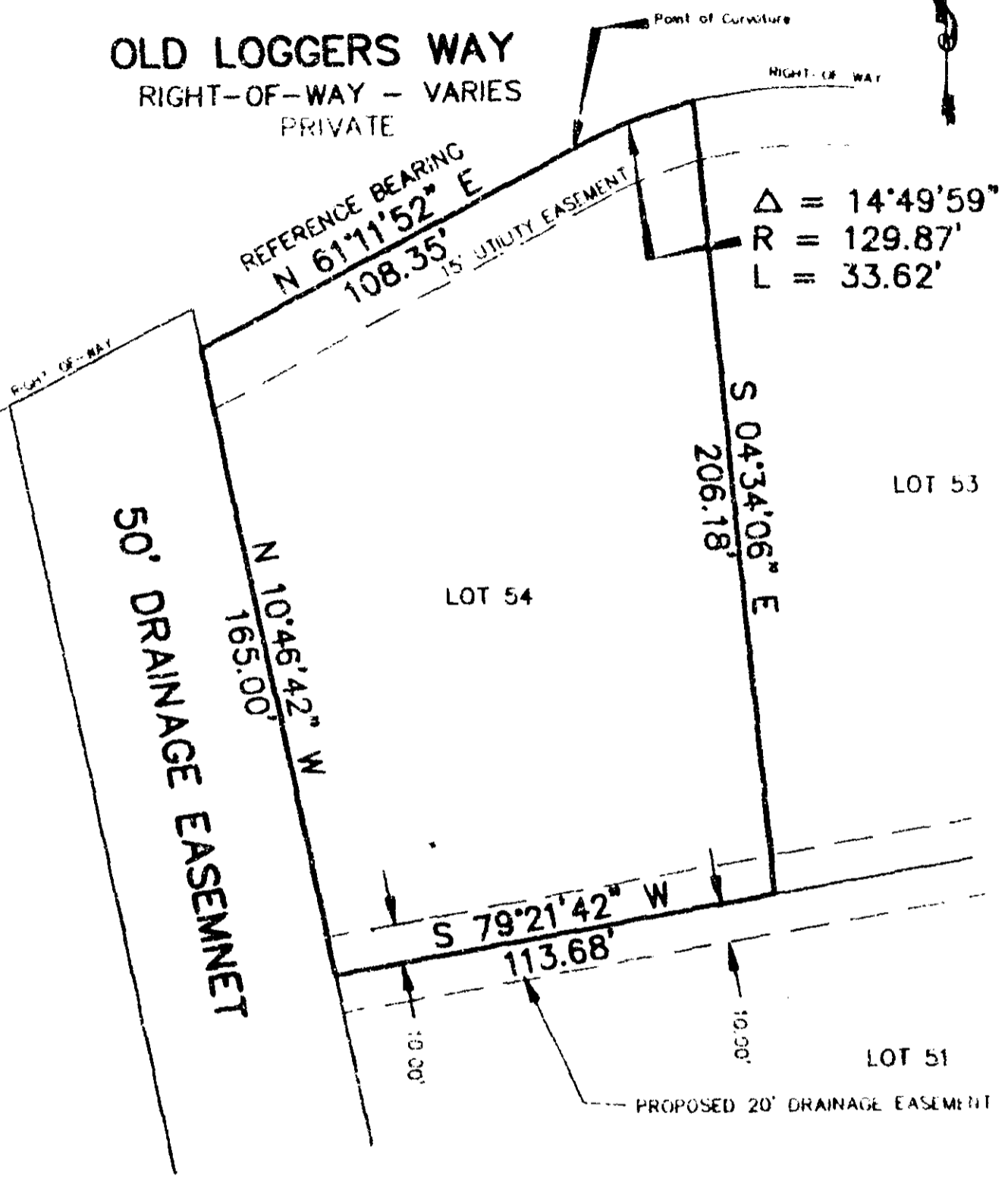
EXHIBIT
A-38

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1" = 40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 54, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

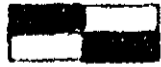


OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

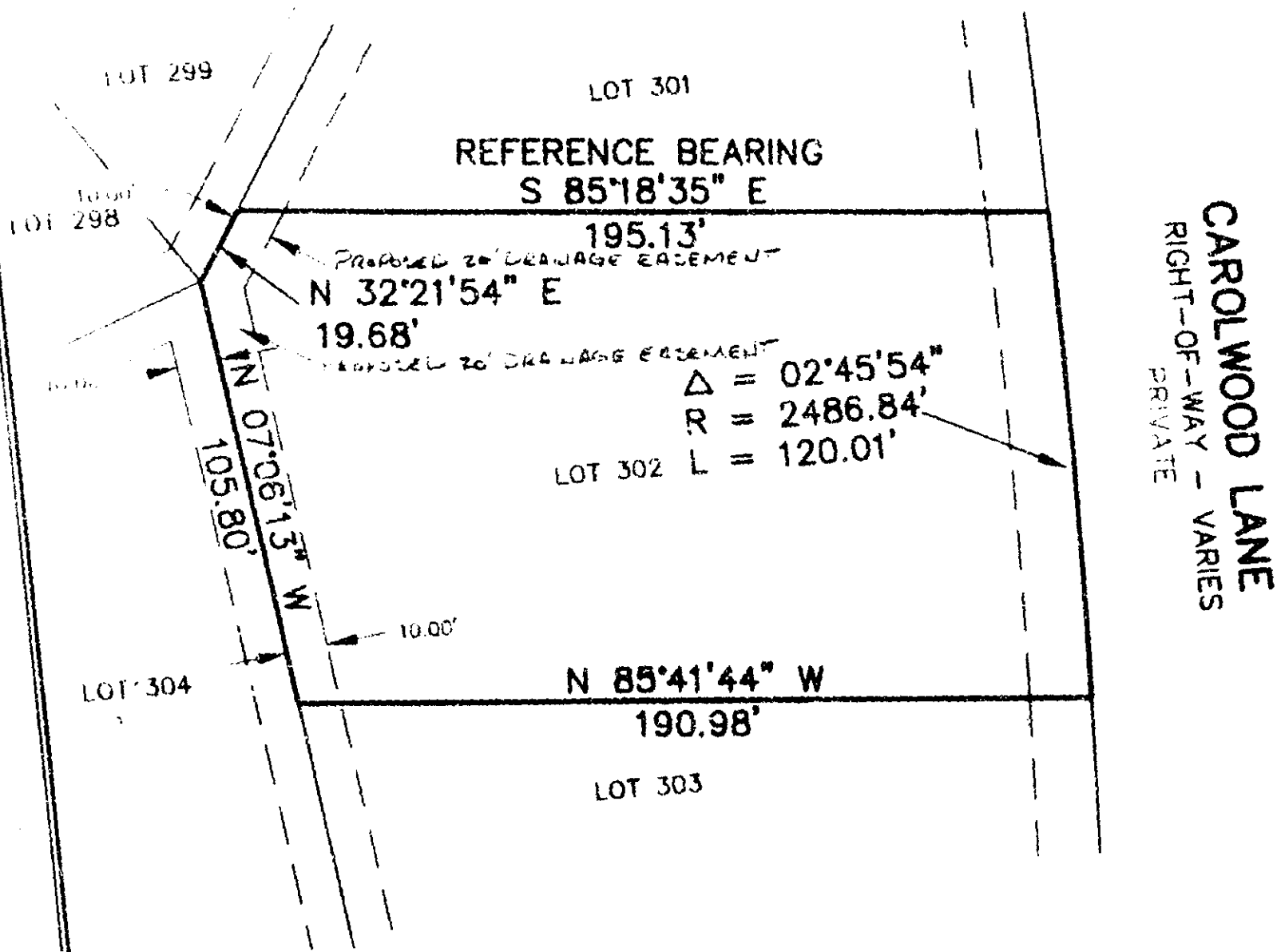
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT No 154690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-39

DRAWN BY:	WT	JOB NO.	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE WEST 10 FEET OF LOT 302, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

NOTES:
THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR

4075 A-1-A South, Suite 301, St. Augustine, FL 32084
1 - (904) 471-7812

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made
under my direction and supervision and is correct to the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 81017-8, Florida Administrative Code pursuant
to section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL CERT. No. 154690
Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper

DRAWN BY:	WT	JOB NO	98-489
SCALE	1" = 40'	SHEET NO	1 OF 1

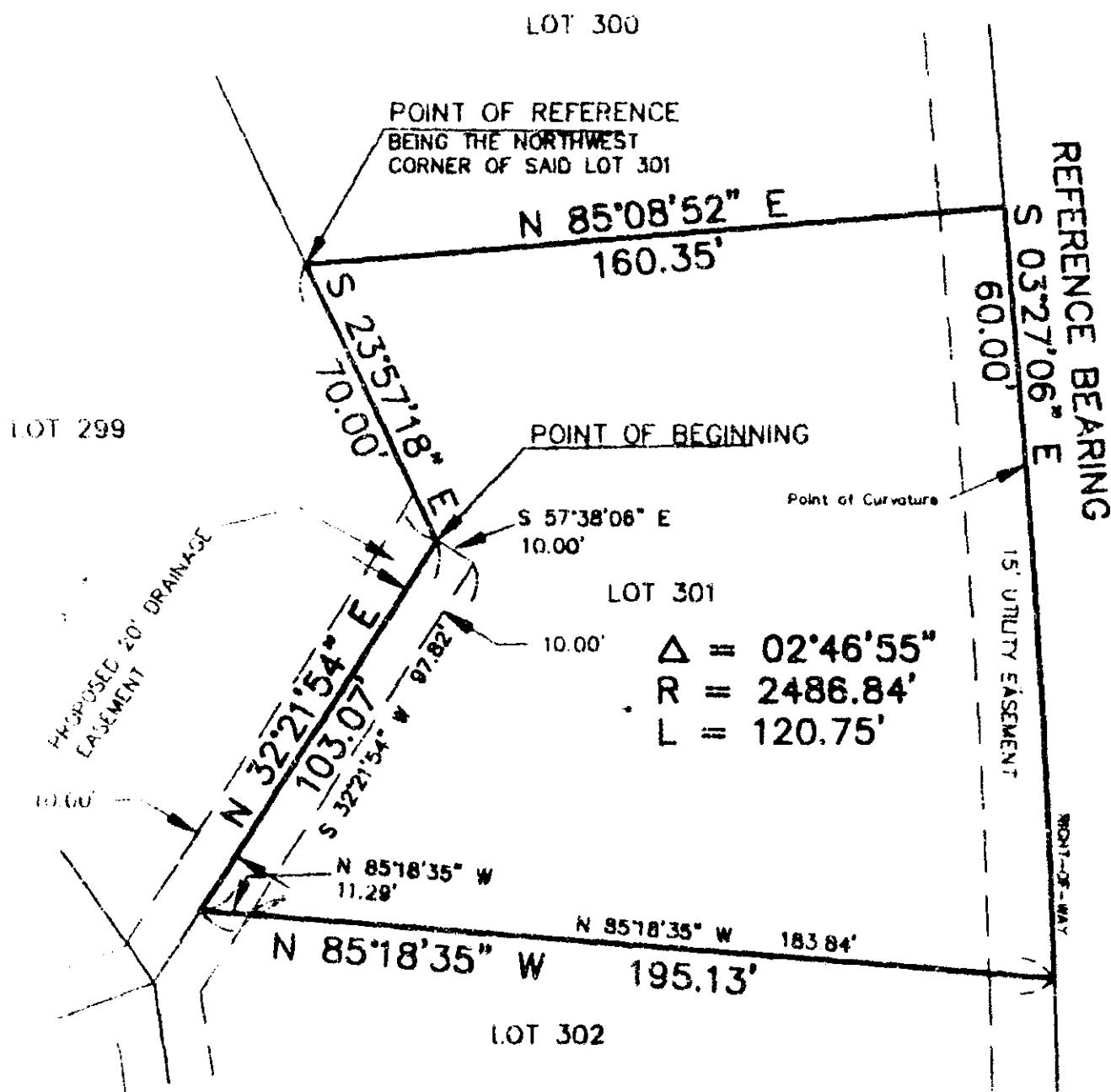
EXHIBIT
A-40

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 A PORTION OF LOT 301, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
 BEING MORE FULLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF SAID LOT 301,
 THENCE S 23°57'18" E, ALONG THE WESTERLY LINE OF
 SAID LOT 301, 70.00' TO THE POINT OF BEGINNING; THENCE
 S 57°38'06" E, 10.00', THENCE S 32°21'54" W, 97.82', TO
 THE SOUTHERLY LINE OF SAID LOT 301; THENCE N 85° 18'35" W,
 ALONG THE SOUTHERLY LINE OF SAID LOT 301, 11.29' TO THE
 WESTERLY LINE OF SAID LOT 301; THENCE N 32°21'54" W,
 ALONG THE WESTERLY LINE OF SAID LOT 301, 103.07' TO
 THE POINT OF BEGINNING.

O.R. 1217 PG 1856



CAROLWOOD LANE
 RIGHT-OF-WAY - VARIES
 PRIVATE



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD, Sr.
 GENERAL PARTNER
 PARKY PARTNERSHIP, LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4975 Z-1-S South, Suite 801, St. Augustine, FL 32084
 1 - (904) 471-7612

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statute.

Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

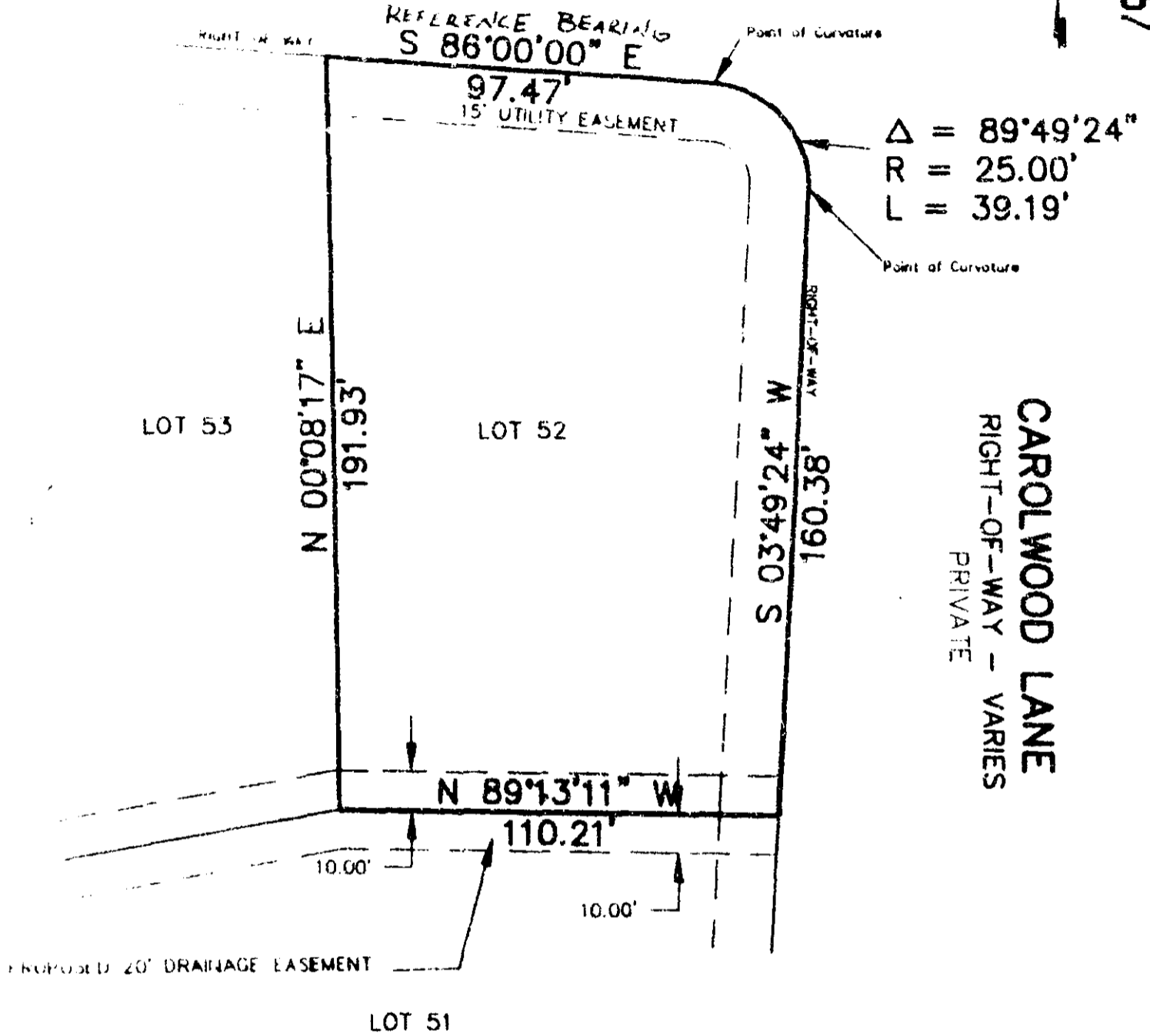
DRAWN BY:	WT	JOB NO:	96-489
SCALE:	1" = 40'	SHEET NO:	1 OF 1

EXHIBIT
 A-41

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 52, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

O.R. 1217 PG 1857

OLD LOGGERS WAY
 RIGHT-OF-WAY - VARIES
 PRIVATE



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 WARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 T - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81017-6, Florida Administrative Code, pursuant to section 472.027, Florida Statutes

R. Brandt Wilson

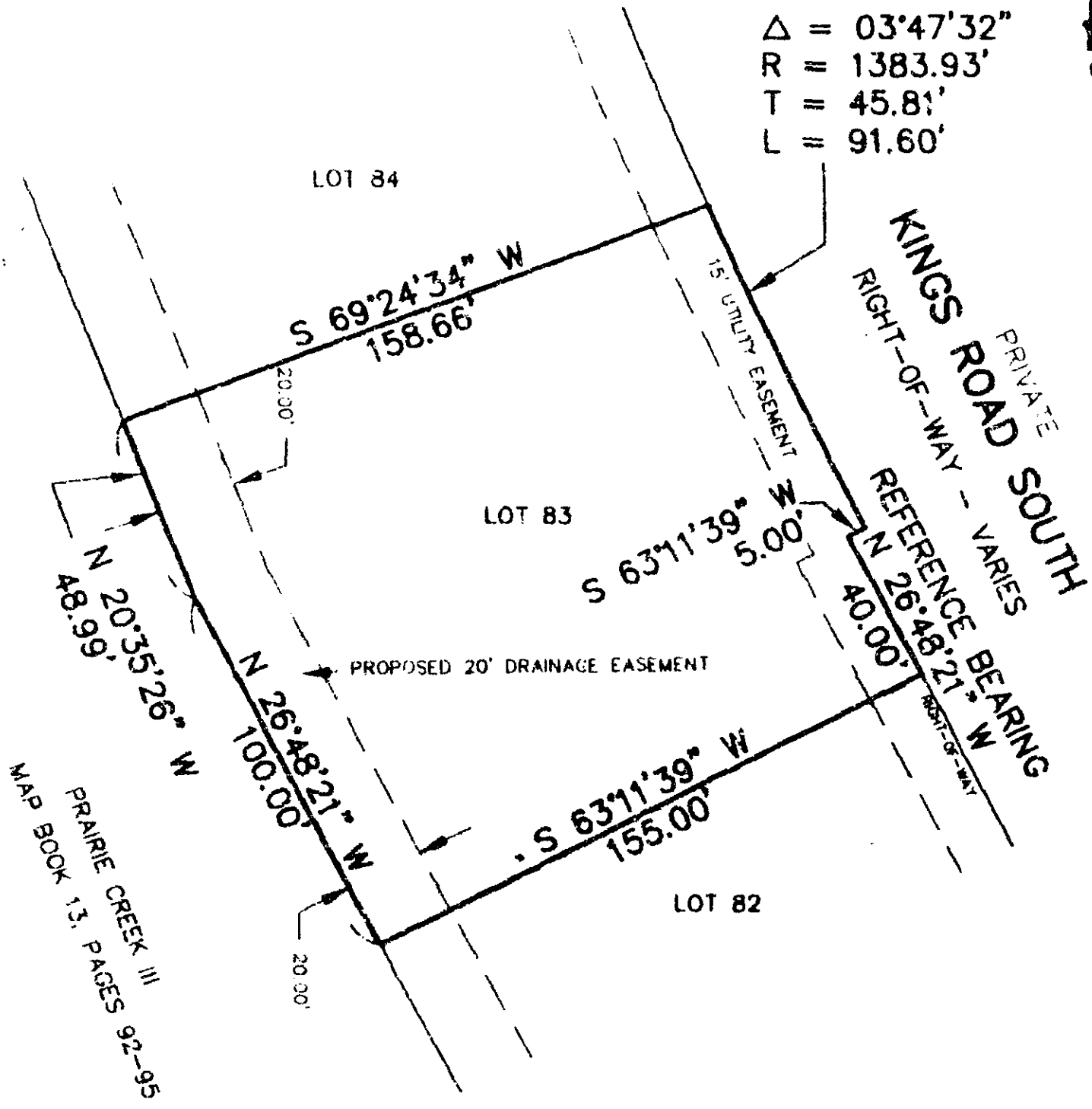
R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

DRAWN BY:	WT	JOB NO	96-489
SCALE:	1"=40'	SHEET NO	1 OF 1

EXHIBIT
 A-42

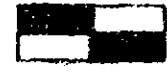
MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 20 FEET OF LOT 83, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

$\Delta = 03^{\circ}47'32''$
 $R = 1383.93'$
 $T = 45.81'$
 $L = 91.60'$



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



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 ☎ - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

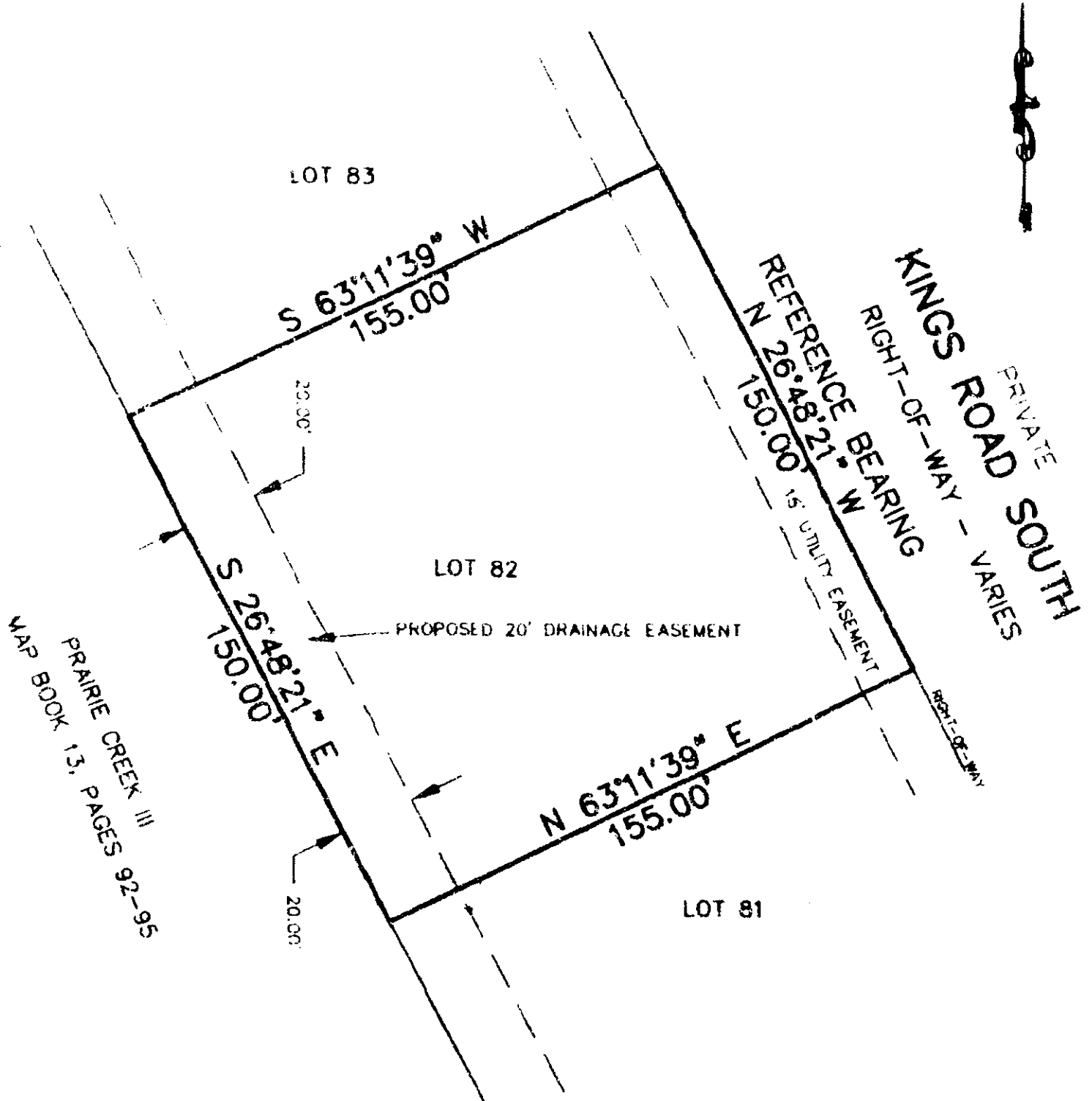
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. 154690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
A-43

DRAWN BY: WT	JOB NO: 96-489
SCALE: 1" = 40'	SHEET NO: 1 of 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE WEST 20 FEET OF LOT 82, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



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 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 81G17-4, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

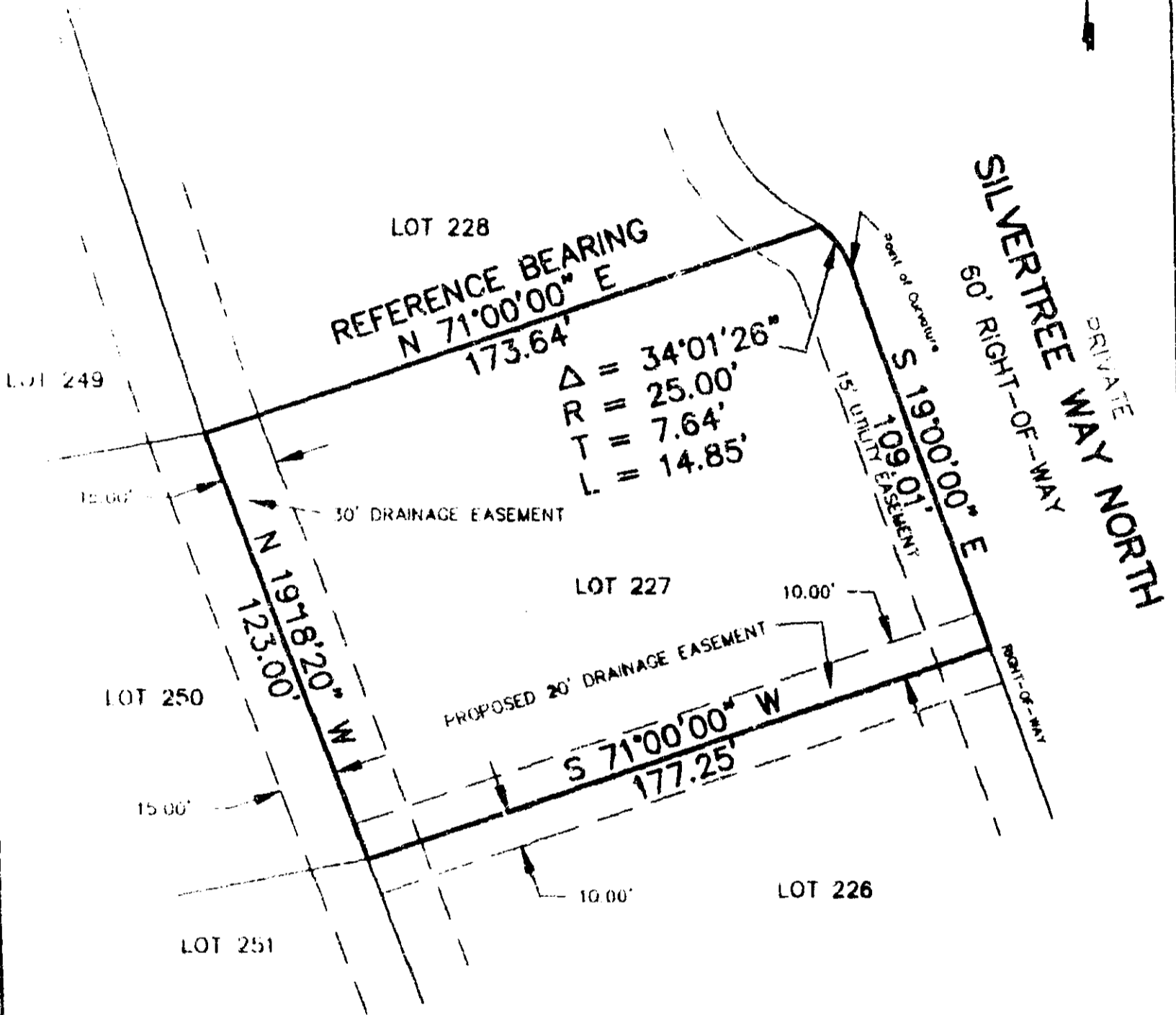
R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. NO. 154690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

EXHIBIT
 A-44

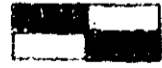
DRAWN BY:	WT	JOB NO:	96-489
SCALE:	1"=40'	SHEET NO:	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 227, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR



4075 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7512

NOTES:

- THIS IS A SKETCH OF LEGAL DESCRIPTION
- THIS IS NOT A BOUNDARY SURVEY
- NORTH BASED ON SAID PLAT
- REFERENCE BEARING AS SHOWN
- THIS SKETCH IS TO SHOW A PROPOSED EASEMENT AS PROVIDED BY CLIENT.
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED

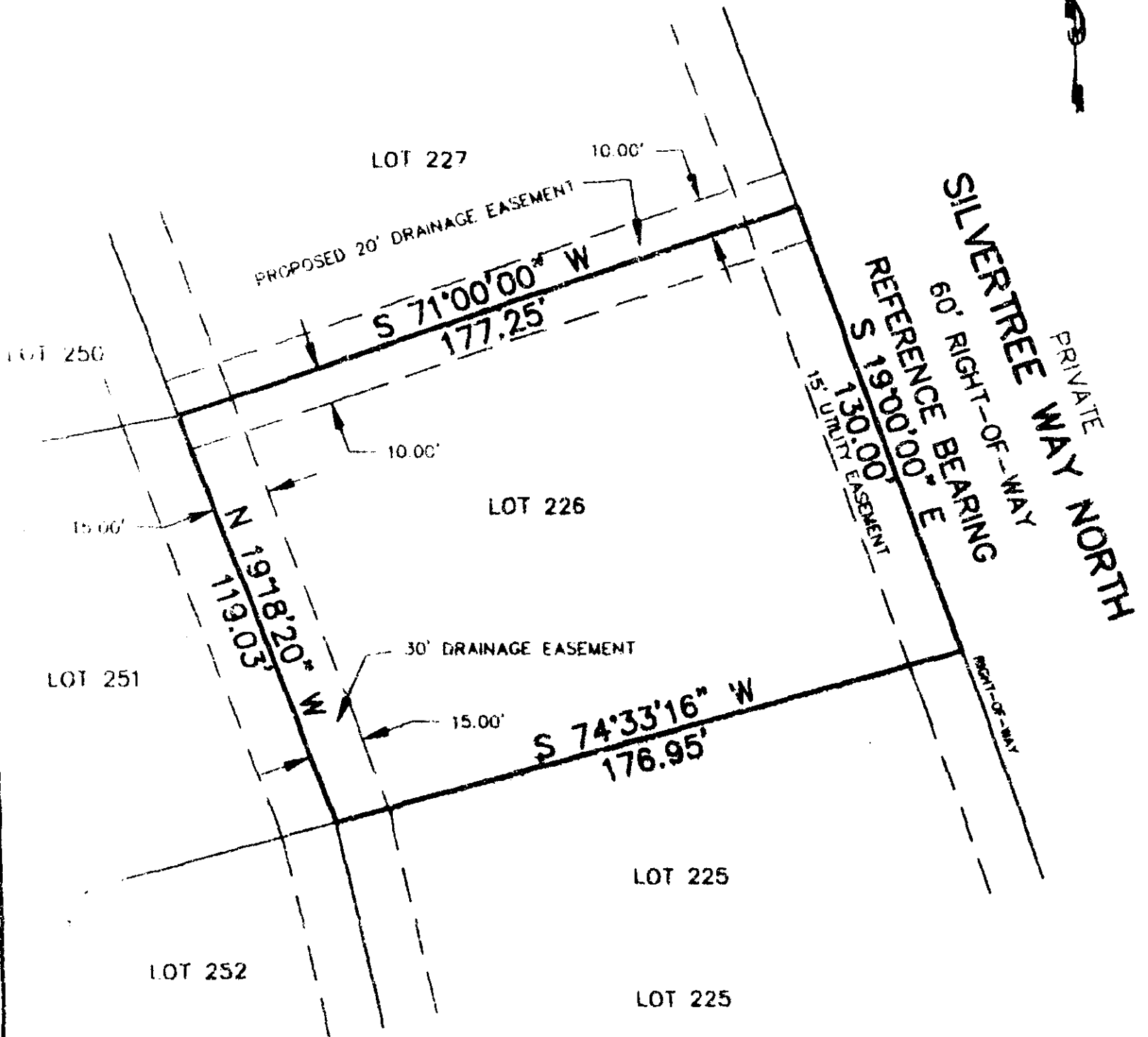
CERTIFICATION: I HEREBY CERTIFY, that the sketch shown herein, was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 51G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

Brandt Wilson
 R BRANDT WILSON, P.L.S. FL CERT. No. LS4696
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT
 A-45

DRAWN BY:	WT	JOB NO	96-489
SCALE:	1"=40'	SHEET NO	1 OF 1

MAP SHOWING SKETCH OF
A DRAINAGE EASEMENT OVER, UNDER & ACROSS
THE NORTH 10 FEET OF LOT 226, OAKBROOK,
AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
ROBERT T. HELD Sr.
GENERAL PARTNER
DARCY PARTNERSHIP LTD.
A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
PROFESSIONAL LAND SURVEYOR



4078 A-1-A South, Suite 201, St. Augustine, FL 32084
1 - (904) 471-7612

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
THIS IS NOT A BOUNDARY SURVEY
NORTH BASED ON SAID PLAT
REFERENCE BEARING AS SHOWN
THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
AS PROVIDED BY CLIENT.
NO UNDERGROUND UTILITIES OR STRUCTURES
LOCATED

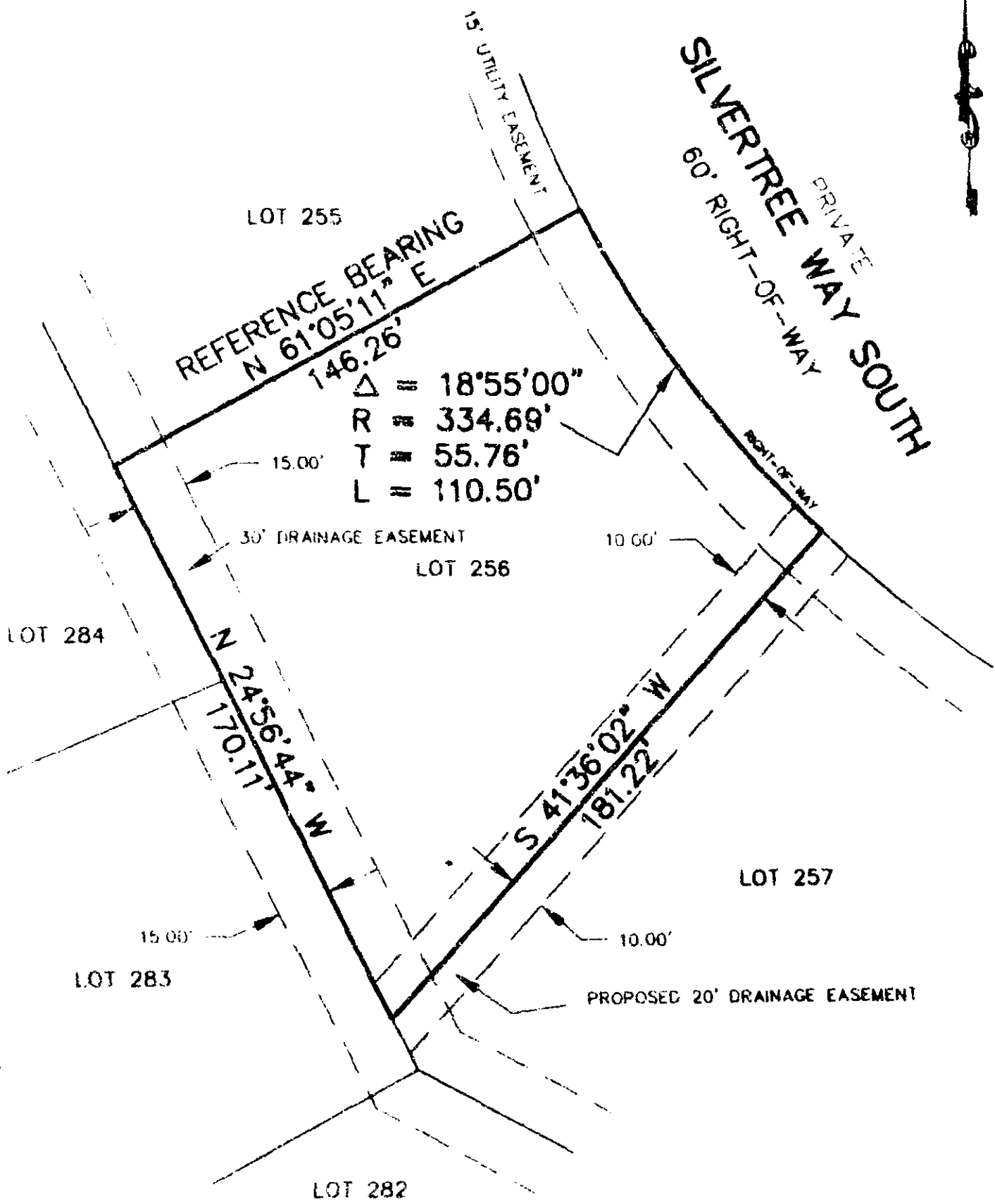
CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made
under my direction and supervision and is correct to the best of my
knowledge and belief and that it meets minimum technical standards
as set forth in Chapter 81G17-8, Florida Administrative Code, pursuant
to section 472.027, Florida Statutes.

R. Brandt Wilson
R. BRANDT WILSON, P.L.S. FL. CERT. No. 154690
Not valid without the signature and the original raised
seal of a Florida licensed surveyor and mapper

EXHIBIT
A-46

DRAWN BY:	WT	JOB NO.:	96-489
SCALE:	1"=40'	SHEET NO.	1 OF 1

MAP SHOWING SKETCH OF
 A DRAINAGE EASEMENT OVER, UNDER & ACROSS
 THE SOUTH 10 FEET OF LOT 256, OAKBROOK,
 AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
 PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



I HEREBY CERTIFY THIS SKETCH EXCLUSIVELY TO:
 ROBERT T. HELD Sr.
 GENERAL PARTNER
 DARCY PARTNERSHIP LTD.
 A FLORIDA LIMITED PARTNERSHIP

BRANDT WILSON & ASSOCIATES
 PROFESSIONAL LAND SURVEYOR

4076 A-1-A South, Suite 201, St. Augustine, FL 32084
 1 - (904) 471-7518

NOTES:

THIS IS A SKETCH OF LEGAL DESCRIPTION
 THIS IS NOT A BOUNDARY SURVEY
 NORTH BASED ON SAID PLAT
 REFERENCE BEARING AS SHOWN
 THIS SKETCH IS TO SHOW A PROPOSED EASEMENT
 AS PROVIDED BY CLIENT.
 NO UNDERGROUND UTILITIES OR STRUCTURES
 LOCATED

CERTIFICATION: I HEREBY CERTIFY, that the sketch shown hereon was made under my direction and supervision and is correct to the best of my knowledge and belief and that it meets minimum technical standards as set forth in Chapter 61G17-8, Florida Administrative Code, pursuant to section 472.027, Florida Statutes.

R. Brandt Wilson

R. BRANDT WILSON, P.L.S. FL CERT. No. LS4690
 Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper

EXHIBIT

A-47

DRAWN BY	WT	JOB NO.	86-489
SCALE	1" = 40'	SHEET NO.	1 OF 1

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 7th day of April, 1998, by Darcy Partnership, LTD. a Florida limited Corporation, with an address of 3270 Kings Road, South, St. Augustine, FL 32086 Hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, P.O. Drawer 349, St. Augustine, Florida 32085, hereinafter called "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress on and over the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water utility services only and does not convey any right to install other utilities such as cable television service lines.

Grantor does hereby warrant that the easement herein granted is free and clear of covenants, restrictions, easements, liens and encumbrances, except as set forth on Exhibit "B" attached hereto;

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated

Recorded in Public Records St. Johns County, FL
Clerk# 98016231 O.R. 1312 PG 238 11:23AM 04/17/1998
Recording \$25.00 Surcharge \$3.50 Doc Stamps \$0.70

Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by an in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. The Grantee by acceptance of this easement, hereby agrees to maintain all water mains and other elements of the water distribution system up to the point of connection with and including the water meter or meters within the Easement area. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other similar surface improvements. Grantor or Grantor's successors and assigns shall be solely responsible for replacement of any such sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. Nothing in this section shall, however, relieve Grantee of liability for damage caused to improvements by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized offices and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, Sealed and
Delivered in the
presence of:

Darcy Partnership, LTD.
a Florida limited partnership

[Signature]
Witness

[Signature]
Its General Partner

[Signature]
Witness

Date of Execution 4-7-98

STATE OF FLORIDA)
COUNTY OF ST. JOHNS }

This instrument was acknowledged before me this 7th day of April,
1998 by [Signature], the general partner of
Darcy Partnership, LTD., a Florida limited partnership, on behalf
of said limited partnership.

[Signature]
(Print Name) Sandra C. White
NOTARY PUBLIC

State of Florida at
Large

Commission # 6891 Sandra C. White
Notary Public, State of Florida
My Commission Expires 03/09/99

Personally known [initials]
or Produced I.D. _____
[check one of the above]

Type of Identification Produced

LEGAL DESCRIPTION
OF

KINGS ROAD SOUTH, A RIGHT-OF-WAY OF VARYING WIDTH LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BLACK OAK COURT, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

WELLINGTON COURT, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SANDELWOOD PLACE, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CHARMWOOD DRIVE, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

WOODBURY COURT, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MILLWOOD WAY, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CEDAR GLEN WAY, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SILVERTREE WAY NORTH, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SILVERTREE WAY SOUTH, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

WILLOW WOOD PLACE, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BRANDYWINE COURT, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "A"

O.R. 1312 PG 0242

LEGAL DESCRIPTION
OF

CREEK WAY DRIVE, A RIGHT-OF-WAY OF VARYING WIDTH LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

OLD LOGGERS WAY, A RIGHT-OF-WAY OF VARYING WIDTH LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

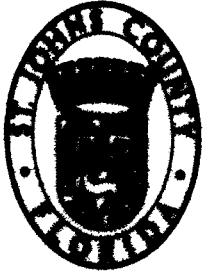
CAROLWOOD LANE, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

BODEF COURT, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

COURTYARD WAY, A 60' RIGHT-OF-WAY LYING IN OAKBROOK,
A PLATTED SUBDIVISION, AS RECORDED IN MAP BOOK 25, PAGES 45 - 57,
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "B"

1. Dedications, Easements and Reservations contained on the plat of Oakbrook recorded in Map Book 25, Pages 45-57, of the public records of St. Johns County, Florida.
2. Covenants and Restrictions for Wellington Oaks and Oakbrook recorded in Official Records Book 787, Page 0965, as amended by Official Records Book 919, Page 0482, Official Records Book 1037, Page 484 and Official Records Book 1237, Page 349, all of the public records of St. Johns County, Florida.
3. Rights of the public, abutting lot owners and the Oakbrook Homeowners' Association to utilize the property described on exhibit "A" for ingress and egress and such other purposes as may be authorized by the plats and covenants and restrictions described above.



**ST. JOHNS COUNTY
SURVEYING & MAPPING DIVISION**

4020 Lewis Speedway
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: GIS Addressing
FROM: Gail Oliver, P.S.M., County Surveyor *GO*
SUBJECT: Roadway Name Change – Creek Way Dr to Bobwood Dr
DATE: August 27, 2007

A petition to change the name of Creek Way Dr to Bobwood Dr was submitted to the County where at least 51% of the owners signed the petition. Per the St. Johns County Land Development Code Article VI Section 6.02.03 a notice was sent on August 10, 2007 to the adjoining land owners and the owners of the subject roadway, if any. The owners had 15 days to respond to the notice with any objections to the road renaming petition. No responses were received. The roadway name change has been considered and is hereby approved by the County Administrator or his designee.

Please notify the appropriate agencies of this roadway name change.

St. Johns County Board of County Commissioners



LAND MANAGEMENT SYSTEMS
Office of the County Surveyor

4020 Lewis Speedway
SAINT AUGUSTINE, FLORIDA
32085-0349

PHONE: (904) 209-0770
FAX: (904) 209-0771
EMAIL: goliver@co.st-johns.fl.us

August 10, 2007

To: Property Owner

Subject: Notice of Intent to Change a Roadway Name
Creek Way Dr to Bobwood Dr

The purpose of this notice is to advise you that a petition to rename the above named road has been received by the County. That petition (see attached) has been signed by at least 51% of the property owners on the roadway. This petition is being processed in accordance with the St. Johns County Land Development Code Article VI Section 6.02.03.

The road proposed to be renamed is Creek Way Drive in the Oakbrook Subdivision. The proposed new road name is Bobwood Dr. A map of the subject road is included.

This road was originally platted as Creek Way Dr in 1991. The road was not opened or improved at the time. Now the developer is formally improving the road and it is necessary to rename the road because of the duplication of other existing open roads in the County using the name Creek Way. In addition, there are numerous other variations to the name Creek Way which could further cause confusion. It is in the public interest to rename this road to further the public health, safety, and welfare.

You have fifteen (15) days to send your response to this notice. If there is no response in opposition received, the County Administrator will consider the roadway name change petition and approve or deny the request.

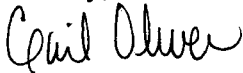
If there is opposition received to the roadway name change petition and alternate names are considered, the County Administrator may schedule a public hearing with the Board of County Commissioners. Notice will be mailed at least ten (10) days before the hearing. Those in favor or against the petition will have an opportunity to present their position on the matter before the Board of County Commissioners. The board will approve or deny the request for the roadway name change.

The County will notify the property owners owning or abutting the roadway affected stating the outcome of the hearing as to whether the road renaming petition was approved or denied. If approved, the County will notify the property owners affected with their change of address.

You may notify the County by US Mail (St. Johns County Land Management Systems Department, Attention: Gail Oliver, 4020 Lewis Speedway, St. Augustine, Florida, 32084) or Fax to 904-209-0771. A form has been provided below for your convenience if you chose to use it. If you are not opposed to road renaming it is not necessary to notify the County.

Please do not hesitate to contact me should you have any questions.

Sincerely,



Gail Oliver, CFM, PLS
County Surveyor

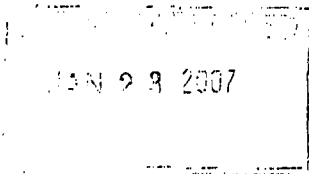
Intent to Change a Roadway Name from Creek Way Dr to Bobwood Dr

If you are not opposed to the road renaming it is not necessary to respond. If you are opposed please provide your comments.

Comments: _____

Name: _____

Address: _____



PETITION

Date: December 19, 2006

To: St. Johns Board of County Commissioners
St. Augustine, Florida

From: The property owners on **Creek Way Dr**, which is the subject of this petition.

Whereas at least fifty-one percent (51%) of the property owners on said street desire to Name / Rename their street.

The desired street name is Bobwood Dr, with
_____, being the first alternative and
_____, being the second alternative.

We the property owners on said street hereunto set our signatures:

Name Mailing Address	Physical Address	Signature
DARCY PARTNERSHIP LTD % ROBERT T HELD SR 1 W SAMPLE RD STE 101 POMPANO BEACH FL 33064-3547	3505 CREEK WAY DR	 GENERAL PARTNER
DARCY PARTNERSHIP LTD % ROBERT T HELD SR 1 W SAMPLE RD STE 101 POMPANO BEACH FL 33064-3547	3509 CREEK WAY DR	 G.P.
DARCY PARTNERSHIP LTD % ROBERT T HELD SR 1 W SAMPLE RD STE 101 POMPANO BEACH FL 33064-3547	3513 CREEK WAY DR	 G.P.
DARCY PARTNERSHIP LTD % ROBERT T HELD SR 1 W SAMPLE RD STE 101 POMPANO BEACH FL 33064-3547	3517 CREEK WAY DR	 G.P.
DARCY PARTNERSHIP LTD % ROBERT T HELD SR 1 W SAMPLE RD STE 101 POMPANO BEACH FL 33064-3547	752 OLD LOGGERS WAY	 G.P.

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

3529 CREEK WAY DR

Michael J. Held
G.P.

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

3528 CREEK WAY DR

Michael J. Held
G.P.

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

3524 CREEK WAY DR

Michael J. Held
G.P.

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

748 OLD LOGGERS WAY

Michael J. Held
G.P.

SHORB ELIZABETH J, DANIEL B SR
3381 KINGS RD S
SAINT AUGUSTINE FL 32086-0000

3381 KINGS RD S

POWERS MICHAEL E, TWILA K
3385 KINGS ROAD SOUTH
SAINT AUGUSTINE FL 32086-0000

3385 KINGS RD S

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

3512 CREEK WAY DR

Michael J. Held
G.P.

DARCY PARTNERSHIP LTD
% ROBERT T HELD SR
1 W SAMPLE RD STE 101
POMPANO BEACH FL 33064-3547

753 OLD LOGGERS WAY

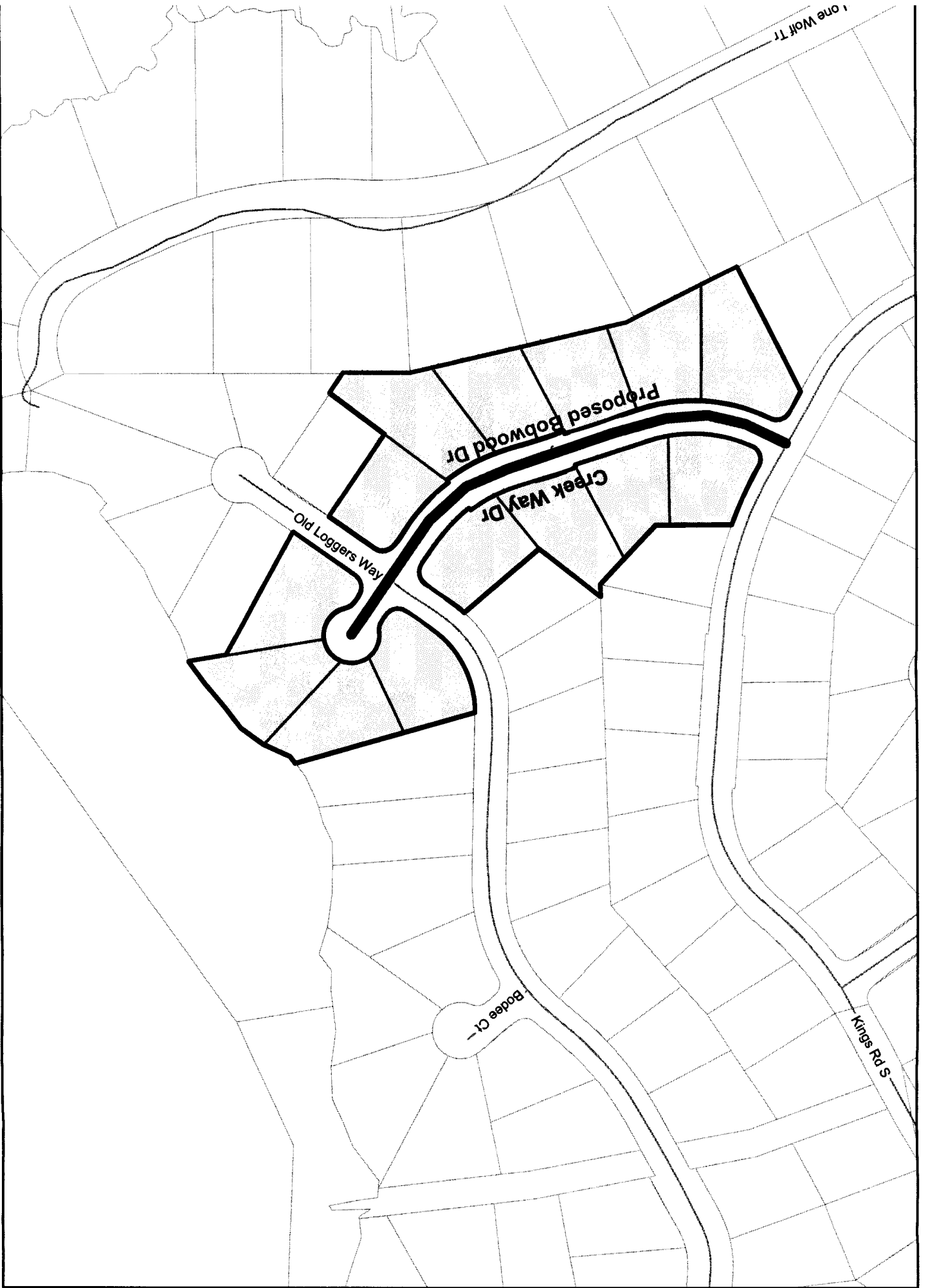
Michael J. Held
G.P.

LAUDERDALE DARYL
4 OCEAN TRACE RD #105
SAINT AUGUSTINE FL 32080-0000

3508 CREEK WAY DR



Proposed Renaming of Creek Way Dr



. 85 27960

7
PAGE 411

SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF
MOULTRIE CREEK PROPERTY OWNERS' ASSOCIATION, INC.

A Special Meeting of the Board of Directors of Moultrie Creek Property Owners' Association, Inc. was held at the offices of the Association on the 25th day of April, 1983, at 10:00 A.M. Directors Robert T. Held, Michael J. Held, Ray C. McCall and Williams L. Pace were present, constituting a quorum for the purpose of conducting all business appropriately before the meeting.

The President called the meeting to order and advised the Board that this Special Meeting was called for the full purpose of discussing the zoning on Prairie Creek IV to one-half acre lots and to further discuss the use of the 161 acres commonly known as Prairie Creek V.

After thorough discussion, it was suggested that the new areas of Prairie Creek be known as OAKBROOK OF PRAIRIE CREEK. The Board had previously approved the name SHADOW WOOD as the commonly known name of Prairie Creek III. The use of the name SHADOW WOOD has had great acceptance by the Stockholders.

The President further acknowledged the appreciation of the Board, for the purpose of being recorded in these minutes, the number of resident Stockholders of the Moultrie Creek Property Owners' Association, Inc. who appeared and spoke on behalf of the zoning for Prairie Creek IV and V ("OAKBROOK"). Special thanks being given to Ed Taylor of 17 Crazy Horse Trail who made an eloquent speech in favor of Prairie Creek's Oakbrook section.

The following motions were made, seconded and carried:

1. That Prairie Creek IV, consisting of one-half acre tracts, shall have full ingress and egress to all streets lying within Prairie Creek I, II and III. These lots shall have a minimum square footage of 1,500 square feet of heated and cooled area and shall pay a monthly assessment fee that would equal one-half those charged by the Moultrie Creek Property Owners' Association, the reason being that these lots are one-half the size of other Prairie Creek lots.

2. The 161 acres commonly known as Prairie Creek V ("OAKBROOK") consists of approximately 350 lots. This area shall have full ingress and egress to those streets lying within Prairie Creek I, II, III, and IV. These lots shall have a minimum square footage of 1,500 square feet of heated and cool area, and shall pay the monthly assessment fee as established by the Moultrie Creek Property Owners' Association for one-half acre lots.

3. At the declarant's option in the future, prior to connecting with any streets lying within Prairie Creek I, II or III, the declarant may elect to either delete Prairie Creek IV or the 161 acres of Prairie Creek V, or any portion thereof so long as it does not connect to any streets within the remaining Prairie Creek portions of the subdivision. The declarant may elect to utilize a separate entrance (Old Kings Road), and have a separate subdivision apart and disconnected from that portion of Prairie Creek operated by Moultrie Creek Property Owners' Association. This election shall be solely at the option of the declarant or its assigns.

4. The approximate thirty-two acres lying north east of Osceola Trail, inside the Wildwood Road Entrance of Prairie Creek shall be a part of Prairie Creek and shall pay an assessment fee, after a lot plat is recorded, equal to those assessed by the Moultrie Creek Property Owners' Association for every other one acre lot; and shall be entitled to full access for ingress and egress over all streets within the Prairie Creek subdivision.

5. That the Association herewith acknowledges the intent of the declarant in regard to the use of Prairie Creek IV and V and the 32 acres lying south end west of Prairie Creek I and II.

There being no further business to come before the Board, the meeting was adjourned.

[Signature]
 RAY C. McCALL, Secretary

1985 DEC 31 PM 1:28

STATE OF FLORIDA)
 : ss.:
 COUNTY OF BROWARD)

[Signature]
 CLERK OF COUNTY COURT

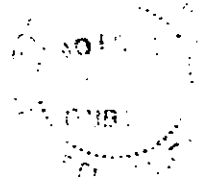
BEFORE ME, the undersigned authority, personally appeared RAY C. McCALL, who after being duly sworn did depose and say that he has read the foregoing and that he affixed his signature thereto for the purposes described therein.

WITNESS my hand and official seal this 26th day of April, 1983.

[Signature]
 ROSALIND B. LUCY
 NOTARY PUBLIC, State of Florida

MY COMMISSION EXPIRES:

NOTARY PUBLIC STATE OF FLORIDA
 My commission expires 1984
 Broward County, Florida



Order No. 4534-7-131

EASEMENT

This Instrument Prepared By

Block & 37 Twp 8 S. Rge 29 E.

JTR

Jose Marrero

I.D. # 135260

FLORIDA POWER & LIGHT COMPANY

Maintained by County Appraiser

P.O. Address 131 Hastings Rd.
St. Augustine, Florida 32086

Whereof to 135260
The undersigned, in consideration of the payment of \$1.00 and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, grant and give to Florida Power & Light Company, its licensees, agents, successors, and assigns, an easement forever for the construction, operation and maintenance of overhead and underground electric utility facilities (including wires, poles, guys, cables, conduits and appurtenant equipment) to be installed from time to time; with the right to erect, improve, add to, enlarge, change the voltage, as well as, the size of and remove such facilities or any of them within a width of 15 feet in width described as follows:

All lots have a 15 feet easement in the front, rear and any side adjacent to a street in Oakbrook Subdivision as recorded in Map Book 25, Pages 45 - 57 of the Public Records of St. Johns County, Florida.

Filed in Public Records St. Johns County, FL.
92026097 O.R. 955 PG 1828 01:42PM 09-03-92

with a 5.00 Surcharge, 1.00 Doc Stamp, 0.60
The undersigned with the right to permit any other person, firm or corporation to attach wires to any facilities hereunder and lay cable and conduit within the easement and to operate the same for communications purposes; the right of ingress and egress to said premises; the right to clear the land and keep it cleared of all trees, undergrowth and other obstructions within the easement area; and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside of the easement area which interfere with or fall upon the lines or systems of communications or power transmission or distribution; and further grants, to the fullest extent the undersigned has the power to grant, if at all, the rights hereinabove granted on the land heretofore described, along, under and across the roads, streets or highways adjoining or through said property.

IN WITNESS WHEREOF, the undersigned has signed and sealed this instrument on 7/30 1992

Witness sealed and delivered in presence of:

By: Robert T. Held, Sr.
(President's signature)

Print Name: Robert T. Held, Sr.

Print Address: General Partner

Darcy Partnership, LTD
A Florida Limited Partnership

Attest: _____
(Secretary's signature)

Print Name: _____

Print Address: 4545 N. Federal Highway
Ft. Lauderdale, FL 33303

Paul Eisenberg
(Witness Signature)

Name PEARL EISENBERG
(Witness)

Bonnie Goldman
(Witness Signature)

Name BONNIE GOLDMAN
(Witness)

RECEIVED JUL 31 1992

(Corporate Seal)

I, FLORIDA AND COUNTY OF BREVARD. The foregoing instrument was acknowledged this 11th day of August, 1992, by Robert T. Held, Sr., and _____, and _____, respectively the General Partner and Secretary of Darcy Partnership, LTD a Florida Limited Partnership corporation, on behalf of said corporation, who are personally known to me or have produced Driver License as identification, and who did (and did not) take an oath. My Commission Expires: _____
(Type of Identification)

Notary Public, State of Florida
My Commission Expires Nov. 3, 1992
Bonded Three Thousand Dollars - Insurance Inc.

Carolene E. Elanor
Notary Public Signature
Print Name Carolene E. Elanor

PREPARED BY CABLEVISION INDUSTRIES INC
6, WIERK AVE LIBERTY N.Y.

EASEMENT DEED

O.R. 846 PG 0843

90 3842

THIS EASEMENT DEED is made and executed the 26 Day of August, 1988,
by DARCY PARTNERSHIP LTD Corporation existing under the laws of the State of
Florida, and having its principal place of business at: 5401 ALA
S. ST. AUGUSTINE FLA., Florida, hereinafter called the GRANTOR, to CABLEVISION
INDUSTRIES, a Florida Corporation having its principal place of business at: Post Office
Box 311, Wierk Avenue, Liberty, New York 12754, hereinafter called the GRANTEE.

GRANTOR, in consideration of One Dollar (\$1.00) and other valuable
consideration, the receipt and sufficiency of which is acknowledged, being the owner of
the following described property:

(Insert Legal Description)

Wellington OAKS S/D

HEREBY GRANTS, bargains and sells the GRANTEE, its agents, successors and
assigns, a private right-of-way forever for the construction, operation and maintenance
of cable television facilities (including without limitation, wires, conduit, connectors,
and related equipment) installed or to be installed from time to time; with the right to
reconstruct, improve, add to and remove any such facilities, and the right of ingress and
egress to the premises at all times. This private right-of-way shall be for the benefit
of and as an easement appurtenant to the above described property and shall itself be
located on that property and described as follows:

(Insert width, location and extent of easement - attach survey
as exhibit, if available, or map, if not.)

As Utility Easements.

GRANTOR hereby covenants with GRANTEE that it is lawfully seized of this land
in fee simple; that it has good right and legal authority to sell and convey the
described interest in land; and that this conveyance complies with its Articles of
Incorporation and By-Laws.

IN WITNESS WHEREOF, GRANTOR has executed this Deed in its name and has affixed
its Corporate Seal hereto, by its proper officers, duly authorized to do so, on the day
and year first written above.

Signed, sealed and delivered
in the presence of:

[Signature]
WITNESS

DARCY PARTNERSHIP LTD
CORPORATE NAME

[Signature]
WITNESS

90 FEB 15 AM 11:1 By: [Signature]
SIGNATURE OF AUTHORIZED OFFICER

ATTEST:

[Signature] (AFFIX CORPORATE SEAL)
CLERK OF CIRCUIT COURT

SECRETARY
STATE OF FLORIDA
COUNTY OF ST. JOHN'S

The foregoing instrument was acknowledged before me this 26 Day of
August, 1988, by Stephen M. Hall (Name of Officer),
Darcy Partnership Ltd (Officer's Title), Partner (Name
of Corporation), a Florida Corporation, on behalf of the Corporation.

Documentary Tax Pd. \$ 55

\$ 0 Intangible Tax Pd.

Carl "Bud" Markel, Clerk St. Johns
County By: DM D.C.

[Signature]
NOTARY PUBLIC
State of Florida at Large
My Commission Expires: 5-16-91

This Instrument Prepared By:
Stephen A. Faustini
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 2-11-021

ASSIGNMENT

KNOW ALL MEN BY THESE PRESENTS, that DARCY PARTNERSHIP, LTD., a Florida Limited Partnership, ("Assignor"), in consideration of the sum of Ten Dollars and No/100 (10.00) and other valuable considerations received from or on behalf of OAKBROOK PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, ("Assignees"), the receipt and sufficiency of which are hereby acknowledged by Assignor, does hereby grant, bargain, sell, assign, transfer, and convey to Assignee, to the extent transferrable, the following rights, entitlements, approvals and documents pertaining or relating to the Wellington Oaks/Oakbrook subdivision, as shown or referenced on Map Book 22, Pages 70-71, Map Book 24, Pages 56-57, Map Book 25, Pages 45-57, and Map Book 32, Pages 10-11, all of the public records of St. Johns County, Florida (the "Property"):

(i) any and all plans, permits, licenses, agreements, including water, wastewater and stormwater capacity reservations and agreements, including, without limitation, any stormwater management permits issued by the St. Johns River Water Management District and/or the United States Army Corps of Engineers;

(ii) all rights, powers and reservations of Assignor as owner, developer, Declarant or otherwise under any easements, declaration of easements, utility agreements, maintenance agreements or other agreements applicable or appurtenant to the Property;

(iii) all rights, powers and reservations of Assignor as owner, developer, Declarant or otherwise under any restrictive covenants, including the Amended and Restated Declaration of Covenants, Conditions and Restrictions and any amendments thereto; and

(iv) all rights, powers and reservations of Assignor, as Declarant under the Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded in the public records of St. Johns County, Florida, and under the Articles of Incorporation and Bylaws of Oakbrook Property Owners' Association, Inc., and any amendments to those governing documents.

Assignor shall execute such other further documents, deeds, assignments or consents as may be reasonably requested by Assignee to implement this Assignment and

the transfer to Assignee of all remaining real property owned by Assignor in the Wellington Oaks and Oakbrook subdivisions.

In the event Assignor fails to comply with the terms of this Assignment, Assignee has the right to enforce the terms of this Assignment and recover from Assignor all costs and expenses incurred, including reasonable attorneys' fees at all levels of the proceedings, whether or not suit be brought, and whether or not in connection with an appeal.

This Assignment shall be binding upon and inure to the benefit of the legal representatives, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, Assignor has executed this Assignment under seal this 3rd, day of December, 2011.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD.,
a Florida Limited Liability Partnership

Jane Sheppard
Witness JANE SHEPPARD
(type or print name)

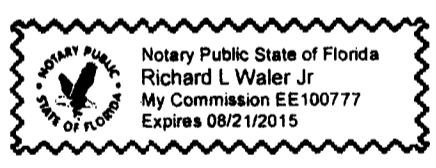
By: Michael Held
Michael Held
Its President

Richard L. Waler III
Witness Richard Waler III
(type or print name)

Assignor

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 3rd day of December, 2011, by Michael Held, as President of Darcy Partnership, LTD., a Florida Limited Liability Partnership, on behalf of the company, who () is personally known to me or (X) has produced _____ identification.



Richard L. Waler Jr
Notary Public
Richard L. Waler Jr
(Name of notary, typed/printed/stamped)
My commission number: EE100777
My commission expires: 8/21/2015

This Instrument Prepared By:
Stephen A. Faustini
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 2-06-014

**ELEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS ELEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK, recorded in Official Records 787, Pages 965 through 991, as amended by amendment recorded in Official Records 819, Page 482; by second amendment recorded in Official Records 910, Page 1504; by third amendment recorded in Official Records 1037, Page 484; by fourth amendment recorded in Official Records 1237, Page 349; by fifth amendment recorded in Official Records 1360, Page 1790; by sixth amendment recorded in Official Records 1475, Page 1901; by seventh amendment recorded in Official Records 1484, Page 199; by eighth amendment recorded in Official Records 1896, Page 755; by ninth amendment recorded in Official Records 2814, Page 1501; and by a tenth amendment recorded in Official Records 3335, Page 1891, all of the public records of St. Johns County, Florida (collectively, the "Declaration"), is executed this 31st day of May, 2011, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSTH:

WHEREAS, the Declarant desires to amend the Declaration to amend the building size restrictions set forth in Article II, Section 3.04 of the Declaration; and

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 3.04 is hereby amended as follows (additions are underlined, deletions are stricken through):

3.04 No residence shall be constructed or maintained upon any Lot which shall have a smaller living floor area (exclusive of porches, patios, and garages) than ~~1,600~~ 2,000 square feet. If any of the structures be two-story, the minimum ground floor living area (exclusive of porches, patios, and garages) shall be 950 square feet.

2. In all other respects, the Declaration remains unmodified and in full force and effect.

3. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 31st day of May, 2011.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

Harry L. Maxwell
Witness: Harry Maxwell
(Type or Print Name)

By: Michael J. Held
Michael J. Held
Its General Partner

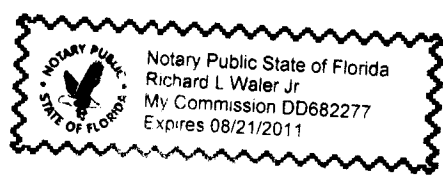
Jane Sheppard
Witness: Jane Sheppard
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF ST JOHNS

THE FOREGOING instrument was acknowledged before me this 31st day of May, 2011, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who () is personally known to me or () has produced identification.

Richard L Water, Jr.
Signature of Notary

Richard L Water Jr.
(Name of Notary Typed or Printed)
Commission number: DD682277
Commission Expires: 8/21/11




CERTIFICATE OF APPROVAL

The undersigned, being the Secretary of the Oakbrook Property Owners' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase 1, and Oakbrook, was approved by the Association at a meeting of the board of directors held February 28, _____, 2011.

Dated 5-31 _____, 2011.

OAKBROOK PROPERTY OWNERS' ASSOCIATION, INC.

By: 
Print Name: Ryan Held
Its: Secretary

**TENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK recorded in Official Records book 787, Page 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official records Book 910, Page 1504; by third amendment recorded in Official Records Book 1037, Page 484; by fourth amendment recorded in Official Records Book 237, Page 349; by fifth amendment recorded in Official Records Book 1360, Page 1790; sixth amendment recorded in Official Records Book 1475, Page 1901; by seventh amendment recorded in Official Records Book 1484, Page 199 and by Eighth Amendment recorded in Official Records Book 1896, Page 755, and by Ninth Amendment recorded in Official Record Book 2814 Page 1501, all of the public records of St. Johns County, Florida (collectively the "Declaration") is executed this 12 day of July, 2010, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Declaration to allow the display of builder marketing and sales signage; and to permit the Board of Directors to waive assessments on Lots 36 through 58, inclusive; Lots 60 through 69, inclusive; Lots 72 through 78, inclusive; Lots 114 through 116, inclusive; Lots 121, 123, and 124; Lots 225 through 234, inclusive; Lots 256 through 265, inclusive; Lots 302 through 304, inclusive and Lots 307 through 316, inclusive OAKBROOK according to may or plat thereof as recorded in Map Book 25 through 57 of the public records of St. Johns County, Florida and those parts of Government Lots 4 and 5 Section 12, township 8 South, Range 29 East abutting lots 46 and 47 (aforesaid) on the South (the "Undeveloped Lots") until the completion of horizontal infrastructure improvements associated with the Undeveloped Lots which are contained in Phases VI and VII;

WHEREAS, the Declarant has entered into a purchase and sale agreement for the sale of a portion of the Undeveloped Lots to a residential developer and such developer intends to construct infrastructure improvements for the construction of homes on the Undeveloped Lots;

WHEREAS, the Declarant and the Association acknowledge and agree that the construction of infrastructure improvements and homes on the Undeveloped Lots is in the best interest of the Declarant and the Association and that such improvements could not be completed without this Amendment;

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 4.03 is hereby amended as follows:

4.03 No sign of any kind shall be displayed on any Lot, except one plate bearing the owner's name and number of residence, one "for sale" sign, and up to two signs advertising that the premises are protected by a security system. Specifications and approval as to the size, location, design, and type of material of each such residence plate, "for sale" sign, and security sign shall be at the sole discretion of the Committee. Notwithstanding the foregoing, industry standard builder, sales and developer signage shall be permitted on the Undeveloped Lots for the purpose of marketing and sales to third party purchasers, and a 3' x 5' builder sign shall be permitted by the clubhouse amenity area for the purpose of marketing and sales of the Undeveloped Lots.

2. Article VI, Section 6.03, is hereby amended as follows:

6.03 No Lot owner, parcel owner, or lessee shall be excused from the payment of the fees provided for herein because of his or her failure to use any of the said facilities to be maintained. The Board of Directors may waive assessments due on any Lot for such time as the Lot is not accessible by a paved road. Any such waiver of assessments shall terminate upon the completion of construction of a paved road providing with ingress to and egress from the Lot. Further, the Board of Directors may waive assessments as to the Undeveloped Lots until the completion of all infrastructure improvements (i.e., including, but not limited to, roads, water, drainage) applicable to the Undeveloped Lots and a final certificate of occupancy has been obtained for such infrastructure improvements.

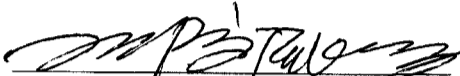
3. In all other respects, the Declaration remains unmodified and in full force and effect.

4. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

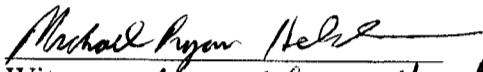
IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 7th day of July, 2010.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD.,
a Florida Limited Partnership

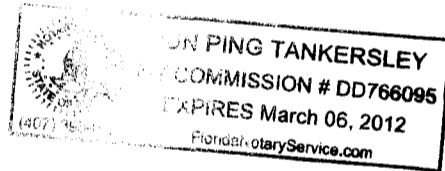

Witness: Sun P Tankersley
Print Name

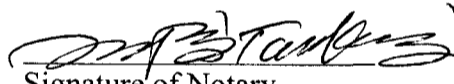
By: 
Michael J. Held
Its General Partner


Witness: Michael Ryan Held
Print Name

STATE OF FLORIDA
COUNTY OF ST Johns

THE FOREGOING instrument was acknowledged before me this 7th day of July, 2010, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or X has produced Florida driver's license number 443055050080 identification.




Signature of Notary
Sun P Tankersley
Name of Notary Typed or Printed
Commission number: DD766095
Commission expires: 03/06/12

CERTIFICATE OF APPROVAL

The undersigned, being the Secretary of the Oakbrook Property Owners' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase I, and Oakbrook, was approved by the Association at a meeting of the board of directors held July 6, 2010.

Dated: July 6, 2010

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: *Michael P. Heid*
Print Name: Michael Ryan Heid
Its: Secretary

(CORPORATE SEAL)

OAKBROOK PROPERTY OWNERS' ASSOCIATION, INC.

**SPECIAL MEETING OF THE BOARD OF DIRECTORS
APPROVING**

**TENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WELLINGTON OAKS, PHASE I AND OAKBROOK**

We, the directors of Oakbrook Property Owners' Association, Inc. (the "Association"), a Florida non profit corporation, do hereby certify that the following resolutions were duly adopted by the Board of Directors on July 6, 2010, pursuant to a special meeting duly called and held and such resolutions have not been amended, modified, rescinded or revoked and are in full force and effect on the date hereof:

RESOLVED, that the construction of infrastructure improvements and homes on Lots 36 through 58, inclusive; Lots 60 through 69, inclusive; Lots 72 through 78, inclusive; Lots 114 through 116, inclusive; Lots 121, 123, and 124; Lots 225 through 234, inclusive; Lots 256 through 265, inclusive; Lots 302 through 304, inclusive and Lots 307 through 316, inclusive OAKBROOK according to may or plat thereof as recorded in Map Book 25 through 57 of the public records of St. Johns County, Florida and those parts of Government Lots 4 and 5 Section 12, township 8 South, Range 29 East abutting lots 46 and 47 (aforesaid) on the South (the "Undeveloped Lots") is advantageous to the Association.

RESOLVED FURTHER, that the development and construction of homes on the Undeveloped Lots is not likely to occur unless the Association agrees to waive assessments on the Undeveloped Lots until such time as the infrastructure improvements applicable to the Undeveloped Lots are completed and a certificate of occupancy is obtained, and unless the Association agrees to permit industry standard builder marketing and sales signage as to the Undeveloped Lots.

RESOLVED FURTHER, that the Tenth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase I, and Oakbrook, attached hereto is hereby approved by the Association.

There being no further business to come before the Board, the meeting was adjourned.

Michael Held
Michael Held, President

STATE OF FLORIDA
COUNTY OF St. Johns

THE FOREGOING instrument was acknowledged before me this 7 day of July, 2010, by Michael John Held, a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number H430-550-50-030-0 as identification.



Jun P Tankersley
Signature of Notary
Jun P Tankersley
Name of Notary Typed or Printed
Commission number: DD766095
Commission expires: March 06, 2012

ABSENT
Lori Held

STATE OF FLORIDA
COUNTY OF St. Johns

THE FOREGOING instrument was acknowledged before me this 15 day of July, 2010, by J, a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number as identification.

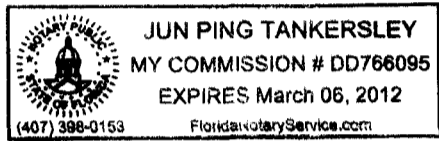
Signature of Notary

Name of Notary Typed or Printed
Commission number: _____
Commission expires: _____

Michael Ryan Held
Ryan Held

STATE OF FLORIDA
COUNTY OF St. Johns

THE FOREGOING instrument was acknowledged before me this 7 day of July, 2010, by Michael Ryan Held, a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or X has produced Florida driver's license number H 430-556-73-208-00 as identification.



Jun P Tankersley
Signature of Notary

Jun P Tankersley
Name of Notary Typed or Printed

Commission number: DD 766095

Commission expires: March, 06 2012

Paul J. Ryan
Paul Ryan

STATE OF FLORIDA
COUNTY OF St Johns

THE FOREGOING instrument was acknowledged before me this 7 day of July, 2010, by Paul John Ryan, a Florida Limited Partnership, on behalf of the corporation, who ✓ is personally known to me or has produced Florida driver's license number R500690414490 as identification.

Michael Ryan Held
Signature of Notary

Michael Ryan Held
Name of Notary Typed or Printed

Commission number: DD696077

Commission expires: July 17, 2011

Harry Maxwell
Harry Maxwell

STATE OF FLORIDA
COUNTY OF St. Johns

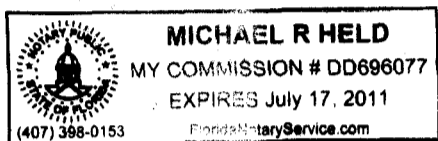
THE FOREGOING instrument was acknowledged before me this 7 day of July, 2010, by Harry Maxwell, a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or ___ has produced Florida driver's license number A240 37257 0010 as identification.

Michael Ryan Held
Signature of Notary

Michael Ryan Held
Name of Notary Typed or Printed

Commission number: DD696077

Commission expires: July 17, 2011



AMENDED AND RESTATED

DECLARATION OF

COVENANTS, CONDITIONS AND RESTRICTIONS

THIS AMENDED AND RESTATED DECLARATION, made as of the date hereinafter set forth, by Darcy Partnership, Limited, a limited partnership, authorized to do and doing business in the State of Florida, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant recorded that certain Declaration of Covenants, Conditions and Restrictions for Wellington Oaks Phase I and Oakbrook in Official Records Book 787, Pages 965 through 991, as amended by Amendment recorded in Official Records Book 819, Page 482; by Second Amendment recorded in Official Records Book 910, Page 1504; by Third Amendment recorded in Official Records Book 1037, Page 484; by Fourth Amendment recorded in Official Records Book 237, Page 349; by Fifth Amendment recorded in Official Records Book 1360, Page 1790; by Sixth Amendment recorded in Official Records Book 1475, Page 1901; by Seventh Amendment recorded in Official Records Book 1484, Page 199, by Eight Amendment recorded in Official Records Book 1896, Page 755; and by Ninth Amendment recorded in Official Records Book 2814, Page 1501, all of the public records of St. Johns County, Florida (hereinafter collectively referred to as the "Original Declarations"); and

WHEREAS, the Original Declarations pertain to the following described real property situated, lying and being in St. Johns County, Florida, to wit: Wellington Oaks, Unit 1, according to map or plat thereof recorded in Map Book 21 pages 70 and 71 of the public records of St. Johns County, Florida. Less and Except all road rights of ways that are or shall be held, sold and conveyed subject to the easements, restrictions, covenants and conditions, all of which are for the purpose of protecting the value and desirability of, and which are or shall be covenants to run with said lots and be binding on all parties having any right, title or interest in the lots described above or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof; and

WHEREAS, Article VII, Section 1.01 of the Declaration authorizes the Declarant to amend the Original Declarations provided such amendment does not affect the lien of any mortgage encumbering any of the lots within the Property and is approved by the Association; and

WHEREAS, Declarant desires to amend and restate the Original Declarations, and all amendments and alterations thereto, in their entirety for the purpose of clarifying and modifying the covenants and restrictions contained therein; and

NOW, THEREFORE, the Original Declarations as they have been previously amended are hereby further amended in part and are restated in their entirety. Except as may be specifically set forth herein, it is intended that this Amended and Restated Declaration of

Covenants, Conditions and Restrictions supersede the Covenants, Conditions and Restrictions contained in the Original Declarations and all amendments thereto. Said Amended and Restated Declaration of Covenants, Conditions and Restrictions shall run with the property, shall be binding upon all parties having and/or acquiring any right, title or interest in the property or in any part thereof, and shall inure to the benefit of each and every person or entity from time to time, owning or holding an interest in said real property. To the extent there is any conflict whatsoever between the provisions of this Amended and Restated Declaration and those of the Original Declarations or their amendments, the provisions of this Amended and Restated Declaration shall be deemed to control. All future Amendments to the Covenants, Conditions and Restrictions on the Land subject to this Amended and Restated Declaration and governed by the Oakbrook Property Owners Association, Inc., shall be made to this Amended and Restated Declaration. Any such Amendment shall be deemed to appropriately amend the Amended and Restated Declaration and the Original Declarations and all amendments thereto which this Amended and Restated Declaration supersedes.

ARTICLE I DEFINITIONS

1.01. ASSOCIATION: "Association" shall mean and refer to Oakbrook Property Owners Association, Inc., a corporation not-for-profit, organized and existing under the laws of the State of Florida, its successors and assigns.

1.02. COMMITTEE: "Committee" shall mean and refer to the Architectural Review Committee, which shall be appointed by the Association.

1.03. OWNER: "Owner" shall mean and refer to the owner of record, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property, including Owners who have contracted to sell, but excluding those having such interest merely as security for the performance of an obligation.

1.04. PROPERTY: "Property" shall mean and refer to the real property described above, and such other real property as may hereafter be brought within the jurisdiction of the Association.

1.05. COMMON AREA: "Common Area" shall mean and refer to all real property and improvements located thereon of the real property dedicated from time to time by the Declarant to the Association and owned from time to time by the Association for the common use and enjoyment of the Owners.

1.06. LOT: "Lot" shall mean and refer to the lots of land described in the plat of Wellington Oaks, according to the plat thereof recorded in Map Book 21, Pages 70 through 71, inclusive, of the current public records of St. Johns County, Florida.

1.07. MEMBER: "Member" shall mean and refer to every person or entity who holds membership in the Association pursuant to the provisions of this instrument.

1.08. DECLARANT: "Declarant" shall mean and refer to Darcy Partnership, Limited, a limited partnership authorized to do and doing business in the State of Florida, its successors and assigns.

1.09. SUBDIVISION: "Subdivision" shall mean and refer to all the real property above described and recorded as Wellington Oaks and any and all future real property to be platted by the Declarant, its successors and assigns, simultaneously or in successive phases, under the name of Wellington Oaks, Oakbrook, or any other name provided that property or subdivision is contiguous or adjacent to the land described in the plat of Wellington Oaks, according to the plat thereof, recorded in Map Book 21, pages 70 through 71, inclusive, of the public records of St. Johns County, Florida, or is contiguous and adjacent to any other subdivision which subdivision is adjacent to said plat of Wellington Oaks described herein and is subject to these covenants and restrictions.

1.10. SUCCESSORS AND ASSIGNS: "Successors and Assigns" shall mean and refer to the successors or assigns of legal or equitable interests of the Declarant, who are designated as such by an instrument in writing signed by the Declarant and recorded among the Public Records of St. Johns County, Florida specifically referring to this provision of these restrictions. As used in these Restrictions, the words "successors and assigns" shall NOT be deemed to refer to an individual purchaser of a Lot or Lots in Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09.

1.11. COMMITTEE APPROVAL: "Committee Approval" shall mean and refer to written approval by the Committee.

1.12. BUILDING RESTRICTION LINE: "Building Restriction Line" shall mean and refer to the building restriction line as indicated on the Wellington Oaks, Oakbrook plat, abovementioned, as to any Lots.

1.13 "SURFACE WATER OR STORMWATER MANAGEMENT SYSTEM(S)" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events incorporation methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity or quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

**ARTICLE II
RESTRICTIONS**

USE RESTRICTION

1.01. Each and every of the Lots described above shall be known and described as Residential Lots, and no structure shall be constructed or erected on any Residential Lots other than one (1) detached single family dwelling not to exceed two (2) stories in height, including an attached two-car garage.

SET BACK RESTRICTIONS

2.01. No building or permanent structure shall be erected on any of said Lots nearer than forty (40) feet to the front lot lines of said Lots, nor nearer than ten (10) feet to any interior side lot lines. With regard to corner lots, the setback from the street upon which the principal building faces shall be forty (40) feet and constitute the front yard setback. The setback from the street on which the side of the building faces shall be twenty-five (25) feet. On the side Lot line which adjoins another Lot, the side yard setback requirement shall be ten (10) feet. A corner Lot is defined as a Lot on two or more intersecting roads. For the purposes of this covenant, eaves and steps shall be considered as part of the building or permanent structure. Concerning all Lots, no structure shall be permitted nearer than twenty-five (25) feet to the rear Lot line of the Lot without written approval of the Committee. No swimming pool, with or without an enclosure, may be erected or placed on a Lot unless and until its location and architectural and structural design has been approved in writing by the Committee.

2.02. When two or more Lots are used as one building site, the setback restrictions set forth in Paragraph 2.01 of this Article and easements shall apply to the exterior perimeter of the combined site, and the property owner must build across the Lot line or lines.

2.03. The easements reserved and granted on the play of the Property and in Section 2.01 above, may only be utilized by utility and/or cable television companies approved by the Declarant. The Declarant shall have the sole and absolute right to disapprove any utility and/or cable television company which seeks to utilize such easements.

RESIDENTIAL SITES AND BUILDING SIZE RESTRICTIONS

3.01. No lot shall be replatted, with the exception of Lot 38, which may be replatted as a roadway to contiguous property.

3.02. In addition to the remedies provided in Section 3.01, the Association may suspend, for a reasonable period of time, the rights of an Owner or an Owner's tenants, guests, or invitees, or both, to use Common Property and facilities, and may levy reasonable fines, not to exceed \$100.00 per violation, against any Owner or any tenant, guest, or invitee, in accordance with the procedure set forth in Section 720.305, Florida Statutes, as amended from time to time. A fine may be levied on the basis of each day of a continuing violation, for so long as the violation continues, with a single notice and opportunity for a hearing. A fine levied pursuant to this section shall constitute a lien on any Lots owned by the member against whom it is imposed. Such lien shall be effective from and after recording of a claim of lien in the public records of St. Johns County, and shall be subordinate to any mortgages of record as of the date the lien is recorded. Such lien shall be enforceable in the manner provided in Article VI, Section 4.01, and shall be subject to the provisions of Article VI, Sections 4.02 through 4.05 and 6.01, 6.04 and 6.05.

3.03. Every structure placed on any Lot shall be constructed from material which has been approved in writing by the Committee.

3.04. No residence shall be constructed or maintained upon any Lot which shall have a smaller living floor area (exclusive of porches, patios, and garages) than 1,600 square feet. If any of the structures be two-story, the minimum ground floor living area (exclusive of porches, patios, and garages) shall be 950 square feet.

3.05. No window air-conditioning units shall be installed in any side of a building which faces an access way, unless prior approval has been obtained from the Committee.

3.06. All Lots shall be sodded with grass from the structure to the paved street in the front and from the structure to the Lot line on the side. Driveways and walkways excluded.

3.07. Driveways on all Lots shall be of a hard surface material connecting from the structure to the paved street.

NUISANCES TRASH AND SIMILAR RESTRICTIONS

4.01. No noxious or offensive trade shall be carried on upon any Lot, nor shall anything be done within Willington Oaks, Oakbrook or any other subdivision named subdivision as subdivision is defined in Article I, Section 1.09, which may be or become an annoyance or nuisance to the neighborhood or endanger its residents or visitors.

4.02. No trailer, basement, tent, shack, garage, barn or other outbuilding erected on any Lot shall at any time be used as a residence, temporarily or permanently, nor shall any residence of a temporary character be permitted.

4.03 No sign of any kind shall be displayed on any Lot, except one plate bearing the owner's name and number of residence, one "for sale" sign, and up to two signs advertising that the premises are protected by a security system. Specifications and approval as to the size, location, design, and type of material of each such residence plate, "for sale" sign, and security sign shall be at the sole discretion of the Committee.

4.04. No oil drillings, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any Lot, nor shall oil wells, tunnels, mineral excavation or shafts be permitted upon or in any Lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted upon any Lot.

4.05. No animals, livestock, or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats, or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose and provided they are maintained in a clean and sanitary condition and kept within the Owner's property.

4.06. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, derelict vehicles or fixtures, and other waste shall not be allowed to accumulate and shall not be kept except in sanitary containers, which shall be maintained in a clean and sanitary condition and contained within an enclosed structure which shall be in conformity with the residential structure and approved by the Committee.

4.07. No cars, tractors, trucks, trailers or other wheeled vehicles may be parked at any time on any street or right-of-way of Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09.

4.08. No wheeled vehicles of any kind, may be parked on the Lot unless the same are completely inside a garage, except that private automobiles of the occupants, bearing no commercial signs, may be parked in the driveway on the Lot, and except that private automobiles of guests of the occupants may be parked in such driveway, and except that other vehicles may be parked in such driveway during the times necessary for pickup and delivery service and solely for the purpose of such service. Boats may be kept on a Lot if completely screened by a fence or completely inside a garage.

4.09 No unregistered or uninsured vehicles of any kind, with the exception of golf carts operated by a licensed driver, may be operated on any street or right-of-way except for equipment necessary to maintain property, such as riding lawnmowers, in Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09.

4.10. No clothesline or clothes pole may be placed on any Lot unless it is placed on the Lot in such a manner as to make it least visible to any street, and it is not attached to the main residence.

4.11. No antenna, TV dish, or aerial of any nature shall be installed or placed on any Lot or property or to the exterior of any single family dwelling or accessory building thereto without the prior written approval of the Committee.

4.12. No property Owner may cut a tree with a diameter in excess of six (6) inches, without the prior approval of the Committee, except dead or other dangerous trees which pose an eminent threat to life or property.

4.13. No mailbox, newspaper box or similar holder shall be permitted on property Owner's Lots. Design, size and location for mailboxes will be provided by the Declarant.

4.14. No lawn, fence, hedge, tree or landscaping feature of any of said Lots shall be allowed to become obnoxious, overgrown, or unsightly in the sole reasonable judgment of the Association, or their duly appointed Committee. In the event that any lawn, fence, hedge, tree or landscaping feature shall become obnoxious, overgrown, unsightly or unreasonably high, the Association or its duly authorized agent, as is hereafter described, shall have the right, but not the obligation, to cut, trim or maintain said lawn, fence, hedge, tree or landscaping feature and to charge the Owner or lessee of the Lot a reasonable sum therefore and the Association or its duly authorized agent shall not thereby be deemed guilty of a trespass. If said charge is not paid to the Association with thirty (30) days after a bill therefore is deposited in the mail addressed to the last known Owner or lessee of the Lot at the address of the residence or building on said Lot, or at the address of the Owner as shown in the tax records of St. Johns County, Florida, then said sum shall become delinquent and shall become a lien to be collectible the same as other delinquent fees as set forth in Article VI, Section 4.01 hereof. The Association, or its agent, or

the Committee, or its agent, shall have the right, from time to time, to adopt reasonable rules, regulations and standards governing the conditions of lawns, fences, hedges, trees, or landscaping features including, but not limited to, standards regarding the height of growth of grass, trees and bushes, condition of lawns, removal of weeds, replacement of dead or diseased lawns, and similar standards.

4.15. Nothing contained in these covenants and restrictions shall prevent the Declarant, or any person designated by the Declarant, from erecting or maintaining such commercial and display signs and such temporary dwellings, model houses, and other structures as the Declarant may deem advisable for development purposes for Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09.

4.16. No construction, including clearing, dredging or filling, except that authorized by St. Johns River Water Management District (the "District") permit No. 4-109-0121 or any subsequent permit issued by the District, shall occur waterward of the jurisdictional wetland lines shown on the Plat of Oakbrook.

WELL WATER AND SEPTIC TANK RESTRICTIONS.

5.01. At least the first well of each residence shall be drilled prior to application for approval of placement of the septic tank. All pumps and piping for the water system shall be subterranean, or, if above ground level, shall be enclosed in an appropriate structure or pump house which is in conformity with the residential structure and is approved by the Committee, unless such apparatus is in the interior of the residence. Prior to the use of all wells and septic tanks, said wells and septic tanks shall be approved by the Committee and be in compliance with the standards of all government regulatory commissions. Septic tanks, drains, drain fields or wells shall not be built over easements.

5.02. If and when public (or private) central water and/or central sewage treatment plant and collection systems are provided, each Owner of a Lot to which such system is made available shall, at his expense, connect his water and/or sewage disposal lines to the water and/or sewage collection lines provided to serve that Owner's Lot so as to comply with the requirements of such water and/or sewage collection and disposal service and shall pay contributions in aid-of-construction and connection charges as established or approved by the Declarant or Association. After such connection, each such property Owner shall pay when due the periodic charges or rates for the furnishing of such water and/or sewage collection and disposal service made by the operator thereof. No sewage shall be discharged onto the open ground or into any marsh, lake, pond, park, ravine, drainage ditch or canal or access way. If said water system is installed, well water shall be used only for irrigation, swimming pools, air conditioning and heating system.

FENCES

6.01. All fences shall be a maximum height of six (6) feet and no wire fence shall be permitted within the area between the front of a residence and the street property line, all fences being approved by the Committee. In the event of any dispute between an Owner and the Declarant, or its agent, or the Association, or its agent, or any other Lot Owner as to whether any feature of a

fence is restricted by title section, the decision of the Committee regarding such feature, shall be final.

OBSTRUCTIONS TO SIGHT LINES

7.01. No fence, wall, hedge or shrub planting which obstructs sight lines at elevation, between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner Lot or tract within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in the case of a rounded property corner from the intersection of the street property lines extended, for the purpose of eliminating the danger as to vehicular traffic.

DRAINAGE

8.01. No changes in elevations of the land shall be made to any Lot which will interfere with the natural drainage of or otherwise cause undue hardship to adjoining property after the Initial conveyance of said Lot by the Declarant.

8.02. There shall be no draining or artificial altering or change in the course of the natural flow of water.

**ARTICLE III
EASEMENTS**

OWNERSHIP AND RIGHT OF WAY

1.01. All of the property shown on the above referenced plat and designated thereon as entrance right-of-way, and Loop Road right-of-way, and any additional parcel which may be designated in the future by the Declarant, shall remain privately owned and the sole and exclusive property of the Declarant, its successors and assigns, if any, of said parcels. The Declarant, however, does hereby grant to the present and future owners of the Lots in said Wellington Oaks, Oakbrook, and their guests, invitees and domestic help, and to delivery, pickup and fire protection services, police and other authorities of the law, United States Mail carriers, representatives of utilities authorized by the Declarant to serve said land, holders of mortgage liens on said land and such other persons as the Declarant from time to time may designate, the non-exclusive and perpetual right of ingress and egress over and across said property, and over and across any additional parcels which may be designated in the future, which parcels are defined and for convenience are referred to in these covenants and restrictions as access ways. The Declarant shall have the unrestricted and absolute right to deny Ingress to any person who, in the opinion of the Declarant, may create or participate in a disturbance or nuisance on any part of said land.

1.02. The Declarant, or its successors and assigns, shall have the right, but not the obligation from time to time, to control and regulate all types of traffic on said access ways, including the right to prohibit use of said access ways by traffic which, in the sole opinion of the Declarant, would or might result in damage to said access ways or pavement or other improvements thereon, and the right, but not the obligation, to control and prohibit parking on all or any part of said access ways.

UTILITIES

2.01. All easements for utilities and other purposes shown on the plat of Wellington Oaks, Oakbrook recorded in the plat records of St. Johns County Florida, above-mentioned, are hereby reserved as perpetual easements for utility installations and maintenance.

2.02. All the Lots are subject to easements and rights-of-way for erecting, constructing, maintaining or operating water and sewer line, or poles, wires or conduits for lighting, heating, power, telephone, lines for gas, cable television, and any other method of conducting and performing any public or quasi-public or private utility service or function over or beneath the surface of the ground, as such easements and rights-of-way are reasonably required, in an area extending from the side lot lines of each Lot to a line five (5) feet from said side lot line or lines and running parallel therewith.

ARTICLE IV OAKBROOK PROPERTY OWNERS ASSOCIATION, INC.

1.01. Oakbrook Property Owners Association, Inc. is a corporation organized not for profit under the laws of the State of Florida. The Corporation was organized to promote the health, safety and welfare of its Class A members, being the property owners of Wellington Oaks, Oakbrook, St. Johns County, Florida.

1.02. Membership in the Corporation is divided into Class A and Class B membership. Class A members shall be the lot owners and the sole Class B member shall be Darcy Partnership, Ltd., its successors or assigns. Class A members shall have limited voting power in the Corporation until such time as hereinafter set forth, to-wit, Each Class A member shall be entitled to vote for one (1) position on the Board of Directors of the Corporation. The Class B member shall have full voting powers in the Corporation until January 1, 2012, or such time as the Class B member shall determine, in its sole judgment, as evidenced by an amendment to the Bylaws of the Corporation at which time the Class A members shall become full voting members of the Corporation. At such time as the Class A members become full voting members of the Corporation, said Class A members shall be entitled to one (1) vote in the affairs of the Corporation for each Lot, tract or parcel owned by said member and the Class B membership shall terminate. In the event a Lot, tract, or parcel is owned by more than one person, firm or corporation, the membership relating thereto shall nevertheless have only one (1) vote which shall be exercised by the owner or person designated in writing by the owners as the one entitled to cast the vote for the membership concerned.

1.03. Membership in the Corporation may be transferred only as an incident to the transfer of a Lot or parcel, and such transfer shall be subject to the procedures set forth in these Restrictions.

1.04. The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System(s). Maintenance of the Surface Water or Stormwater Management System(s) shall mean the exercise of practices which allow the system(s) to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System(s) shall be as permitted, or if modified, as approved by the St. Johns River Water Management District.

ARTICLE V ARCHITECTURAL DESIGN COMMITTEE

1.01. No residences, additions thereto, add-on, accessories, garages, porches, pools, fences, antennas, hedges or any other such structures, shall be erected, placed, constructed, altered or maintained upon any portion of said Lots, unless a complete set of plans and specifications therefore, including the exterior color scheme, together with a plot plan indicating the exact location on the building site, shall have been submitted to and approved in writing by the Committee, appointed from time to time by the Association, or its duly authorized subcommittee or agent, and a copy of such plans as finally approved are deposited for permanent record with the Committee. Said Committee shall consist of a minimum of three (3) persons, none of whom shall be required to own property in Wellington Oaks, Oakbrook. Such plans and specifications shall be submitted in writing and for approval, over the signature of the Owner or his duly authorized agent, on a form which may be prepared by and shall be satisfactory to the Committee and receipted therefore. The approval of said plans and specifications may be withheld, not only because of their noncompliance, with any of the specific restriction, contained in this and other clauses hereof, but also by reason of the reasonable dissatisfaction of the Committee or its agent with the grading plan, location of the structure on the building site, the engineering, color scheme, finish, design, proportion, architecture, shape, height, style or appropriateness of the proposed structure or altered structure, the materials used therein, the kind, pitch or type of roof proposed to be placed thereon, or because of its reasonable dissatisfaction with any or all other matters or things which, in the reasonable judgment of the Committee or its agent, would render the proposed structure inharmonious or out-of-keeping with the general plan of improvement of the Subdivision or with the structures erected on other building sites in the immediate vicinity of the building site on which said structure is proposed to be erected.

1.02. The Committee shall be authorized to establish further reasonable rules and regulations for approval of plans as required by this Article and for approval or interpretation of other matters and things requiring the approval or interpretation of the Committee as otherwise set forth in these restrictions.

1.03. The approval of the Committee for use on any Lot of any plans or specifications submitted for approval, as herein specified, shall not be deemed to be a waiver by the Committee of its

right to object to any of the features or elements embodied in such plans or specifications if and when the same features or elements are embodied in any subsequent plans and specifications submitted for approval as herein provided, for use on other Lots.

1.04. If, after such plans and specifications have been approved, any building, fence, wall or other structure or thing shall be altered, erected, placed or maintained upon the Lot otherwise than as approved by the Committee, such alteration, erection and maintenance shall be deemed to have been undertaken without the approval of the Committee ever having been obtained as required by these restrictions.

1.05. Any agent or officer of Declarant or the Committee may from time to time at any reasonable hour or hours in the presence of the occupant thereof enter and inspect any property subject to these restrictions as to its maintenance or improvement in compliance with the provisions hereof; and the Committee and/or any agent thereof shall not thereby be deemed guilty of any manner of trespass for such entry or inspection.

1.06. For the purpose of making a search upon, or guaranteeing or insuring title to, or any lien on and/or interest in, any of said Lots and for the purpose of protecting purchasers and encumbrances for value and in good faith as against the performance or nonperformance of any of the acts in the restrictions authorized, permitted or to be approved by the Committee, the records of the Committee shall be prima facie evidence as to all matters shown by such records; and the issuance of a certificate of completion and compliance by the Committee showing that the plans and specifications for the improvements or other matters herein provided for or authorized have been approved, and that said improvements have been made in accordance therewith, or of a certificate as to any matters relating to the Committee shall be prima facie evidence and shall fully justify and protect any title company or persons certifying, guaranteeing or insuring said title, or any lien thereof and/or any interest therein, and shall also fully protect any purchaser or encumbrancers in good faith and for value in acting thereon, as to all matters within the jurisdiction of the Committee. In any event, after the expiration of two (2) years from the date of the completion of construction for any structure, work, improvement or alteration, said structure, work, improvement or alteration shall, in favor of purchasers and encumbrances in good faith and for value, be deemed to be in compliance with all the provisions hereof, unless actual notice executed by the Committee of such non-completion and/or noncompliance shall appear of record in the office of the Clerk of the Circuit Court of St. Johns County, Florida, or legal proceedings shall have been instituted to enforce compliance with these restrictions.

1.07. In the event the Committee or its duly authorized agent fails to take official action with respect to approval or disapproval of any such design or designs or location or any other matter or thing referred to herein, within thirty (30) days after being submitted and accepted for in writing, then such approval will not be required, provided that the design and location on the Lot conform to and are in harmony with the existing structures on the Lots in this subdivision. In any event, either with or without the approval of the Committee or its agent, the size and setback requirements of residences shall conform with the requirements contained in these restrictions.

1.08. Any act, decision or other thing which is required to be done or which may be done in accordance with the provisions of these restrictions by the Committee may be done by the duly appointed agent or agents of the Committee, which authority may be further delegated.

ARTICLE VI MAINTENANCE AND UPKEEP

AUTHORITY FOR FEES

1.01. Each and every of said Lots which has been sold, leased or conveyed by the Declarant, except Lots dedicated, re-served, taken or sold for public improvements or use, shall be subject to the per Lot maintenance fees as hereinafter provided. The entity responsible for the collection of the fees and for the disbursement of and accounting for funds is the Association. The operation of the Association shall be governed by the by-laws of the Association, as they may be amended from time to time, a copy of which can be inspected at the principal office of the Association at 5401 A1A South, St. Augustine, Florida 32084. The by-laws may be amended in the manner provided for therein, but no amendment to said bylaws shall be adopted which would affect or impair the validity or priority of any mortgage covering or encumbering any Lot or which would change Section 3.01 herein pertaining to the amount and fixing of fees.

2.01. Every Owner of any of said Lots, whether he has acquired the ownership by purchase, gift, conveyance or transfer by operation of law, or otherwise, shall be a member of the Association and shall be bound by the Certificate of Incorporation and by-laws of the Association as they may exist from time to time. All maintenance and upkeep fees shall not be increased without the prior written consent of the Association.

FEES

3.01. The Initial monthly fees to be paid to the Association for maintenance and upkeep as is further described herein upon each and every of said Lots subject thereto, whether vacant lots or improved lots, shall be \$60.00 per month. Said fees shall be due and payable in advance on or before the first day of each and every month for the next succeeding month. Initial fees for a partial month may be collected in advance on a prorated basis. The Association may, but shall not be required to, provide for a reasonable and legal rate of interest to accrue on any of said overdue installments and may change the rate of interest from time to time. The Association may increase said fees from time to time as in hereinafter provided, but said initial fees shall not be increased prior to January 1, 2002. Thereafter, said fees may be increased or decreased by the Association except that the said monthly charge or fee per Lot shall not be raised more than twenty-five percent (25%) of the then existing fee during any one (1) calendar year. Said fees

may not be raised to a sum more than double the initial fees without the joint consent of the owners of record of not less than fifty-one percent (51%), in number, of all the Lot Owners subject thereto who actually vote for or against said increase including the Owners of those Lots covered by other restrictions containing similar provisions affecting other Lots shown on plat of units of Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09, whether recorded now or in the future, and if said fees are decreased or extinguished by the Association, the service, provided by the Association may be decreased or extinguished so that the Association shall not be required to pay more for the service hereinafter enumerated than is collected by said fees. In regard to said joint consent, the Owner of each Lot shall be entitled to one (1) vote for each Lot owned by him and each Lot shall not be entitled to more than one (1) vote.

3.02. In the event any sales taxes or other taxes are required to be paid or collected on said fees by any governmental authority, said taxes shall be added to the fees due from time to time.

3.03. The Association shall not make a profit from the collection of said fees or from the furnishing of the services hereinafter enumerated and all of said fees shall be appropriated and spent for the things hereinafter enumerated, except that the Association shall apply a reasonable portion thereof to be retained as reserves for various contingencies. Said fees shall not be spent or used for any development costs of the Declarant, or for the maintenance and upkeep of any lots owned by the Declarant prior to the first sale, conveyance or lease of said Lots by the Declarant. The Association shall account to the Lot Owners as to the method of spending of said funds at least once each and every calendar year commencing with the year 1989. Said accounting shall be made in conformity with generally accepted accounting principles applied on a consistent basis and if said accounting is certified by a Certified Public Accountant, then the accounting shall be conclusively presumed to be accurate as set forth therein.

3.04 The Association may commingle the sums collected hereunder with those collected under other similar provisions of other recorded restrictions affecting other lands shown on plats of Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in Article I, Section 1.09, recorded now or in the future in the Public Records of St. Johns County, Florida, which funds are intended thereby to be used for similar purposes.

3.05. The Association may provide for the imposition of a reasonable late charge on any monthly fee not received by the Association within fifteen (15) days of its due date. The late charge shall not exceed the greater of ten percent of the overdue fee or \$25. Any sums received on the account of a homeowner shall be applied first toward any accrued late charges, then toward any other outstanding charges, including without limitation attorneys' fees, collection costs, and fines, with the remainder applied to accrued monthly fees.

LIENS

4.01. Each such fee and interest thereon and reasonable court costs and legal fees expended in the collection thereof shall from the date it is due, or expended, constitute a lien on the lot or property with respect to which it is due. The Association may take such action as it deems

necessary to collect overdue fees by personal action or by enforcing and foreclosing said lien and the Association may negotiate disputed claims or liens and settle or compromise said claims. The Association shall be entitled to bid at any sale held pursuant to a suit to foreclose said lien and to apply as a cash credit against its bid, all sums due the Association covered by the lien foreclosed. In case of such foreclosure, the Lot Owner shall be required to pay a reasonable rental for the Lot, and the plaintiff in such foreclosure shall be entitled to the appointment of a receiver to collect same. The Association may file for record in the Office of the Clerk of the Circuit Court of St. Johns County, Florida, on and after sixty (60) days after a fee is overdue, the amount of said overdue fee, together with the interest and costs thereon and a description of the Lot and the name of the Owner thereof and such additional information, as may be desirable, and upon payment in full thereof, the Association shall execute a proper recordable release of said lien.

4.02. Said lien shall be subordinate to any institutional first mortgage or first trust. Where an institutional first mortgage or lender of record or other purchaser of a Lot obtains title to the Lot as a result of foreclosure of said mortgage or where an institutional first mortgagee of record accepts a deed to said Lot in lieu of foreclosure, such acquirer of title, his successors and assigns, shall not be liable for the fees due to the Association pertaining to such Lot and chargeable to the former Lot owner of such Lot which became due prior to acquisition of title as a result of the foreclosure, or the acceptance of such deed in lieu of foreclosure. The term "institutional first mortgagee" means a bank, or a savings and loan association, or an insurance company, or a pension fund, or a bona fide mortgage company, or a real estate investment trust, transacting business in Florida which owns or holds a mortgage encumbering a subdivision parcel.

4.03. Any person who acquires an interest in a Lot except through foreclosure of an institutional first mortgage of record, (or deed in lieu thereof) including purchasers at judicial sales, shall not be entitled to occupancy of the Lot until such time as all unpaid fees due and owing by the former Lot Owner have been paid.

4.04. The Association shall have the right to assign its claim and lien rights for the recovery of any unpaid fee to any Lot Owner or group of Lot Owners or to any third party.

4.05. The purchasers or lessees of Lots or parcels in Wellington Oaks, Oakbrook by the acceptance of deeds or leases therefore, whether from the Declarant or subsequent owners or lessees of such Lots, or by the signing of contracts or agreements to purchase the same, shall become personally obligated to pay such fees including interest upon Lots purchased or agreed to be purchased by them, and if payment is not made as provided for herein, said fees shall constitute a lien on the said Lot as otherwise provided for herein, and the Association shall have and retain the right or power to bring all actions for the collection of such fees and interest and the enforcement of the lien securing the same. Such right and power shall continue in the Association and its assigns and such obligation is to run with the land so that the successors or Owners of record of any portion of said property, and the holder or holders of contracts or agreements for the purchase thereof, shall in turn become liable for the payment of such fees and interest which shall have become due during their Ownership thereof.

UNSOLD/REPOSSESSED LOTS

5.01 The Declarant or its successors and assigns, shall not be obligated to pay to the Association any fees upon any of said Lots owned by the Declarant which are subject thereto, prior to the first sale, conveyance or lease of said Lots by the Declarant, but shall be obligated to pay any such fees for any Lot or Lots acquired from successive Owners of said Lots.

USE OF FEES

6.01. The Association shall apply the proceeds received from such fees toward the payment of the cost of any of the following matters and things in any part of Wellington Oaks, whether within units partially or fully restricted by other restrictions recorded or intended to be recorded or recorded in the future in the Public Records of St. Johns County, Florida, affecting properties located in Wellington Oaks, Oaksbrook, namely:

- A. Maintain the streets and street lighting on the road rights-of-way; and
- B. Maintain the Community Recreation Area and provided personnel for same; and
- C. Purchase install and maintain an automated security system to monitor the entrance gate, pool and clubhouse; and
- D. Maintain the common areas.

6.02. The enumeration of the matters and things for which the proceeds may be applied shall not require that the Association actually spend the said proceeds on all of said matters and things or during the year that said fees are collected and the Association shall apportion the monies between said matters and things and at such times as it may determine in its sole judgment to be reasonably exercised.

6.03. No Lot owner, parcel owner, or lessee shall be excused from the payment of the fees provided for herein because of his or her failure to use any of the said facilities to be maintained. The Board of Directors may waive assessments due on any Lot for such time as the Lot is not accessible by a paved road. Any such waiver of assessments shall terminate upon the completion of construction of a paved road providing with ingress to and egress from the Lot.

6.04. The Association may assign its rights, duties, and obligations under this section, including its right to collect said fees and to have same secured by a lien and its obligation to perform the services required hereunder, by recording an appropriate assignment document in the Official Records of St. Johns County, Florida, making said assignment.

6.05. Reference herein to the fees shall include the fees, interest, and late charges set forth and shall also include such reasonable collection expenses, court costs and attorneys' fees as may be expended in the collection of said fees.

**ARTICLE VII
MISCELLANEOUS**

ADDITIONAL RESTRICTIONS

1.01 The Declarant may, in its sole judgment, to be reasonably exercised, make reasonable modifications, amendments, or additions to these restrictions applicable to the said Lots, provided, however, that any such additional restrictive covenants or modifications or amendments thereto shall not affect the lien of any mortgage then encumbering any of the said Lots and shall not affect the rights and powers of any mortgagees under said mortgages and provided further that any additional restriction, covenants or modifications, or amendments shall not change Article VI, Section 3.01 herein pertaining to the amount and fixing of fees. No modifications, amendments or additions will be made to the restrictions without the prior written approval of the Association.

1.02 Any amendment to the Declaration which alters the Surface Water or Stormwater Management System(s), beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District.

DURATION OF RESTRICTIONS

2.01. These covenants and restrictions are to run with the land and shall be binding upon the undersigned and upon all the parties and all persons claiming under them until December 31, 2012, at which time said covenants and restrictions shall automatically be extended for successive period of ten (10) years, unless commencing with the year, 2020, by vote of ninety percent (90%) of the then Owners of all of the Lots or tracts in Wellington Oaks, Oakbrook or any other named subdivision as subdivision is defined in Article I, Section 1.09, or commencing with the year 2021, by vote of seventy-five percent(75%) of the then Owners of all of the Lots or tracts in Wellington Oaks, Oakbrook it is agreed to change said covenants in whole or in part.

REMEDIES FOR VIOLATIONS

3.01 In the event of a violation or breach of any of these restrictions by any person or concern claiming by, through or under the Declarant, or by virtue of any judicial proceedings, any member of the Association, or any of them jointly or severally shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation of breach of any of them. The failure to enforce any right, reservation, restriction or condition contained in the Declaration of Restrictions, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto and shall not bar or affect its enforcement.

3.02 In addition to the remedies provided in Section 3.01, the Association may suspend, for a reasonable period of time, the rights of an Owner or an Owner's tenants, guests, or invitees, or both, to use Common Property and facilities, and may levy reasonable fines, not to exceed \$100.00 per violation, against any Owner or any tenant, guest, or invitee, in accordance with the procedure set forth in Section 720.305, Florida Statutes, as amended from time to time.

(a) A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be fined or suspended and opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.

(b) The requirements of this subsection do not apply to the imposition of suspensions or fines upon any member because of the failure of the member to pay assessments or other charges when due if such action is authorized by the governing documents.

(c) Suspension of common-area-use rights shall not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.

SEVERABILITY

4.01. Invalidation or removal of any of these covenants by judgment, decree, court order, statute, ordinance, or amendment by the Declarant, its successor, and assigns, shall in no way affect any of the other provisions which shall remain in full force and effect.

MISCELLANEOUS

5.01 The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System(s) and construction waterward of the jurisdictional lines shown on the Plat of Oakbrook.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 7th day of July, 2010.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

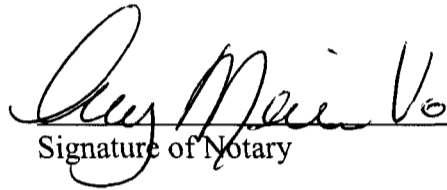
Elyse Howes
Witness: Elyse Howes
(Type or Print Name)

By: Michael J. Held
Michael J. Held
Its General Partner

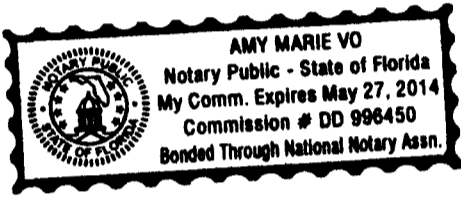
Amy Marie Vo
Witness: Amy Marie Vo
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 7 day of July, 2010, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number _____ as identification.



Signature of Notary



Amy Marie Vo

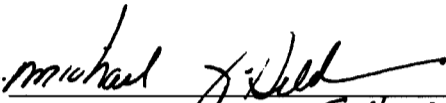
(Name of Notary Typed or Printed)
Commission number: _____
Commission Expires: _____

CERTIFICATE OF APPROVAL

The undersigned, being the Secretary of the Oakbrook Property Owners' Association, Inc., hereby certifies that the foregoing Amended and Restated Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase 1, and Oakbrook, was approved by the Association at a meeting of the board of directors held 14th day of December, 2009.

Dated July 7, 2010.

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: 
Print Name: MICHAEL J. HELD
Its: PRESIDENT

④

V. J. + Pet

This Instrument Prepared By:
Stephen A. Faustini
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 2-06-014

**NINTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS NINTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK, recorded in Official Records Book 787, Pages 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official Records Book 910, Page 1504; by third amendment recorded in Official Records Book 1037, Page 484; by fourth amendment recorded in Official Records Book 237, Page 349; by fifth amendment recorded in Official Records Book 1360, Page 1790; by sixth amendment recorded in Official Records Book 1475, Page 1901; by seventh amendment recorded in Official Records Book 1484, Page 199; and by eighth amendment recorded in Official Records Book 1896, Page 755, all of the public records of St. Johns County, Florida (collectively, the "Declaration") is executed this 21st day of October, 2006, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSTH:

WHEREAS, the Declarant desires to amend the Declaration to amend the minimum yard restrictions/setbacks set forth in Article II, Section 2.01 of the Declaration; and

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 2.01 is hereby amended as follows:

2.01 No building or permanent structure shall be erected on any of said Lots nearer than forty (40) ~~twenty-five (25)~~ feet to the front lot lines of said Lots, nor nearer than ten (10) feet to any interior side lot lines.

With regard to corner lots, the setback from the street upon which the principal building faces shall be forty (40) feet and constitute the front yard setback. The setback from the street on which the side of the building faces shall be twenty-five (25) feet. On the side lot line which adjoins another Lot, the side yard setback requirement shall be ten (10) feet. A corner lot is defined as a Lot on two or more intersecting roads.

For the purposes of this covenant, eaves and steps shall be considered as part of the building or permanent structure. Concerning all Lots, no structure shall be permitted nearer than twenty-five (25) feet to the rear Lot line of the Lot without written approval of the Committee. No Sswimming pools, with or without an enclosures, may ~~not~~ be erected or placed on a the Lots unless and until its their location and architectural and structural design has have been approved in writing by the Committee.

2. In all other respects, the Declaration remains unmodified and in full force and effect.

3. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 21st day of October, 2006.

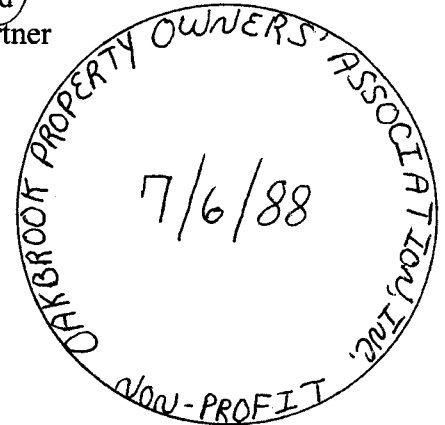
Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

Richard L. Water Jr
Witness: Richard L Water Jr
(Type or Print Name)

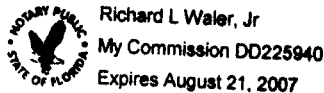
By: Michael J. Held
Michael J. Held
Its General Partner

Jane Sheppard
Witness: JANE SHEPPARD
(Type or Print Name)



STATE OF FLORIDA
COUNTY OF ST JOHN'S

THE FOREGOING instrument was acknowledged before me this 21st day of October, 2006, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number _____ as identification.



Richard L Water Jr
Signature of Notary


Richard L Water Jr
(Name of Notary Typed or Printed)
Commission number: DD225940
Commission Expires: 8-21-2007

CERTIFICATE OF APPROVAL

The undersigned, being the Secretary of the Oakbrook Property Owners' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase 1, and Oakbrook, was approved by the Association at a meeting of the board of directors held October 21, 2006.

Dated Oct. 21, 2006.

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: 
Print Name: KATHRYN L. SANCHEZ
Its: SECRETARY

④
4591

↓
J. Jones

Public Records of
St. Johns County, FL
Clerk# 03-009506
O.R. 1896 PG 755
09:21AM 02/11/2003
REC \$17.00 SUR \$2.50

This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085
FN: 4-01-064

**EIGHTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS EIGHTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK recorded in Official Records book 787, Page 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official records Book 910, Page 1504; by third amendment recorded in Official Records book 1037, Page 484; by fourth amendment recorded in Official Records Book 237, Page 349; by fifth amendment recorded in Official Records Book 1360, Page 1790; sixth amendment recorded in Official Records Book 1475, Page 1901 and by seventh amendment recorded in Official Records Book 1484, Page 199, all of the public records of St. Johns County, Florida (collectively the "Declaration") is executed this 20th day of December, 2002, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

W I T N E S S E T H:

WHEREAS, the Declarant desires to amend the Declaration to allow the display of "for sale" signs on the Property; to allow the Association to provide the Lot Owners with an automated security system instead of a patrol service; and to permit the Board of Directors to waive assessments on lots without access;

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 4.03 is hereby amended as follows:

4.03 No sign of any kind shall be displayed on any Lot, except one plate bearing the owner's name and number of residence, one "for sale" sign, and up to two signs advertising that the premises are protected by a security system.

Specifications and approval as to the size, location, design, and type of material of each such residence plate, "for sale" sign, and security sign shall be at the sole discretion of the Committee.

2. Article VI, Section 6.01 is hereby amended as follows:

6.01 The Association shall apply the proceeds received from such fees toward the payment of the cost of any of the following matters and things in any part of Wellington Oaks, whether within units partially or fully restricted by other restrictions recorded or intended to be recorded or recorded in the future in the Public Records of St. Johns County, Florida, affecting properties located in Wellington Oaks, namely:

- A. Maintain the streets and street lighting on the road rights-of-way;
- B. Maintain the Community Recreation Area and provided personnel for same;
- C. Purchase, install and maintain an automated security system to monitor the entrance gate, pool and clubhouse; guard gate and provide guard and/or patrol service from dusk to dawn commencing with the beginning of the erection of the first dwelling; and
- D. Maintain the common areas;

3. Article VI, Section 6.03, is hereby amended as follows:

6.03 No Lot owner, parcel owner, or lessee shall be excused from the payment of the fees provided for herein because of his or her failure to use any of the said facilities to be maintained. The Board of Directors may waive assessments due on any Lot for such time as the Lot is not accessible by a paved road. Any such waiver of assessments shall terminate upon the completion of construction of a paved road providing with ingress to and egress from the Lot.

4. In all other respects, the Declaration remains unmodified and in full force and effect.

5. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 20th day of December, 2002.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

Robert J. Held
Witness: ROBERT J. HELD
(Type or Print Name)

By: Michael J. Held
Michael J. Held
Its General Partner

Louise K. Held
Witness: LOUISE K. HELD
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 20th day of December, 2002, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who (X) is personally known to me or () has produced Florida driver's license number _____ as identification.

Caroline E. Elander
Signature of Notary
CAROLINE E. ELANDER
(Name of Notary Typed or Printed)
Commission number: CC 991199
Commission expires: Jan. 19, 2005



Caroline E. Elander
MY COMMISSION # CC991199 EXPIRES
January 19, 2005
BONDED THRU TROY FAIN INSURANCE, INC.



Caroline E. Elander
MY COMMISSION # CC991199 EXPIRES
January 19, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

CERTIFICATE OF APPROVAL

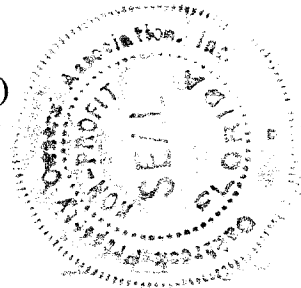
The undersigned, being the Secretary of the Oakbrook Property Owner' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase I, and Oakbrook, was approved by the Association at a meeting of the board of directors held November 21, 2002.

Dated: December 21, 2002.

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: *Kathryn L. Sanchez*
Print Name: KATHRYN L. SANCHEZ
Its: Secretary

(CORPORATE SEAL)



Public Records of
St. Johns County, FL
Clerk# 00-012707
O.R. 1484 PG 199
03:34PM 03/28/2000
REC \$13.00 SU \$2.00

2224
3-2
This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085
FN. 4-96-238

**SEVENTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS SEVENTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK recorded in Official Records book 787, Page 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official records Book 910, Page 1504; by third amendment recorded in Official Records book 1037, Page 484; by fourth amendment recorded in Official Records Book 237, Page 349; by fifth amendment recorded in Official Records Book 1360, Page 1790; and by sixth amendment recorded in Official Records Book 1475, Page 1901, all of the public records of St. Johns County, Florida (collectively the "Declaration") is executed this 1st day of March, 2000, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Declaration to allow the display of signs on the Property indicating that the premises are protected by a security system; and

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 4.03 is hereby amended as follows:

4.03 No sign of any kind shall be displayed on any Lot, except one plate bearing the owner's name and number of residence plate and up to two signs advertising that the premises are protected by a

security system. Specifications and approval as to the size, location, design, and type of material of each such residence plate and security sign shall be at the sole discretion of the Committee.

2. In all other respects, the Declaration remains unmodified and in full force and effect.

3. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 13th day of March, 2000.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

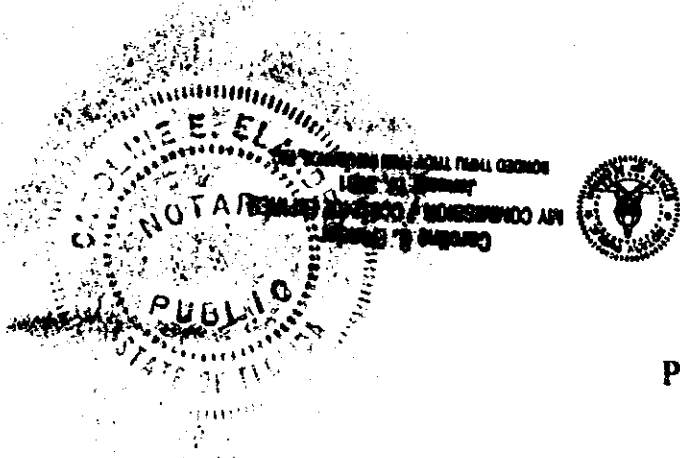
[Signature]
Witness: ROBERT T. HELD
(Type or Print Name)

By: [Signature]
Michael J. Held
Its General Partner

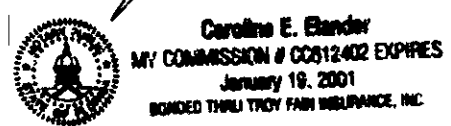
[Signature]
Witness: KATHRYN LOUISE HELD-SANCHEZ
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 13th day of March, 2000, by Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number _____ as identification.



[Signature]
Signature of Notary
CAROLINE E. ELANDER
(Name of Notary Typed or Printed)
Commission number: CC612402
Commission expires: Jan 19, 2001



CERTIFICATE OF APPROVAL

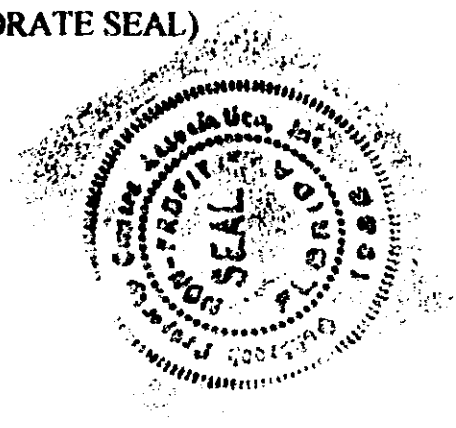
The undersigned, being the Secretary of the Oakbrook Property Owner' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase 1, and Oakbrook, was approved by the Association at a meeting of the board of directors held MARCH 4, 2000.

Dated: MARCH 4, 2000.

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: Lori D. Held
Print Name: LORI P. HELD
Its: Secretary

(CORPORATE SEAL)



Public Records of
St. Johns County, FL
Clerk# 00-007396
O.R. 1475 PG 1901
05:41PM 02/23/2000
REC \$13.00 SUR \$2.00

5034
(2)
This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085
FN: 4-96-238

**SIXTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

**THIS SIXTH AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND
OAKBROOK**

recorded in Official Records book 787, Page 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official records Book 910, Page 1504; by third amendment recorded in Official Records book 1037, Page 484; by fourth amendment recorded in Official Records Book 237, Page 349; and by fifth amendment recorded in Official Records Book 1360, Page 1790; all of the public records of St. Johns County, Florida (collectively the "Declaration") is executed this 11th day of February, 2000, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Declaration to allow the Oakbrook Property Owners' Association, Inc. (the "Association") to impose a late charge on any fee not paid within fifteen days of its due date; and

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article VI is hereby amended to add the following Section 3.05:

3.05 The Association may provide for the imposition of a reasonable late charge on any monthly fee not received by the Association within fifteen (15) days of its due date. The late charge shall not exceed the greater of ten percent of the overdue fee or \$25. Any sums received on the account of a homeowner shall be applied first toward any accrued late charges, then toward any other outstanding charges, including without limitation attorneys' fees, collection costs, and fines, with the remainder applied to accrued monthly fees.

2. Article VI, Section 6.05 is hereby amended as follows:

6.05 Reference herein to the fees shall include the fees, interest, and late charges set forth and shall also include such reasonable collection expenses, court costs and attorneys' fees as may be expended in the collection of said fees.

3. In all other respects, the Declaration remains unmodified and in full force and effect.

4. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 17th day of February, 2000.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

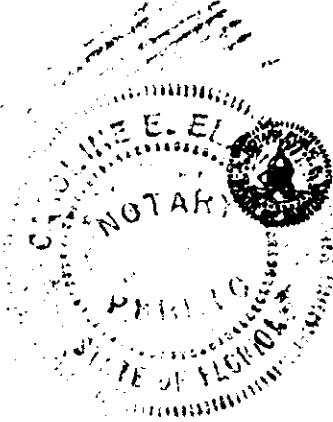
Robert J. Held Sr.
Witness: ROBERT J. HELD SR.
(Type or Print Name)

By: Michael J. Held
Michael J. Held
Its General Partner

Denise Hauser
Witness: DENISE HAUSER
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 11th day of February, 2000 Michael J. Held as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, on behalf of the corporation, who () is personally known to me or () has produced Florida driver's license number _____ as identification.



Caroline E. Elander
MY COMMISSION # CC612402 EXPIRES
January 19, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

Caroline E. Elander
Signature of Notary

CAROLINE E. ELANDER
(Name of Notary Typed or Printed)
Commission number: CC612402
Commission expires: Jan. 19, 2001

CERTIFICATE OF APPROVAL

The undersigned, being the Secretary of the Oakbrook Property Owner' Association, Inc., hereby certifies that the foregoing amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase I, and Oakbrook, was approved by the Association at a meeting of the board of directors held February 5, 2000.

Dated: Feb 15, 2000.

OAKBROOK PROPERTY OWNERS'
ASSOCIATION, INC.

By: W. P. Held
Print Name: W. P. Held
Its: Secretary

(CORPORATE SEAL)

2562
This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085
FN: 4-96-238

Public Records of
St. Johns County, FL
Clerk# 98049744
O.R. 1360 PG 1790
03:49PM 11/04/1998
REC \$17.00 SUR \$2.50

**FIFTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS FIFTH AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR WELLINGTON OAKS PHASE I AND OAKBROOK recorded in Official Records book 787, Page 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 482; by second amendment recorded in Official records Book 910, Page 1504; by third amendment recorded in Official Records book 1037, Page 484; and by fourth amendment recorded in Official Records Book 237, Page 349; all of the public records of St. Johns County, Florida (collectively the "Declaration") is executed this 12th day of October, 1998, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant desires to amend the Declaration to increase the amount of the fine that Oakbrook Homeowners' Association, Inc. (the "Association") may impose for violation of the governing documents of Oakbrook or the rules and regulations of the Association and to provide that such fine may constitute a lien on a Member's Lot and to allow overnight parking of automobiles in the driveway; and

WHEREAS, Article VII, Section 1.10 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any Lot within the property and is approved by the Association.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 4.08 is hereby amended as follows:

4.08 No wheeled vehicles of any kind, ~~or boats,~~ may be parked on the Lot unless the same are completely inside a garage ~~or similar completely enclosed structure,~~ except that private automobiles of the occupants, bearing no commercial signs, may be parked in the driveway on the Lot, ~~from the commencement of use thereof in the morning to the cessation of use thereof in the evening,~~ and except that private automobiles of guests of the occupants may be parked in such driveway, and except that other vehicles may be parked in such driveway during the times necessary for pickup and delivery service and solely for the purpose of such service. Boats may be kept on a Lot if completely screened by a fence or completely inside a garage ~~or similar completely enclosed structure.~~

2. Article VII, Section 3.02 is hereby ~~deleted~~ in its entirety and replaced with the following:

3.02 In addition to the remedies provided in Section 3.01, the Association may suspend, for a reasonable period of time, the rights of an Owner or an Owner's tenants, guests, or invitees, or both, to use Common Property and facilities, and may levy reasonable fines, not to exceed \$100.00 per violation, against any Owner or any tenant, guest, or invitee, in accordance with the procedure set forth in Section 617.305, Florida Statutes (1997), as amended from time to time. A fine may be levied on the basis of each day of a continuing violation, for so long as the violation continues, with a single notice and opportunity for a hearing. A fine levied pursuant to this section shall constitute a lien on any Lots owned by the member against whom it is imposed. Such lien shall be effective from and after recording of a claim of lien in the public records of St. Johns County, and shall be subordinate to any mortgages of record as of the date the lien is recorded. Such lien shall be enforceable in the manner provided in Article VI, Section 4.01, and shall be subject to the provisions of Article VI, Sections 4.02 through 4.05 and 6.01, 6.04 and 6.05.

3. In all other respects, the Declaration remains unmodified and in full force and effect.

4. Capitalized terms not defined in this amendment shall have the meanings set forth in the Declaration.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 12th day of Oct., 1998.

Signed, sealed and delivered in the presence of:

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

William Tapp
Witness WILLIAM TAPP
(Type or Print Name)

By: Michael J. Held
Michael J. Held
Its General Partner

Caroline E. Standor
Witness CAROLINE E. STANDOR
(Type or Print Name)

STATE OF FLORIDA
COUNTY OF Broward

THE FOREGOING instrument was acknowledged before me this 12th day of Oct., 1998, by Michael J. Held General Partner of Darcy Partnership, Ltd.,

a Florida Limited Partnership, on behalf of the corporation, who is personally known to me or has produced Florida driver's license number _____ as identification.

Caroline E. Brandon

Signature of Notary

CAROLINE E. BRANDON

(Name of Notary Typed or Printed)

Commission number: *CC612402*

Commission expires: *Jan 19, 2001*



Caroline E. Brandon
MY COMMISSION # CC612402 EXPIRES
JANUARY 19, 2001
BONDED TRULY TRUST FARM INSURANCE, INC.

CERTIFICATE

The undersigned, being the Secretary of the Oakbrook Property Owner' Association, Inc., hereby certifies that the attached proposed Fifth Amendment to the Declaration of Covenants, Conditions, and Restrictions for Wellington Oaks, Phase I, and Oakbrook, was approved by the Association at a meeting of the members held on October 8, 1998.

Dated: 10--24 1998.

OAKBROOK PROPERTY OWNERS' ASSOCIATION, INC.

By: EARL KRATZER
Print Name: Earl Kratzer
Its: Secretary

(CORPORATE SEAL)

Parent J Heed V.P.
Billy King Pres.
Paul D. Hill 1st. Sec.
Kirk D. Kowalski V.P.

V:\Oakbrook\Oakbrook POA (4-06-211) cert\cert of approval.htm

FROM 8254962

(D56F)

10-08-98 03:11 PM

P07

This Instrument Prepared By:
Katherine G. Jones
Upchurch, Bailey and Upchurch, P.A.
780 North Ponce de Leon Boulevard
St. Augustine, Florida 32085-3007

**FOURTH AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK**

THIS FOURTH AMENDMENT TO DECLARATION OF COVENANTS AND RESTRICTIONS FOR WELLINGTON OAKS, PHASE I recorded in Official Records Book 787, pages 965 through 991, as amended by amendment recorded in Official Records Book 819, page 482; by second amendment recorded in Official Records Book 910, page 1504; and by third amendment recorded in Official Records Book 1037, page 484; all of the public records of St. Johns County, Florida (collectively "the Declaration") is executed this 6th day of August, 1996, by Darcy Partnership, Ltd., a Florida Limited Partnership ("the Declarant").

W I T N E S S E T H:

WHEREAS, the Declarant desires to amend the Declaration to eliminate certain restrictions against the subdivision of lots within Wellington Oaks, Phase I and Oakbrook ("the Property") and to provide that the Oakbrook Homeowners' Association, Inc. ("the Association") may suspend a member's rights to use the common areas and impose a fine for violation of the governing documents of Oakbrook or the rules and regulations of the Association as provided by Section 617.205, Florida Statutes (1995); and

WHEREAS, Article VII, Section 1.01 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any of the lots within the Property and is approved by the Association;

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, Section 3.01 is hereby amended as follows:

3.01 No lot shall be replatted, with the exception of Lot 38, which may be replatted as a roadway to contiguous property.

2. Article VII, Section 3.02 is hereby added to the Declaration:

3.02 In addition to the remedies provided in Section 3.01, the Association may suspend, for a reasonable period of time, the rights of an Owner or an Owner's tenants, guests, or invitees, or both, to use Common Property and facilities, and may levy reasonable fines, not to exceed \$50 per violation, against any Owner or any tenant, guest, or invitee, in accordance with the procedure set forth in Section 617.305, Florida Statutes (1995), as amended from time to time.

(a) A fine or suspension may not be imposed without notice of at least 14 days to the person sought to be

fined or suspended and an opportunity for a hearing before a committee of at least three members appointed by the board who are not officers, directors, or employees of the association, or the spouse, parent, child, brother, or sister of an officer, director, or employee. If the committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.

(b) The requirements of this subsection do not apply to the imposition of suspensions or fines upon any member because of the failure of the member to pay assessments or other charges when due if such action is authorized by the governing documents.

(c) Suspension of common-area-use rights shall not impair the right of an owner or tenant of a parcel to have vehicular and pedestrian ingress to and egress from the parcel, including, but not limited to, the right to park.

(d) No fine levied pursuant to this section shall become a lien on any real property unless and until reduced to a judgment entered by a court of competent jurisdiction.

3. In all other respects, the Declaration remains unmodified and in full force and effect.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed this 6th day of August, 1996.

Signed, sealed and delivered in the presence of:

William Tapp
Print name: WILLIAM TAPP

DARCY PARTNERSHIP, LTD., a Florida Limited Partnership

Robert T. Held, Sr.
BY: ROBERT T. HELD, SR.
Its General Partner

Print name:

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me this day of Aug 7, 1996, 1996, by Robert T. Held, Sr., general partner, on behalf of Darcy Partnership, Ltd., a Florida Limited Partnership. He is personally known to me or produced as identification

Caroline E. Elander
Signature of Notary
CAROLINE E. ELANDER
Name of Notary Typed
Commission Number 00253935
My Commission Expires: JAN. 19, 1997



CAROLINE E. ELANDER
MY COMMISSION # 00253935 EXPIRES
January 19, 1997
25409 0251700Y FLSA INSURANCE, INC.

This Instrument Prepared By:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

852 STEPHIE HELLO
24111th EAGLE CIR
ST. AUG. FLA - 32086
904-797-6009

THIRD AMENDMENT TO DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS
FOR
WELLINGTON OAKS, PHASE I AND OAKBROOK

THIS THIRD AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Wellington Oaks, Phase I and Oakbrook, recorded in Official Records Book 787, Pages 965 through 991, as amended by amendment recorded in Official Records Book 819, Page 0482 and further amended by Second Amendment recorded in Official Records Book 910, page 1504, all of the public records of St. Johns County, Florida, (collectively the "Declaration") is executed this 11 day of February, 1994, by Darcy Partnership, Ltd., a Florida Limited Partnership (the "Declarant").

W I T N E S S E T H:

WHEREAS, pursuant to Article VII, Section 1.01 of the Declaration, the Declarant desires to amend the Declaration to provide for the maintenance of the stormwater management system serving Wellington Oaks, Phase I and Oakbrook and to prohibit construction waterward of the jurisdictional lines shown on the plat of Oakbrook, recorded in Map Book 25, pages 45 through 57, Public Records of St. Johns County, Florida (the "Plat of Oakbrook").

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article I is hereby amended to include the following definition as Section 1.13 thereof:

"Surface Water or Stormwater Management System(s)" means a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, overdrainage, environmental degradation, and water pollution or otherwise affect the quantity or quality of discharges from the system, as permitted pursuant to Chapters 40C-4, 40C-40, or 40C-42, F.A.C.

2. Article IV is hereby amended to include the following provision as Section 1.04 thereof:

"The Association shall be responsible for the maintenance, operation and repair of the Surface Water or Stormwater Management System(s). Maintenance of the Surface Water or Stormwater Management System(s) shall mean the exercise of practices which allow the system(s) to provide drainage, water storage, conveyance or other surface water or stormwater management capabilities as permitted by the St. Johns River Water Management District. The Association shall be responsible for such maintenance and operation. Any repair or reconstruction of the Surface Water or Stormwater Management System(s) shall be as permitted, or if modified, as approved by the St. Johns River Water Management District."

3. Article II is hereby amended to include the following provision as Section 4.15 thereof:

No construction, including clearing, dredging or filling, except that authorized by St. Johns River Water Management

District (the "District") permit No. 4-109-0121 or any subsequent permit issued by the District, shall occur waterward of the jurisdictional wetland lines shown on the Plat of Oakbrook.

4. Article VI, Section 6.01, is hereby amended to provide that in addition to the matters enumerated therein, maintenance fees shall be used to pay for the maintenance and management of the Surface Water or Stormwater Management System(s).

5. Article VII is hereby amended to include the following provision as Section 1.01(3) thereof:

"Any amendment to the Declaration which alters the Surface Water or Stormwater Management System(s), beyond maintenance in its original condition, including the water management portions of the common areas, must have the prior approval of the St. Johns River Water Management District."

6. Article VII is hereby further amended to include the following provision as Section 5.01 thereof:

"The St. Johns River Water Management District shall have the right to enforce, by a proceeding at law or in equity, the provisions contained in this Declaration which relate to the maintenance, operation and repair of the Surface Water or Stormwater Management System(s) and construction waterward of the jurisdictional lines shown on the Plat of Oakbrook."

IN WITNESS WHEREOF, the Declarant has executed this Third Amendment on the date and year first above written.

Signed, sealed and delivered in the presence of:

Witness William Pace
Print or Type Name
Witness Stephan M. Held
Print or Type Name

DARCY PARTNERSHIP, LTD., a Florida limited partnership
By: Robert T. Held
ROBERT T. HELD
Its General Partner
180 State Road 207
St. Augustine, Florida 32086

Declarant

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 11 day of February, 1994, by Robert T. Held, the General Partner of Darcy Partnership Ltd., a Florida Limited Partnership, on behalf of the partnership. He is personally known to me or has produced as identification

Kim Y. Bradbury
Signature of Notary

Name of Notary Kim Y. Bradbury Typed, Printed or Stamped
Commission Number CC 173825
My Commission Expires: 12-30-1995

KIM Y. BRADBURY
Notary Public, State of Florida
My comm. expires Dec. 30, 1995
Comm. No. CC 173825
Bonded thru Liberty Insurance Co.

SECOND AMENDMENT TO DECLARATION OF COVENANTS.

CONDITIONS AND RESTRICTIONS FOR

WELLINGTON OAKS, PHASE I

91 26132

THIS SECOND AMENDMENT to the Declaration of Covenants, Conditions and Restrictions for Wellington Oaks, Phase I, (the "Declaration") recorded in Official Records Book 787, Pages 965 through 991, of the public records of St. Johns County, Florida, as amended in Official Records Book 819, Page 0452, of said public records, is executed this _____ day of December, 1990, by Darcy Partnership, Ltd., a Florida Limited Partnership, (the "Declarant").

WHEREAS, Article VII, Section 1.01 of the Declaration authorizes the Declarant to amend the Declaration provided such amendment does not affect the lien of any mortgage encumbering any of the lots within Wellington Oaks, Phase I, (the "Property") and is approved by the Oakbrook Property Owners' Association, Inc., (the "Association"); and

WHEREAS, the Declarant desires to amend Article II, Section 2.01 for the purpose of clarifying provisions governing the granting of easements to certain utility and cable television companies.

NOW, THEREFORE, the Declarant hereby amends the Declaration as follows:

1. Article II, is hereby amended to include the following provision as Section 2.03 thereof:

Article II, Section 2.03. The easements reserved and granted on the plat of the Property and in Sections 2.01 and 2.02 above, may only be utilized by utility and/or cable television companies approved by the Declarant. The Declarant shall have the sole and absolute right to disapprove any utility and/or cable television company which seeks to utilize such easements.

2. All other provisions of the Declaration not in conflict with the provisions of this Second Amendment shall remain in full force and effect.

3. The Association hereby joins in the execution of this amendment for the purpose of expressing its written approval thereto.

IN WITNESS WHEREOF, the Declarant and the Association have executed this Second Amendment on the date first above written.

signed, sealed and delivered
in the presence of:
[Signature]
Witness
[Signature]
Witness

DARCY PARTNERSHIP, LTD.
By [Signature]
ROBERT T. HELD, SR.
Its General Partner
Declarant

OAKBROOK PROPERTY OWNERS ASSOCIATION, INC.

Chris Anthony Spichard
Witness

By: R. J. McCall
Its

Vera S. Haarnage
Witness

Association

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ROBERT T. HELD, SR., as General Partner of Darcy Partnership, Ltd., a Florida Limited Partnership, to me known to be the person described in and who executed the foregoing on behalf of such limited partnership and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said partnership.

WITNESS my hand and official seal in the County and State aforesaid this 24th day of September, 1994.

Drew A. [Signature]
Notary Public
State of Florida at Large
My Commission Expires 12/31/95

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared RAY MC CALL, as President of the Oakbrook Property Owners Association, Inc., a Florida non-profit corporation, to me known to be the person described in and who executed the foregoing on behalf of such corporation and he acknowledged before me that he executed the same for the uses and purposes therein expressed and same is the act and deed of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 31st day of September, 1994.

Chris Anthony Spichard
Notary Public
State of Florida at Large
My Commission Expires 12/31/95

RECORDED IN
PUBLIC RECORDS
ST. JOHNS COUNTY FLA.
91007-4 PM 6:00
Paul "Bud" Hunter
CLERK OF COUNTY COURT

**AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS**

**THE
WELLINGTON OAKS
PHASE I**

O.R. 819 P8 0482

89 10971

WHEREAS, DARCY PARTNERSHIP, LTD., a Florida Limited Partnership, recorded that certain Declaration of Covenants, Conditions and Restrictions for Wellington Oaks, Phase I, ("Declaration") as recorded in Official Records Volume 787, pages 865-891, current public records of St. Johns County, Florida; and

WHEREAS, DARCY PARTNERSHIP, LTD., is the Class B member of the Wellington Oaks Property Owners Association, Inc., and as such is the proper party to approve an amendment to the Declaration; and

WHEREAS, DARCY PARTNERSHIP, LTD., desires to amend the Declaration and, among other things, change the name of the Association and correct certain scrivener errors contained therein.

NOW, THEREFORE, The Declaration is hereby amended as follows:

1. Article I, Section 1.01 is hereby amended in its entirety to read as follows:

1.01. ASSOCIATION: "Association" shall mean and refer to Oakbrook Property Owners Association, Inc., a corporation not-for-profit, organized and existing under the laws of the State of Florida, its successors and assigns.

2. Article I, Section 1.09 is hereby amended in its entirety to read as follows:

1.09. SUBDIVISION: "Subdivision" shall mean and refer to all the real property above described and recorded as Wellington Oaks and any and all future real property to be platted by the Declarant, its successors and assigns, simultaneously or in successive phases, under the name of Wellington Oaks, Oakbrook, or any other name provided that such real property or subdivision is contiguous or adjacent to the land described in the plat of Wellington Oaks, according to the plat thereof, recorded in Map Book 21, pages 70 through 71, inclusive, of the public records of St. Johns County, Florida, or is contiguous and adjacent to any other subdivision which subdivision is adjacent to said plat of Wellington Oaks described herein and is subject to these covenants and restrictions.

3. In each instance where Wellington Oaks is referred to in Article IV, Section 1.41, Article VI, Section 3.01, Article VI, Section 3.04, Article VI, Section 6.01, Article VII, Section 2.01, said term Wellington Oaks is amended to read Wellington Oaks, Oakbrook, or any other named subdivision as subdivision is defined in amended Article I, Section 1.09.

4. Article IV is hereby amended to reflect the change in name of the governing Association as that Association is described in Article I, Section 1.01 as amended.

5. Except as hereby expressly modified, the terms and conditions of the Declaration are hereby ratified and affirmed.

IN WITNESS WHEREOF, the Declarant has caused these presents to be executed in its corporate name, by its proper officer therunto duly authorized this 29th day of March, 1968.

RAY C. McCALL and KENNETH DOWNS, as owners of Lots 26 and 29 respectively of Wellington Oaks Subdivision have joined in the execution hereof for the purpose of granting their consent to these amended restrictions and agreeing to recognize the same.

Signed, Sealed and Delivered In The Presence of:

Maria Sherman
Witness
Lois Lucy
Witness

DARCY PARTNERSHIP, LTD.
BY Robert T. Held, Sr.
ROBERT T. HELD, SR.,
General Partner

Arthur J. Hall, Jr.
Witness
Melvin DeCade
Witness

Ray C. McCall
RAY C. McCALL

Arthur J. Hall, Jr.
Witness
Melvin DeCade
Witness

Kenneth Downs
KENNETH DOWNS

STATE OF FLORIDA
COUNTY OF BROWARD

Before me personally appeared ROBERT T. HELD, SR. to me well known and known to me to be the General Partner of Darcy Partnership, Ltd., the Limited Partnership named in the foregoing instrument, and known to me to be the person who as General Partner of said Limited Partnership executed the same; and then and there the said ROBERT T. HELD, SR., General Partner of Darcy Partnership, Ltd, did acknowledge before me that said instrument is the free act and deed of said Limited Partnership, executed by such General Partner for the purpose therein expressed.

WITNESS my hand and official seal, this 29th day of March, 1968.



Rosalind S. Lucy
Notary Public
State of Florida
My Commission Expires _____

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. JAN. 12, 1972
NUMBER THRU GENERAL INV. 642

Before me personally appeared RAY C. McCALL, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and official seal this 31 day of March, 1968.

Arthur J. Hall, Jr.
Notary Public
State of Florida
My Commission Expires: _____

NOTARY PUBLIC STATE OF FLORIDA
BY COMMISSION EXP. MAY 12, 1972
NUMBER THRU GENERAL INV. 642

NOTARY PUBLIC
COUNTY OF ST. JAMES

Before me personally appeared KENNETH DOWNS, to me well known and known to me to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS my hand and official seal this 31 day of March, 1939.

Arthur J. Callahan
Notary Public
State of Florida
My Commission Expires EXPIRES 12-31-1940
BY COMMISSION EXP. 12-31-1940
ISSUED 10-15-1938

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JAMES COUNTY, FLA.

MAR 31 1939

[Signature]
Notary Public

87 25368

This instrument prepared by
EDWARD E. HEDSTROM
Post Office Drawer 1354
Palatka, Florida 32977

executive line

O. R. 757 PG

0965

Know All Men By These Presents.

That C. EDWIN BECKLER and NORMA B. BECKLER, husband and wife,
the holders
of a certain mortgage given by VIKING INVESTMENTS, LTD., a limited
partnership,
to GEORGE J. PIERCE and BETTY L. PIERCE, husband and wife,

bearing date the 15th day of December, A. D. 19 81, recorded in
Official Records Book 520 page 157 in the office of the Clerk of the Circuit
Court of St. Johns County, State of Florida; given to secure the sum
of _____ Dollars,
evidenced by that certain note, upon the following described
property, situate, lying and being in St. Johns County, State of
Florida, to wit:

Same as described in said Mortgage;

FILED AND RECORDED IN
THE OFFICE OF THE CLERK OF
THE CIRCUIT COURT OF
ST. JOHNS COUNTY, FLORIDA

1987 SEP 16 PH 3:25

C. "Bud" Munk
CLERK OF CIRCUIT COURT

have received full payment of said indebtedness, and do hereby acknowledge satis-
faction of said mortgage, and hereby direct the Clerk of the said Circuit Court to
cancel the same of record.

Witness our hands and seal this _____ day of August,
A. D. 19 87.

Signed, Sealed and Delivered in Presence of;

[Handwritten signatures of C. Edwin Beckler and Norma B. Beckler]

[Handwritten signature of C. Edwin Beckler]
C. Edwin Beckler
[Handwritten signature of Norma B. Beckler]
Norma B. Beckler

State of Florida

County of PUTNAM

I Hereby Certify That on this day personally appeared before me, an officer
duly authorized to administer oaths and take acknowledgments,
C. EDWIN BECKLER and NORMA B. BECKLER, husband and wife,
to me well known to be
the persons described in and who executed the foregoing satisfaction piece, and
they acknowledged before me that they executed the same for the
purposes therein expressed.

In Witness Whereof, I have hereunto set my hand and affixed my official
seal at Palatka _____ said County and State, this
day of August 25, A. D. 19 87.

[Handwritten signature of Margaret Wickens]
Margaret Wickens
Notary Public
My Commission Expires _____

ESTATE PUBLIC STATE OF FLORIDA
MY COMMISSION EXPIRES 12/31/88
BONDED THROUGH GENERAL INVESTMENT

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT THE UNDERSIGNED, DARCY PARTNERSHIP, LTD., A LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF ALL THE LANDS DESCRIBED IN THE CAPTION HEREON AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AND THIS PLAT SHALL BE KNOWN AS OAKBROOK, AND IN ACCORDANCE WITH SAID SURVEY AND HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS. NO PART OF SAID LANDS IS DEDICATED TO ST. JOHNS COUNTY, FLORIDA OR TO THE PUBLIC. ALL OF THE PROPERTY DESIGNATED ON THIS PLAT AS RIGHTS-OF-WAY OR EASEMENTS IS AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE DARCY PARTNERSHIP, LTD. ITS SUCCESSORS, ASSIGNS, OR GRANTEEES IF ANY, OF SAID RIGHTS-OF-WAY OR EASEMENTS. DARCY PARTNERSHIP, LTD. HEREBY RESERVES FOR ITSELF AND ITS ASSIGNS THE SOLE AND ABSOLUTE RIGHT AT ANY TIME IT OR ITS ASSIGNS HOLD TITLE TO SAID RIGHTS-OF-WAY OR EASEMENTS WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENTAL BODY WITHIN THE JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS ON THIS PLAT DESIGNATED AS RIGHTS-OF-WAY OR EASEMENTS. HOWEVER, ST. JOHNS COUNTY, FLORIDA AND ITS SUCCESSORS RETAIN THE RIGHT TO DISCHARGE STORMWATER RUN-OFF FROM APRESAID RIGHTS-OF-WAY OR EASEMENTS INTO SAID DRAINAGE EASEMENTS RETAINED BY DARCY PARTNERSHIP, LTD. OR OAKBROOK PROPERTY OWNERS ASSOCIATION. RESPONSIBILITY FOR MAINTENANCE OF SAID RIGHTS-OF-WAY AND ALL DRAINAGE AND UTILITY EASEMENTS IS VESTED IN THE OAKBROOK PROPERTY OWNERS ASSOCIATION PURSUANT TO THE OAKBROOK COVENANTS, CONDITIONS AND RESTRICTIONS AS RECORDED IN THE PUBLIC RECORDS OF THIS COUNTY. DARCY PARTNERSHIP, LTD. RETAINS A FIFTEEN FOOT EASEMENT ON THE FRONT, REAR AND ANY SIDELINES ADJACENT TO A ROAD RIGHT-OF-WAY FOR LOCATION OF UTILITIES. DARCY PARTNERSHIP, LTD. DOES HEREBY GRANT TO PRESENT AND FUTURE OWNERS OF THE LOTS SHOWN ON THIS PLAT, WELLINGTON OAKS UNIT ONE, WELLINGTON OAKS UNIT TWO, AND SUBSEQUENT SUBDIVISIONS OF CONTIGUOUS LANDS OF DARCY PARTNERSHIP, LTD. THEIR GUESTS AND INVITEES AND DOMESTIC HELP, AND TO DELIVERY, PICK-UP AND FIRE PROTECTION SERVICES, POLICE AND OTHER AUTHORITIES OF THE LAW, UNITED STATES MAIL CARRIERS, REPRESENTATIVES OF UTILITIES AUTHORIZED BY DARCY PARTNERSHIP, LTD. TO SERVE THE LANDS SHOWN ON THIS PLAT, HOLDERS OF MORTGAGE LENS ON SUCH LANDS OR ANY PART THEREOF, AND SUCH OTHER PERSONS AS DARCY PARTNERSHIP, LTD. FROM TIME TO TIME MAY DESIGNATE, THE NONEXCLUSIVE RIGHT AND PERPETUAL RIGHT OF INGRESS AND EGRESS OVER AND ACROSS SAID RIGHTS-OF-WAY AND THOSE PRIVATE RIGHTS-OF-WAY AS DELINEATED AND DESCRIBED IN PLATS OF WELLINGTON OAKS UNIT ONE SUBDIVISION, AS RECORDED IN MAP BOOK 21, PAGE 70 AND 71 AND WELLINGTON OAKS UNIT TWO SUBDIVISION, AS RECORDED IN MAP BOOK 24, PAGES 56 AND 57 BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND SUBSEQUENT SUBDIVISIONS OF CONTIGUOUS LANDS OF DARCY PARTNERSHIP, LTD. NOT WITHSTANDING THE PRECEDING PROVISIONS, DARCY PARTNERSHIP, LTD. RESERVES AND SHALL HAVE THE UNRESTRICTED AND ABSOLUTE RIGHT TO PARTICIPATE IN A DISTURBANCE OR A NUISANCE ON ANY PART OF THE LAND SHOWN ON THIS PLAT, A REQUIREMENT FOR DEVELOPER AUTHORIZATION FOR CABLE TELEVISION SERVICES PROVIDERS SHALL EXIST ONLY TO THE EXTENT ALLOWED BY FLORIDA STATUTE 177.091 (29) AS AMENDED, UTILITY EASEMENTS GRANTED SHALL ALSO BE FOR FUTURE SANITARY SEWER PURPOSES.

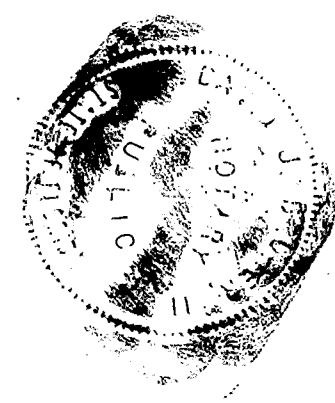
IN WITNESS WHEREOF ROBERT T. HELD, SR., GENERAL PARTNER OF DARCY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP HAS EXECUTED THESE PRESENTS ON BEHALF OF THE PARTNERSHIP UNDER SEAL THIS 14th DAY OF FEB., 1991.

Robert T. Held, Sr.
 ROBERT T. HELD, SR.,
 GENERAL PARTNER,
 DARCY PARTNERSHIP, LTD.
 A FLORIDA LIMITED PARTNERSHIP

WITNESS
Bruce P. Mitchell
 BRUCE P. MITCHELL
 WITNESS

STATE OF FLORIDA
 COUNTY OF ST. JOHNS
 THE FOREGOING ADOPTION AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF FEB., 1991, BY ROBERT T. HELD, SR., GENERAL PARTNER, DARCY PARTNERSHIP, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP.

David J. Bruner, II
 DAVID J. BRUNER, II
 NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
 MY COMMISSION EXPIRES JUNE 28, 1994.



CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY ATTORNEY FOR ST. JOHNS COUNTY, FLORIDA, THIS 14th DAY OF FEB., 1991.

BY: *Shirley R. Hunt*
 SHIRLEY R. HUNT
 COUNTY ATTORNEY

PREPARED BY:
ST. JOHNS SURVEY COMPANY
 3000 N. PONCE DE LEON BOULEVARD
 SUITE 5
 ST. AUGUSTINE, FLORIDA 32084
 PHONE: (904) 829-2591

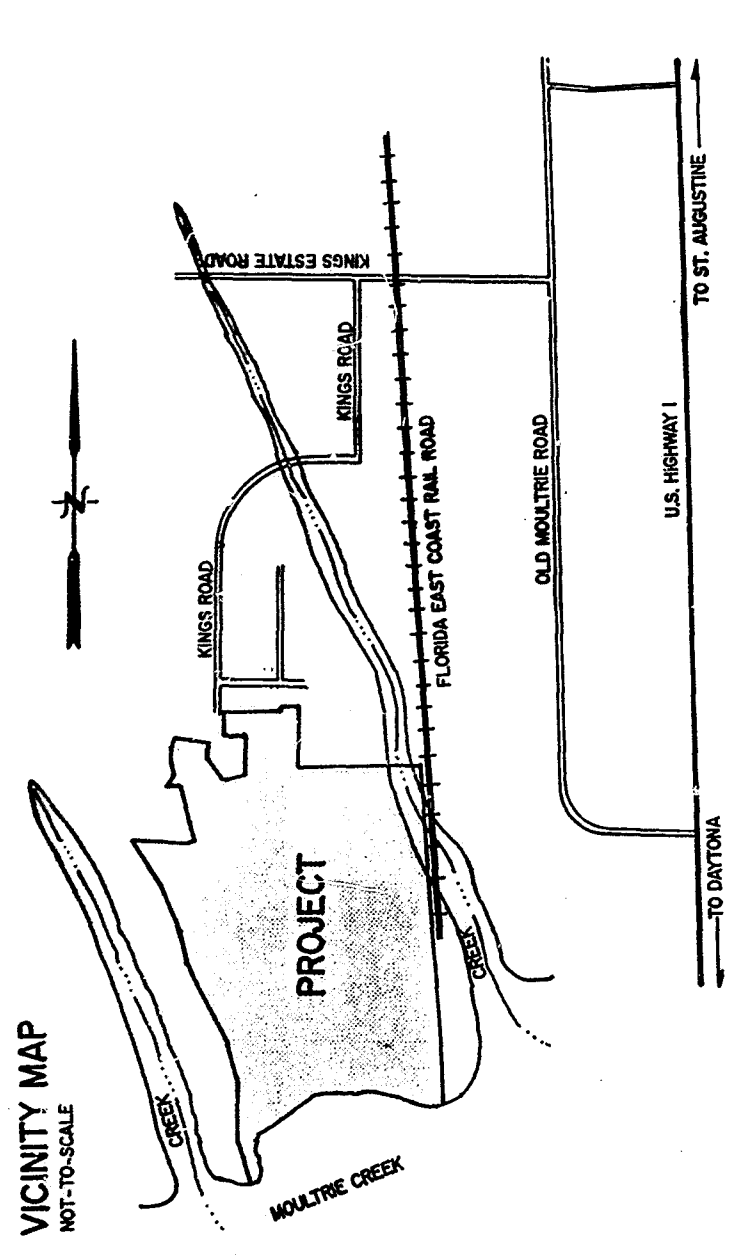
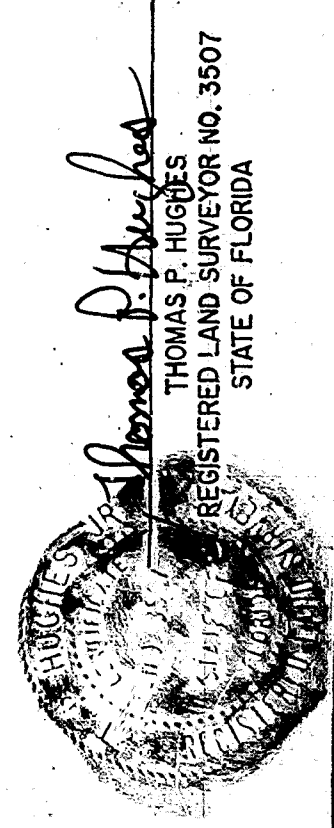
GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILWAY AS BEING SOUTH 03°27'06" EAST AS SHOWN ON THE PLAT OF KINGS WOODS ACRES AS RECORDED IN MAP BOOK 13, PAGES 41, 42 AND 43 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- EASEMENTS SHOWN HEREON ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATIONS OF DRAINAGE UTILITIES, FUTURE SANITARY SEWERS AND CABLE TELEVISION SERVICES UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- ALL OF THE LANDS SHOWN HEREON LIE IN FEDERAL FLOOD ZONES C, A-2 AND A-5 AS TAKEN BY SCALE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 128147-10136D, 0137D, 0139D, 0139D AS REVISED SEPTEMBER 16, 1985.
- THE CURVE DATA AND LINE DATA TABLES SHOWN ON SHEETS 3, 4 AND 5 ARE APPLICABLE TO ALL SHEETS WITHIN THIS PLAT.
- THE JURISDICTIONAL WETLANDS LINES OF THE LANDS SHOWN HEREON ARE AS DELINEATED BY MICHAEL ADAMS, ENVIRONMENTAL SCIENTIST, ON SEPTEMBER 9 AND DECEMBER 2, 1989 APPROVAL OF THE METHODOLOGY OF DETERMINATION OF THE JURISDICTIONAL WETLANDS LINES WAS GIVEN IN A LETTER DATED MARCH 7, 1990 FROM ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, BY WILLIAM R. BOSSUOT II, ENVIRONMENTAL SPECIALIST. THE JURISDICTIONAL WETLANDS LINES MAY BE SUPERSEDED AND REDEFINED FROM TIME TO TIME BY THE APPROPRIATE GOVERNMENTAL AGENCIES.
- CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL WETLANDS LINES AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK.
- ALL RESIDENTIAL LOTS MEET OR EXCEED THE MINIMUM SIZE REQUIREMENT OF 21,780 SQUARE FEET (ONE-HALF ACRE) AND THE LANDS SHOWN HEREON CANNOT BE FURTHER SUBDIVIDED INCLUDING THE SALE OR ALIENATION OF TITLE IN ANY MANNER OF A PARCEL OF LAND LESS THAN THE LOT SIZE AS PLATTED.
- BUILDING RESTRICTION SETBACKS ARE 40 FEET ON THE FRONT, 10 FEET ON THE SIDES, 30 FEET ON THE REAR AND 20 FEET ON THE SIDE LINES ADJACENT TO A STREET, AS ESTABLISHED BY THE ST. JOHNS COUNTY ZONING ORDINANCE.
- ALL COMMON BOUNDARY LINES OF THIS PLAT ADJOINING THE SUBDIVISIONS KNOWN AS PRAIRIE CREEK III, PRAIRIE CREEK IV, WELLINGTON OAKS UNIT I, WELLINGTON OAKS UNIT II, KINGS WOODS ACRES AND CROSS CREEK ARE THE SAME LINES AS SHOWN ON THE RECORDED PLATS OF THE AFORESAID SUBDIVISIONS.
- THE MINIMUM FINISH FLOOR ELEVATION OF HOMES OR ANY STRUCTURE SHALL BE AT LEAST 12 INCHES ABOVE FINISHED GRADE 4 INCHES ABOVE THE ROAD AND ABOVE THE FEMA ESTABLISHED FLOOD ELEVATION BY CRITERIA SET BY ST. JOHNS COUNTY. DETAILED SITE DRAINAGE PLANS ARE TO BE SUBMITTED WITH BUILDING PERMIT APPLICATIONS FOR ANY LOTS IF MINIMUM FINISHED FLOOR IS TO BE LESS THAN SHOWN. IN NO EVENT IS FINISHED FLOOR ELEVATION OF ANY DWELLING WITHIN THIS SUBDIVISION TO BE LESS THAN THE 100 YEAR FLOOD ELEVATION.
- TWO (2) DRIVEWAYS ON A SINGLE PARCEL ARE NOT ALLOWED WITHOUT PRIOR COUNTY APPROVAL AS SET FORTH IN ST. JOHNS COUNTY ORDINANCE NO. 86-4 WITH REVISIONS.
- ALL LOTS HAVE A 15 FOOT EASEMENT ON THE FRONT, REAR AND ANY SIDE ADJACENT TO A STREET IN ACCORDANCE WITH FLORIDA STATUTE 177.091 (29) SAID EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.

CERTIFICATE OF SURVEYOR

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE HAS COMPLETED THE SURVEY OF THE LANDS AS SHOWN IN THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE SURVEY WAS MADE UNDER HIS RESPONSIBLE DIRECTION AND SUPERVISION AND THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND FURTHER CERTIFIES THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND THAT PERMANENT CONTROL POINTS WILL BE SET ACCORDING TO THE REQUIREMENTS OF SAID CHAPTER 177, SIGNED THIS 14th DAY OF FEB., A.D., 1991.

ST. JOHNS SURVEY COMPANY



CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY, THAT ON April 23, 1991, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE OF THE DEDICATED AREAS SHALL NOT BE DEEMED AS REQUIRING FOR CONSTRUCTION OR MAINTENANCE BY THE COUNTY OF SAID AREAS.

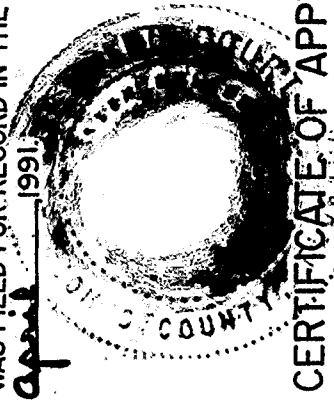
BOARD OF COUNTY COMMISSIONERS
 OF ST. JOHNS COUNTY, FLORIDA

BY: *Donald B. Marshall*
 DONALD B. MARSHALL
 CHAIRMAN

CERTIFICATE OF CLERK

I HEREBY CERTIFY, THAT I HAVE EXAMINED THE FOREGOING PLAT AND FIND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND WAS FILED FOR RECORD IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON April 23, 1991.

ATTEST: *Carol B. Marshall*
 CAROL B. MARSHALL
 CLERK



CERTIFICATE OF APPROVAL BY THE PLANNING AND ZONING DEPARTMENT

THE ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT HEREBY APPROVES THE FINAL PLAT FOR OAKBROOK.

DATED: 4-5-91, 1991.

BY: *Betty Sue Salas*
 BETTY SUE SALAS
 ST. JOHNS COUNTY PLANNING AND ZONING DEPARTMENT

OAKBROOK

A SUBDIVISION OF PART OF SECTIONS 1, 12 AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A REPLAT OF A PORTION OF PRAIRIE CREEK IV, AS RECORDED IN MAP BOOK 14, PAGES 13-15, SECTIONS 1 AND 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CAPTION

A PARCEL OF LAND IN SECTION 1, 12, AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 472, PAGES 397 AND 398, OFFICIAL RECORDS BOOK 472, PAGE 400, AND OFFICIAL RECORDS BOOK 764, PAGES 123 THROUGH 126 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT-OF-COMMENCEMENT USE THE SOUTHEAST CORNER OF TRACT 67, UNIT NO. 3 OF ST. AUGUSTINE HEIGHTS AS RECORDED IN MAP BOOK 10, PAGES 40 AND 41 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 89°23'07" EAST ALONG THE END OF THE 60 FOOT WIDE RIGHT-OF-WAY OF KINGS ROAD AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 90.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF KINGS ROAD (AS NOW ESTABLISHED FOR A 120 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON PLAT OF WELLINGTON OAKS-UNIT ONE AS RECORDED IN THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY) SAID POINT BEING ON THE SOUTH LINE OF LOT 1, KINGS WOODS ACRES AS RECORDED IN MAP BOOK 13, PAGES 41, 42 AND 43, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND THE POINT-OF-BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 89°27'00" EAST, CONTINUING ALONG THE SOUTH LINE OF LOTS 1 AND 3 OF SAID KINGS WOODS ACRES, A DISTANCE OF 598.76 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 00°31'41" WEST ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 54.15 FEET TO THE SOUTHWEST CORNER OF LOT 5 OF SAID KINGS WOODS ACRES; THENCE NORTH 89°08'22" EAST, ALONG THE SOUTH LINE OF SAID LOT 5, A DISTANCE OF 172.18 FEET TO THE WEST LINE OF CROSS CREEK SUBDIVISION AS RECORDED IN MAP BOOK 13, PAGES 50 AND 51 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 01°26'55" WEST, ALONG THE WEST LINE OF SAID CROSS CREEK SUBDIVISION, A DISTANCE OF 650.55 FEET TO THE SOUTHWEST CORNER OF LOT 16 OF SAID CROSS CREEK SUBDIVISION; THENCE NORTH 89°24'16" EAST, ALONG THE SOUTH LINE OF SAID CROSS CREEK SUBDIVISION AND THE EASTERLY EXTENSION THEREOF, A DISTANCE OF 1309.14 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY AS SHOWN ON MAP TITLED "RIGHT OF WAY AND TRACK MAP STATION 201+58 TO STATION 307+18 MAP V-F-73"; THENCE SOUTH 03°27'06" EAST, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FLORIDA EAST COAST RAILWAY (AS NOW ESTABLISHED FOR A 150 FOOT WIDE RIGHT-OF-WAY), A DISTANCE OF 3189.74 FEET; THENCE SOUTH 76°41'24" WEST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.37 FEET; THENCE SOUTH 03°27'06" EAST, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 359.39 FEET; THENCE SOUTH 78°44'17" WEST, LEAVING SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1184 FEET; THENCE SOUTH 74°57'00" WEST, A DISTANCE OF 82.57 FEET; THENCE SOUTH 85°17'52" WEST, A DISTANCE OF 37.86 FEET; THENCE NORTH 65°40'26" WEST, A DISTANCE OF 81.61 FEET; THENCE SOUTH 89°09'45" WEST, A DISTANCE OF 54.19 FEET; THENCE NORTH 88°32'36" WEST, A DISTANCE OF 57.21 FEET; THENCE NORTH 79°29'56" WEST, A DISTANCE OF 47.66 FEET; THENCE NORTH 58°36'56" WEST, A DISTANCE OF 47.16 FEET; THENCE NORTH 63°50'07" WEST, A DISTANCE OF 62.67 FEET; THENCE NORTH 61°37'34" WEST, A DISTANCE OF 68.59 FEET; THENCE NORTH 72°17'00" WEST, A DISTANCE OF 51.50 FEET; THENCE NORTH 71°46'52" WEST, A DISTANCE OF 45.57 FEET; THENCE SOUTH 82°37'49" WEST, A DISTANCE OF 36.80 FEET; THENCE NORTH 33°35'43" WEST, A DISTANCE OF 24.57 FEET; THENCE SOUTH 01°51'02" EAST, A DISTANCE OF 68.40 FEET; THENCE SOUTH 54°21'56" WEST, A DISTANCE OF 9.83 FEET; THENCE NORTH 10°41'48" WEST, A DISTANCE OF 56.92 FEET; THENCE NORTH 07°40'39" WEST, A DISTANCE OF 30.55 FEET; THENCE NORTH 84°52'45" WEST, A DISTANCE OF 29.43 FEET; THENCE SOUTH 53°08'35" WEST, A DISTANCE OF 30.47 FEET; THENCE SOUTH 53°05'48" WEST, A DISTANCE OF 46.30 FEET; THENCE SOUTH 67°38'44" WEST, A DISTANCE OF 49.68 FEET; THENCE SOUTH 65°20'13" WEST, A DISTANCE OF 41.69 FEET; THENCE SOUTH 87°55'18" WEST, A DISTANCE OF 59.78 FEET; THENCE NORTH 82°13'35" WEST, A DISTANCE OF 63.94 FEET; THENCE SOUTH 83°12'36" WEST, A DISTANCE OF 71.12 FEET; THENCE NORTH 89°10'48" WEST, A DISTANCE OF 35.91 FEET; THENCE SOUTH 53°11'20" WEST, A DISTANCE OF 36.88 FEET; THENCE NORTH 72°28'12" WEST, A DISTANCE OF 49.67 FEET; THENCE NORTH 81°48'56" WEST, A DISTANCE OF 62.17 FEET; THENCE NORTH 88°49'48" WEST, A DISTANCE OF 48.97 FEET; THENCE SOUTH 89°09'45" WEST, A DISTANCE OF 41.06 FEET; THENCE SOUTH 64°39'59" WEST, A DISTANCE OF 38.02 FEET; THENCE SOUTH 73°36'15" WEST, A DISTANCE OF 41.26 FEET; THENCE SOUTH 65°38'26" WEST, A DISTANCE OF 46.48 FEET; THENCE SOUTH 52°53'42" WEST, A DISTANCE OF 45.06 FEET; THENCE SOUTH 24°21'26" WEST, A DISTANCE OF 51.3 FEET; THENCE SOUTH 35°49'29" WEST, A DISTANCE OF 49.61 FEET; THENCE SOUTH 52°58'55" WEST, A DISTANCE OF 45.80 FEET; THENCE SOUTH 50°46'15" WEST, A DISTANCE OF 52.68 FEET; THENCE SOUTH 53°50'56" WEST, A DISTANCE OF 51.53 FEET; THENCE SOUTH 71°34'42" WEST, A DISTANCE OF 49.00 FEET; THENCE SOUTH 59°24'21" WEST, A DISTANCE OF 37.50 FEET; THENCE SOUTH 58°56'31" WEST, A DISTANCE OF 44.91 FEET; THENCE SOUTH 65°57'28" WEST, A DISTANCE OF 50.80 FEET; THENCE SOUTH 53°52'51" WEST, A DISTANCE OF 40.86 FEET; THENCE SOUTH 51°03'59" WEST, A DISTANCE OF 86.85 FEET; THENCE NORTH 53°54'15" WEST, A DISTANCE OF 20.86 FEET; THENCE SOUTH 49°56'36" WEST, A DISTANCE OF 41.82 FEET; THENCE SOUTH 18°47'01" WEST, A DISTANCE OF 73.39 FEET; THENCE SOUTH 01°22'17" WEST, A DISTANCE OF 46.25 FEET; THENCE SOUTH 02°28'40" EAST, A DISTANCE OF 23.89 FEET; THENCE SOUTH 08°45'30" EAST, A DISTANCE OF 65.79 FEET; THENCE SOUTH 43°00'18" EAST, A DISTANCE OF 50.72 FEET; THENCE SOUTH 46°31'32" EAST, A DISTANCE OF 34.16 FEET; THENCE SOUTH 12°37'32" EAST, A DISTANCE OF 44.03 FEET; THENCE SOUTH 33°09'25" WEST, A DISTANCE OF 2.151 FEET; THENCE SOUTH 03°34'07" WEST, A DISTANCE OF 84.37 FEET; THENCE SOUTH 00°58'08" EAST, A DISTANCE OF 54.62 FEET; THENCE

SOUTH 78°44'58" WEST, A DISTANCE OF 57.98 FEET; THENCE SOUTH 65°31'01" WEST, A DISTANCE OF 46.13 FEET; THENCE NORTH 56°05'27" WEST, A DISTANCE OF 54.78 FEET; THENCE SOUTH 80°35'02" WEST, A DISTANCE OF 63.74 FEET; THENCE SOUTH 74°14'29" WEST, A DISTANCE OF 63.57 FEET; THENCE NORTH 81°24'43" WEST, A DISTANCE OF 58.86 FEET; THENCE NORTH 76°22'37" WEST, A DISTANCE OF 43.76 FEET; THENCE SOUTH 88°34'50" WEST, A DISTANCE OF 25.08 FEET TO A POINT ON THE SOUTHERLY LINE OF LOT 109-A, PRAIRIE CREEK III, MAP BOOK 13, PAGES 92-95 AS RECORDED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY AND WESTERLY BOUNDARY OF SAID PRAIRIE CREEK III, THE FOLLOWING THIRTEEN (13) COURSES; NORTH 79°02'44" EAST, A DISTANCE OF 75.00 FEET; NORTH 14°12'16" WEST, A DISTANCE OF 290.00 FEET; NORTH 26°48'21" WEST, A DISTANCE OF 66.00 FEET; NORTH 00°02'16" WEST, A DISTANCE OF 61.49 FEET; NORTH 13°05'46" WEST, A DISTANCE OF 392.31 FEET; NORTH 26°48'21" WEST, A DISTANCE OF 751.00 FEET; NORTH 20°35'26" WEST, A DISTANCE OF 256.70 FEET; NORTH 12°42'36" WEST, A DISTANCE OF 333.35 FEET; NORTH 22°36'49" WEST, A DISTANCE OF 470.00 FEET; NORTH 24°13'56" WEST, A DISTANCE OF 98.93 FEET; NORTH 28°47'15" WEST, A DISTANCE OF 179.70 FEET; NORTH 33°09'38" WEST, A DISTANCE OF 86.14 FEET; NORTH 34°36'56" WEST, A DISTANCE OF 224.86 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF RED FOX TRAIL (AS NOW ESTABLISHED FOR A 66 FOOT WIDE RIGHT-OF-WAY), SAID POINT ALSO BEING A POINT OF CURVATURE AS SHOWN ON THE PLAT OF PRAIRIE CREEK IV, MAP BOOK 14, PAGES 13-15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RED FOX TRAIL (AS DESCRIBED IN OFFICIAL RECORDS BOOK 472, PAGES 397 AND 398) AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 307.27 FEET AND A CENTRAL ANGLE OF 19°59'00", AN ARC DISTANCE OF 107.17 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING NON-TANGENT TO THE PREVIOUS LINE AND BEING SUBTENDED BY A CHORD BEARING OF NORTH 87°09'00" EAST AND A CHORD DISTANCE OF 106.63 FEET; THENCE SOUTH 82°51'30" EAST, A DISTANCE OF 300.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 632.65 FEET AND A CENTRAL ANGLE OF 22°52'10", AN ARC DISTANCE OF 252.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 85°42'25" EAST AND A CHORD DISTANCE OF 250.85 FEET; THENCE NORTH 14°41'43" WEST, CROSSING SAID RED FOX TRAIL, A DISTANCE OF 66.01 FEET TO THE NORTHERLY RIGHT-OF-WAY OF RED FOX TRAIL AT THE SOUTHEAST CORNER OF LOT 7 OF SAID PRAIRIE CREEK IV; THENCE NORTH 14°41'43" WEST, ALONG THE EASTERLY LINE OF SAID LOT 7 AND LEAVING THE RIGHT-OF-WAY LINE OF SAID RED FOX TRAIL, A DISTANCE OF 530.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 7; THENCE SOUTH 89°41'24" WEST, ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 130.00 FEET TO THE EASTERLY LINE OF WELLINGTON OAKS-UNIT ONE, MAP BOOK 21, PAGES 70 AND 71 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE EASTERLY BOUNDARY OF SAID WELLINGTON OAKS-UNIT ONE, THE FOLLOWING FOUR (4) COURSES; NORTH 28°30'50" EAST, A DISTANCE OF 134.48 FEET; THENCE NORTH 12°35'20" WEST, A DISTANCE OF 138.29 FEET; NORTH 04°01'31" EAST, A DISTANCE OF 140.36 FEET; NORTH 14°04'17" EAST, A DISTANCE OF 146.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF WHITE EAGLE CIRCLE (AS NOW ESTABLISHED FOR A 60 FOOT WIDE RIGHT-OF-WAY AS SHOWN ON SAID PLAT OF WELLINGTON OAKS-UNIT ONE); THENCE NORTH 89°42'43" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WHITE EAGLE CIRCLE, A DISTANCE OF 17.24 FEET TO A POINT OF CURVATURE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 760.00 FEET AND A CENTRAL ANGLE OF 15°16'58", AN ARC DISTANCE OF 202.72 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°38'48" EAST AND A CHORD DISTANCE OF 202.12 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 82°50'46", AN ARC DISTANCE OF 36.19 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 33°34'51" EAST AND A CENTRAL ANGLE OF 155.51 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 17°11'17" WEST AND A CHORD DISTANCE OF 194.82 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 726.61 FEET AND A CENTRAL ANGLE OF 05°38'12", AN ARC DISTANCE OF 71.48 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 23°43'00" WEST AND A CHORD DISTANCE OF 71.45 FEET; THENCE SOUTH 69°06'05" EAST, ALONG A LINE NON-TANGENT TO THE PREVIOUS CURVE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 35°31'28" EAST, A DISTANCE OF 215.00 FEET; THENCE NORTH 78°52'26" EAST, A DISTANCE OF 248.00 FEET; THENCE NORTH 01°44'44" EAST, A DISTANCE OF 392.00 FEET; THENCE NORTH 88°45'16" WEST, A DISTANCE OF 157.32 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 301.84 FEET AND A CENTRAL ANGLE OF 11°39'56", AN ARC DISTANCE OF 61.46 FEET TO A POINT OF COMPOUND CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°55'18" WEST AND A CHORD DISTANCE OF 61.35 FEET, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE AT THE END OF A STREET AS SHOWN ON SAID PLAT OF WELLINGTON OAKS-UNIT ONE; THENCE ALONG SAID RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 83°30'01", AN ARC DISTANCE OF 36.43 FEET TO A POINT OF REVERSE CURVATURE, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 35°20'19" WEST AND A CHORD DISTANCE OF 33.29 FEET, SAID POINT BEING ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF KINGS ROAD; THENCE, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 850.00 FEET

AND A CENTRAL ANGLE OF 07°17'26", AN ARC DISTANCE OF 108.16 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 03°02'19" EAST AND A CHORD DISTANCE OF 108.09 FEET; THENCE NORTH 00°36'24" WEST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.95 FEET TO THE POINT-OF-BEGINNING, SAID PARCEL CONTAINS 221.39 ACRES, MORE OR LESS.

- LEGEND
P.I. - DENOTES POINT OF INTERSECTION
P.C. - DENOTES POINT OF CURVATURE
P.T. - DENOTES POINT OF TANGENCY
P.C.C. - DENOTES POINT OF COMPOUND CURVATURE
P.R.C. - DENOTES POINT OF REVERSE CURVATURE
L-24 - DENOTES CURVE DATA NUMBER
C - DENOTES CENTERLINE
R/W - DENOTES RIGHT-OF-WAY
O - DENOTES SET 4"x4" CONCRETE PERMANENT REFERENCE MONUMENT LICENSED BUSINESS #4888
□ - DENOTES SET 5/8" REBAR LICENSED BUSINESS #4888
● - DENOTES IRON MARKER FOUND IDENTIFICATION AS NOTED
■ - DENOTES CONCRETE MONUMENT FOUND IDENTIFICATION AS NOTED
○ - DENOTES SET PERMANENT CONTROL POINT

OAKBROOK

A SUBDIVISION OF PART OF SECTIONS 1, 12 AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A REPLAT OF A PORTION OF PRAIRIE CREEK IV, AS RECORDED IN MAP BOOK 14, PAGES 13-15, SECTIONS 1 AND 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

PREPARED BY:
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SUITE 5
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CENTERLINE OF ROADS CURVE DATA

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C63	224.90'	63°27'06"	248.8'	235.69'	S 61°43'33" E
C64	1583.90'	05°30'15"	179.80'	179.71'	S 86°44'32" W
C65	492.09'	31°45'43"	272.79'	269.31'	S 74°07'08" W
C66	548.69'	19°38'44"	188.13'	187.21'	S 89°29'22" W
C67	1582.07'	08°57'38"	189.77'	199.65'	S 75°11'11" W
C68	531.94'	21°7'38"	197.63'	196.56'	S 82°14'15" W
C69	420.88'	21°31'29"	158.12'	157.19'	S 82°14'15" W
C70	206.53'	51°40'16"	186.26'	180.01'	S 22°50'08" E
C71	564.74'	39°00'00"	364.43'	377.05'	S 16°30'00" E
C72	1762.05'	07°08'40"	219.72'	219.57'	S 32°25'40" E
C73	1580.10'	09°47'49"	159.87'	159.80'	S 31°45'14" E
C74	810.38'	18°13'38"	257.90'	256.72'	S 21°52'45" E
C75	753.98'	15°06'36"	198.84'	198.26'	S 23°25'16" E
C76	1174.32'	10°42'10"	219.36'	219.04'	S 21°14'03" E
C77	395.05'	28°40'08"	176.98'	175.50'	S 39°25'11" E
C78	923.83'	17°47'05"	277.89'	276.84'	S 43°38'10" E
C79	1270.62'	09°00'00"	199.59'	199.38'	S 14°30'00" E
C80	304.69'	61°26'11"	326.71'	311.28'	S 40°43'06" E
C81	212.87'	26°26'11"	98.22'	97.35'	S 58°12'06" E
C82	676.63'	24°59'57"	295.23'	292.89'	S 83°29'59" W
C83	676.63'	09°58'31"	235.90'	234.70'	S 80°59'16" W
C84	676.63'	05°01'26"	59.33'	59.31'	S 86°30'46" W
C85	209.24'	32°00'04"	116.87'	115.35'	S 79°59'55" W

CURVE DATA

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C125	2244.54'	00°45'57"	30.00'	30.00'	S 06°57'50" E
C126	2234.54'	02°17'48"	89.57'	89.56'	S 05°25'57" E
C127	2234.54'	00°49'57"	32.47'	32.47'	S 03°52'04" E
C128	399.60'	01°04'47"	7.53'	7.53'	S 02°54'42" E
C129	399.60'	17°31'33"	122.27'	121.79'	S 06°23'37" W
C130	399.60'	01°16'16"	9.10'	9.10'	S 15°48'42" W
C131	110.40'	50°00'00"	96.34'	95.31'	S 08°32'10" E
C132	230.00'	08°11'14"	20.82'	20.82'	S 30°56'33" E
C133	230.00'	30°40'46"	123.16'	123.16'	S 13°00'33" E
C134	230.00'	03°08'00"	12.58'	12.58'	S 03°53'50" W
C135	2546.84'	01°44'40"	77.54'	77.54'	S 02°34'46" E
C136	2546.84'	02°42'14"	120.19'	120.18'	S 00°21'19" E
C137	2546.84'	00°06'47"	120.62'	120.61'	S 02°21'13" W
C138	160.30'	14°25'15"	40.34'	40.34'	S 03°46'00" W
C139	160.30'	20°34'45"	57.58'	57.27'	S 03°23'13" E
C140	160.30'	37°01'56"	32.32'	31.76'	S 20°53'13" E
C141	50.00'	60°00'00"	52.36'	50.00'	S 12°39'58" E
C142	50.00'	71°28'42"	62.38'	58.41'	S 35°51'20" W
C143	50.00'	73°40'17"	64.29'	59.95'	S 08°49'49" E
C144	25.00'	62°10'55"	27.13'	25.82'	S 00°05'09" E
C145	25.00'	68°47'10"	30.01'	28.24'	S 65°34'11" E
C146	50.00'	32°11'23"	28.09'	27.72'	S 83°51'49" E
C147	50.00'	82°30'33"	72.00'	65.94'	S 26°31'06" E
C148	50.00'	41°35'55"	36.30'	35.51'	S 35°32'10" W
C149	25.00'	62°00'58"	27.06'	25.76'	S 25°19'39" W
C150	220.30'	09°30'14"	36.54'	36.50'	S 00°55'43" E
C151	25.00'	89°49'24"	39.19'	35.30'	S 41°05'18" E
C152	123.87'	17°58'09"	40.73'	40.56'	S 85°00'55" W
C153	123.87'	14°49'59"	33.62'	33.63'	S 68°36'51" W
C154	123.87'	10°40'10"	93.93'	93.79'	S 55°51'47" W
C155	504.40'	10°31'42"	92.69'	92.56'	S 45°19'51" W
C156	323.52'	01°16'48"	7.23'	7.23'	S 40°38'24" W
C157	25.00'	80°55'12"	35.31'	32.45'	S 00°49'12" W
C158	50.00'	05°36'49"	4.90'	4.90'	S 36°49'59" E
C159	50.00'	60°00'00"	52.36'	50.00'	S 04°01'35" E
C160	50.00'	60°00'00"	52.36'	50.00'	S 55°58'25" W
C161	50.00'	53°29'14"	46.68'	45.00'	S 67°16'58" E
C162	50.00'	63°04'51"	55.05'	52.31'	S 08°59'55" E
C163	25.00'	62°10'54"	27.13'	25.82'	S 08°32'57" E
C164	25.00'	80°55'13"	35.31'	32.45'	S 80°06'01" E
C165	323.52'	22°00'28"	124.26'	123.50'	S 70°26'35" W
C166	323.52'	09°33'12"	53.94'	53.88'	S 86°13'24" W
C167	176.88'	56°00'00"	172.88'	166.08'	S 63°00'00" W
C168	25.00'	90°00'00"	39.27'	35.36'	S 10°00'00" E
C169	25.00'	42°50'00"	18.69'	18.26'	S 76°25'00" E
C170	25.00'	60°03'59"	52.42'	50.05'	S 67°48'01" E
C171	50.00'	60°00'00"	52.36'	50.00'	S 07°46'01" E
C172	50.00'	60°00'00"	52.36'	50.00'	S 52°13'59" W
C173	50.00'	85°36'01"	74.70'	67.94'	S 54°58'00" E
C174	25.00'	42°50'00"	18.69'	18.26'	S 33°59'00" E
C175	25.00'	90°00'00"	39.27'	35.36'	S 80°00'00" W
C176	25.00'	42°50'00"	18.69'	18.26'	S 13°35'00" W
C177	50.00'	19°49'32"	17.30'	17.21'	S 02°04'46" W
C178	50.00'	58°33'08"	51.01'	48.90'	S 41°16'07" W
C179	50.00'	54°27'19"	47.52'	45.75'	S 82°13'39" E
C180	50.00'	60°00'00"	52.36'	50.00'	S 25°00'00" E
C181	50.00'	72°50'00"	63.56'	59.37'	S 41°25'00" W
C182	50.00'	42°50'00"	18.69'	18.26'	S 56°25'00" W
C183	25.00'	90°00'00"	39.27'	35.36'	S 10°00'00" E
C184	25.00'	17°48'24"	99.34'	99.36'	S 46°20'48" E

CURVE DATA

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C90	323.68'	01°26'58"	8.19'	8.19'	S 88°01'47" E
C91	323.68'	17°48'42"	100.40'	100.00'	S 78°25'27" E
C92	323.68'	15°06'34"	85.16'	85.16'	S 61°59'19" E
C93	25.00'	80°55'47"	35.31'	32.45'	S 65°06'04" W
C94	25.00'	42°50'00"	18.69'	18.26'	S 23°13'11" W
C95	50.00'	57°50'00"	50.47'	48.35'	S 30°43'31" W
C96	50.00'	50°47'12"	44.32'	42.88'	S 85°01'47" W
C97	50.00'	50°47'12"	44.32'	42.88'	S 44°11'01" E
C98	50.00'	59°06'14"	51.58'	49.32'	S 10°45'41" W
C99	50.00'	47°09'23"	41.15'	40.00'	S 63°53'29" W
C100	25.00'	80°55'47"	35.31'	32.45'	S 66°03'11" W
C101	25.00'	14°06'44"	79.77'	79.57'	S 04°10'18" W
C102	323.68'	04°31'27"	25.57'	25.57'	S 19°55'09" E
C103	323.68'	19°18'21"	96.63'	96.18'	S 27°18'35" E
C104	286.79'	36°40'00"	183.53'	180.42'	S 55°17'46" E
C105	286.79'	24°54'35"	124.68'	123.70'	S 86°05'03" E
C106	286.79'	00°48'41"	6.26'	6.26'	S 81°51'59" E
C107	441.93'	15°36'22"	120.37'	120.00'	S 89°55'29" E
C108	441.93'	12°57'54"	100.00'	99.79'	S 75°38'21" E
C109	441.93'	12°57'54"	100.00'	99.79'	S 82°40'28" E
C110	441.93'	04°07'04"	31.76'	31.75'	S 41°10'05" E
C111	441.93'	12°57'54"	100.00'	99.79'	S 32°57'36" E
C112	441.93'	15°33'28"	100.00'	99.79'	S 18°21'55" E
C113	441.93'	01°46'40"	13.71'	13.71'	S 09°41'51" E
C114	441.93'	11°40'45"	109.88'	109.58'	S 16°08'28" E
C115	429.29'	11°40'45"	87.51'	87.36'	S 29°18'49" E
C116	429.29'	02°47'07"	18.58'	18.58'	S 33°45'38" E
C117	382.20'	16°32'51"	110.38'	110.00'	S 24°05'39" E
C118	382.20'	12°22'07"	82.35'	82.35'	S 09°38'09" E
C119	382.20'	00°27'43"	17.53'	17.53'	S 03°40'58" E
C120	2164.54'	03°10'51"	120.17'	120.15'	S 05°30'14" E
C121	2164.54'	01°33'06"	58.62'	58.62'	S 07°52'13" E
C122	2244.54'	01°17'58"	50.91'	50.90'	S 07°52'47" E

BOUNDARY CURVE DATA

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	750.00'	19°59'00"	107.17'	106.63'	N 87°09'00" E
C2	632.65'	22°52'10"	252.52'	250.85'	N 85°42'25" E
C3	760.00'	15°16'58"	202.72'	202.12'	S 82°38'48" E
C4	25.00'	82°50'40"	36.15'	33.08'	S 33°44'51" E
C5	476.62'	18°41'38"	155.51'	154.82'	S 17°11'17" W
C6	726.61'	05°38'12"	71.48'	71.45'	S 23°43'00" W
C7	301.64'	11°39'56"	61.46'	61.35'	N 82°55'18" W
C8	25.00'	83°30'01"	36.43'	33.29'	N 39°20'19" W
C9	850.00'	07°17'26"	108.16'	108.09'	N 03°02'19" E

CENTERLINE OF ROADS CURVE DATA

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C10	750.00'	06°28'44"	89.33'	89.28'	S 12°49'33" W
C11	223.83'	15°35'00"	60.88'	60.69'	S 23°51'23" W
C12	696.61'	10°45'01"	130.70'	130.51'	S 26°16'24" W
C13	750.00'	38°00'00"	497.42'	488.35'	S 01°53'54" W
C14	750.00'	11°47'53"	154.44'	154.16'	S 14°59'57" W
C15	750.00'	19°19'20"	282.93'	281.73'	S 00°33'39" E
C16	750.00'	06°52'47"	90.06'	90.00'	S 13°39'42" E
C17	300.64'	79°06'08"	416.06'	382.88'	S 22°26'57" W
C18	300.64'	29°24'50"	133.35'	132.26'	S 04°23'47" E
C19	300.64'	53°41'16"	281.71'	271.51'	S 35°09'22" W
C20	298.81'	86°16'40"	449.95'	408.63'	S 18°51'39" W
C21	298.81'	33°03'13"	172.38'	170.00'	S 45°28'22" W
C22	298.81'	53°13'27"	277.58'	267.70'	S 02°20'02" W
C23	798.42'	14°16'41"	198.97'	198.45'	S 17°08'21" E
C24	1353.93'	16°48'21"	397.13'	395.71'	S 18°24'10" E
C25	1353.93'	04°37'49"	109.42'	109.39'	S 12°18'55" E
C26	1353.93'	12°10'32"	287.71'	287.17'	S 20°43'05" E
C27	364.81'	33°53'23"	215.78'	212.65'	S 43°45'02" E
C28	265.47'	53°51'52"	295.05'	292.63'	S 73°24'57" E
C29	687.68'	24°02'23"	249.57'	240.48'	S 66°55'56" W
C30	687.68'	21°11'53"	254.42'	252.98'	S 50°35'56" W
C31	687.68'	15°29'50"	186.00'	185.44'	S 47°44'54" W
C32	2197.07'	09°42'03"	68.42'	68.39'	S 66°20'51" W
C33	369.60'	07°48'41"	299.54'	299.30'	S 57°17'31" W
C34	369.60'	21°11'52"	366.65'	351.80'	S 24°58'03" W
C35	369.60'	35°38'25"	499.86'	484.15'	S 42°47'15" W
C36	369.60'	15°29'50"	229.91'	226.22'	S 14°22'07" W
C37	2204.54'	08°11'40"	199.86'	199.80'	S 06°02'56" E
C38	2204.54'	05°11'40"	199.86'	199.80'	S 06°02'56" E
C39	352.20'	31°42'05"	194.87'	192.39'	S 19°18'09" E
C40	459.29'	26°20'40"	211.88'	209.33'	S 21°58'50" E
C41	459.29'	16°37'42"	133.29'	132.83'	S 26°50'20" E
C42	459.29'	09°42'58"	77.89'	77.79'	S 13°40'00" E
C43	419.3'	89°43'50"	645.12'	581.19'	S 53°40'26" E
C44	316.79'	80°			

OAKBROOK

A SUBDIVISION OF PART OF SECTIONS 1, 12 AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A REPLAT OF A PORTION OF PRAIRIE CREEK IV, AS RECORDED IN MAP BOOK 14, PAGES 13-15, SECTIONS 1 AND 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST. ST. JOHNS COUNTY, FLORIDA.

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#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C186	333.87	17°13'34"	100.36'	100.00'	S 23°04'49" E
C187	333.87	02°28'02"	14.38'	14.38'	S 19°14'01" E
C188	308.82	20°31'57"	110.67'	110.08'	S 07°44'02" E
C189	308.82	22°31'42"	121.43'	120.65'	S 13°47'48" W
C190	25.00'	85°45'24"	37.42'	34.02'	S 17°49'05" E
C191	394.81'	17°42'45"	122.05'	121.57'	S 5°15'02" E
C192	394.81'	16°10'39"	111.47'	111.01'	S 34°53'41" E
C193	1383.93'	03°47'32"	91.60'	91.58'	S 24°54'35" E
C194	1383.93'	05°18'00"	128.02'	127.37'	S 20°21'49" E
C195	1383.93'	05°42'36"	137.92'	137.86'	S 14°51'31" E
C196	1383.93'	02°00'13"	48.40'	48.33'	S 11°00'07" E
C197	768.42'	04°54'25"	65.81'	65.79'	S 12°27'13" E
C198	768.42'	09°06'18"	122.11'	121.98'	S 19°27'34" E
C199	768.42'	00°15'58"	3.57'	3.57'	S 24°08'42" E
C200	328.81'	05°30'14"	31.59'	31.57'	S 21°31'34" E
C201	328.81'	17°29'35"	100.39'	100.00'	S 10°14'01" E
C202	328.81'	21°17'04"	122.15'	121.45'	S 09°21'40" W
C203	25.00'	81°03'26"	35.37'	32.49'	S 20°31'31" E
C204	541.50'	06°39'47"	53.52'	53.50'	S 63°53'08" E
C205	541.50'	04°20'13"	40.99'	40.98'	S 68°53'08" E
C206	25.00'	42°50'00"	18.69'	18.26'	S 87°31'46" W
C207	50.00'	56°48'46"	49.58'	47.57'	S 85°28'51" E
C208	50.00'	88°51'15"	77.54'	70.00'	S 12°38'50" E
C209	50.00'	60°00'00"	52.36'	50.00'	S 61°46'47" W
C210	50.00'	60°00'00"	52.36'	50.00'	S 58°13'14" E
C211	25.00'	42°50'00"	18.69'	18.26'	S 49°58'14" E
C212	632.65'	06°32'58"	72.32'	72.28'	S 86°07'59" E
C213	601.50'	10°00'00"	104.98'	104.85'	S 66°03'14" E
C214	25.00'	81°03'25"	35.37'	32.49'	S 78°25'03" W
C215	328.81'	13°57'19"	60.09'	79.89'	S 44°52'00" W
C216	328.81'	10°09'19"	58.28'	58.20'	S 56°55'20" W
C217	270.64'	14°40'40"	69.33'	69.14'	S 54°39'40" W
C218	270.64'	45°39'23"	215.66'	215.66'	S 24°29'39" W
C219	632.65'	05°26'09"	60.02'	60.00'	S 76°59'24" W
C220	270.64'	18°45'03"	88.65'	88.25'	S 107°43'08" E
C221	780.00'	07°39'06"	104.17'	104.09'	S 13°15'33" E
C222	780.00'	08°57'08"	121.87'	121.75'	S 04°58'26" E
C223	780.00'	08°40'45"	77.33'	77.30'	S 02°20'32" W
C224	25.00'	86°04'56"	37.56'	34.13'	S 37°51'31" E
C225	25.00'	42°50'00"	18.69'	18.26'	S 77°41'01" W
C226	50.00'	60°00'00"	52.36'	50.00'	S 89°32'53" E
C227	50.00'	60°00'00"	52.36'	50.00'	S 89°21'46" E
C228	50.00'	47°09'23"	41.15'	40.00'	S 28°12'55" W
C229	50.00'	60°00'00"	52.36'	50.00'	S 81°47'37" W
C230	50.00'	30°08'24"	26.30'	26.00'	S 59°08'11" E
C231	25.00'	42°50'00"	18.69'	18.26'	S 59°28'59" E
C232	780.00'	07°52'50"	37.56'	34.13'	S 56°03'32" W
C233	780.00'	07°52'50"	107.28'	107.20'	S 16°57'29" W
C234	780.00'	08°11'58"	108.76'	108.67'	S 86°44'47" E
C235	760.00'	07°05'01"	93.96'	93.90'	S 79°06'17" E
C236	720.00'	13°54'48"	174.84'	174.41'	S 10°52'39" W
C237	720.00'	09°54'00"	124.41'	124.25'	S 01°01'45" E
C238	25.00'	90°31'31"	39.50'	35.52'	S 51°43'01" E
C239	1613.90'	01°45'01"	48.30'	49.30'	S 84°22'15" W
C240	1613.90'	04°48'14"	133.91'	133.67'	S 87°37'23" W
C241	462.09'	00°23'19"	31.31'	31.31'	S 89°48'20" W
C242	462.09'	17°39'54"	142.47'	141.90'	S 80°46'44" W
C243	462.09'	13°42'30"	110.56'	110.29'	S 65°05'32" W
C244	25.00'	81°29'35"	35.56'	32.64'	S 17°29'30" W
C245	346.79'	08°35'53"	33.88'	33.87'	S 20°27'21" E
C246	263.86'	27°43'46"	127.71'	126.47'	S 31°31'18" E
C247	263.86'	43°22'05"	199.73'	195.00'	S 67°04'14" E
C248	720.00'	02°01'20"	25.41'	25.41'	S 16°08'26" E
C249	25.00'	98°34'30"	43.01'	37.90'	S 34°12'29" W
C250	1553.90'	03°04'51"	83.55'	83.54'	S 85°02'11" W
C251	1553.90'	03°25'24"	92.84'	92.83'	S 88°17'18" W

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C252	522.09'	03°25'01"	31.14'	31.13'	S 88°17'30" W
C253	522.09'	13°12'31"	120.36'	120.09'	S 79°58'44" W
C254	522.09'	13°12'31"	120.27'	120.00'	S 66°46'31" W
C255	522.09'	01°56'17"	17.66'	17.66'	S 59°12'26" W
C256	25.00'	81°29'34"	35.56'	32.64'	S 81°00'56" E
C257	346.79'	20°55'51"	126.69'	126.59'	S 50°44'05" E
C258	346.79'	19°05'17"	115.63'	115.00'	S 70°44'38" E
C259	346.79'	18°15'04"	110.47'	110.00'	S 89°24'49" E
C260	381.93'	21°42'58"	143.89'	144.76'	S 87°40'52" E
C261	381.93'	22°38'59"	150.98'	150.00'	S 65°29'55" E
C262	381.93'	28°48'20"	192.02'	190.00'	S 39°48'14" E
C263	381.93'	16°33'33"	110.38'	110.00'	S 17°06'17" E
C264	489.29'	03°54'37"	30.55'	30.54'	S 10°35'50" E
C265	25.00'	63°51'40"	33.41'	33.41'	S 29°32'41" W
C266	390.88'	15°45'04"	107.46'	107.12'	S 79°21'03" W
C267	390.88'	08°46'28"	39.39'	39.37'	S 89°03'12" E
C268	561.94'	06°00'47"	58.97'	58.95'	S 89°59'36" W
C269	561.94'	10°12'34"	100.13'	100.00'	S 89°52'56" W
C270	561.94'	05°04'17"	49.74'	49.72'	S 74°14'31" W
C271	1532.07'	00°18'20"	81.7'	81.7'	S 77°51'32" W
C272	1532.07'	04°40'34"	125.04'	125.00'	S 74°20'39" W
C273	1532.07'	01°58'44"	52.91'	52.91'	S 77°40'38" W
C274	518.69'	08°31'56"	77.24'	77.17'	S 82°55'58" W
C275	518.69'	11°06'48"	100.61'	100.45'	S 87°44'40" E
C276	25.00'	81°06'15"	35.39'	32.51'	S 4°08'10" E
C277	330.64'	13°41'36"	79.02'	78.83'	S 07°25'51" E
C278	330.64'	02°49'27"	16.30'	16.30'	S 15°41'23" E
C279	25.00'	67°08'47"	36.02'	34.46'	S 72°25'44" E
C280	1610.01'	02°05'19"	56.69'	58.69'	S 25°54'00" E
C281	1610.01'	03°42'30"	104.21'	104.19'	S 32°47'54" E
C282	25.00'	42°50'00"	18.69'	18.26'	S 13°14'09" E
C283	50.00'	04°48'30"	4.20'	4.19'	S 05°46'37" W
C284	50.00'	78°19'24"	63.15'	63.15'	S 39°47'20" E
C285	50.00'	57°21'26"	50.05'	47.99'	S 76°22'15" W
C286	50.00'	60°00'00"	52.36'	50.00'	S 30°05'53" E
C287	50.00'	69°10'41"	56.88'	53.86'	S 44°53'49" E
C288	25.00'	42°50'00"	18.69'	18.69'	S 56°04'09" E
C289	1550.10'	04°37'42"	123.22'	123.18'	S 32°20'18" E
C290	1550.10'	01°10'07"	31.62'	31.62'	S 29°26'54" E
C291	1792.05'	02°29'05"	77.72'	77.71'	S 33°22'46" E
C292	1792.05'	04°04'43"	127.57'	127.54'	S 35°42'34" E
C293	1792.05'	00°34'52"	181.8'	181.8'	S 34°58'43" E
C294	534.78'	02°08'54"	20.00'	20.00'	S 24°21'24" E
C295	534.78'	19°00'04"	177.35'	176.54'	S 24°21'24" E
C296	534.78'	17°14'15"	160.89'	160.28'	S 06°14'14" E
C297	25.00'	87°01'21"	37.57'	34.42'	S 49°29'50" W
C298	25.00'	90°00'00"	39.27'	35.36'	S 42°00'00" E
C299	236.54'	22°21'49"	92.33'	91.74'	S 08°10'55" E
C300	236.54'	24°24'24"	100.76'	100.00'	S 13°47'01" E
C301	236.54'	04°54'03"	20.23'	20.23'	S 46°13'14" E
C302	50.00'	56°36'06"	49.39'	47.41'	S 76°58'19" E
C303	50.00'	48°39'01"	42.46'	41.8'	S 60°24'07" W
C304	50.00'	60°00'00"	52.36'	50.00'	S 03°55'23" E
C305	50.00'	60°00'00"	52.36'	50.00'	S 63°55'23" E
C306	50.00'	16°55'48"	14.77'	14.72'	S 77°56'43" W
C307	25.00'	67°10'55"	27.13'	25.82'	S 79°45'43" E
C308	176.54'	18°45'55"	57.82'	57.56'	S 39°17'18" E
C309	176.54'	32°54'21"	101.38'	100.00'	S 13°27'11" E
C310	25.00'	90°00'00"	39.27'	35.36'	S 48°00'00" W
C311	450.88'	14°39'13"	115.31'	115.00'	S 85°40'23" W
C312	450.88'	06°52'16"	54.07'	54.04'	S 74°54'39" W
C313	25.00'	85°51'40"	36.58'	35.41'	S 66°35'39" E
C314	489.29'	10°29'21"	89.57'	89.45'	S 29°54'30" E
C315	322.20'	06°13'37"	35.02'	35.00'	S 32°02'23" E
C316	322.20'	25°28'28"	143.25'	142.08'	S 16°11'20" E
C317	2234.54'	00°27'43"	18.02'	18.02'	S 03°40'57" E

#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C318	2244.54'	00°15'19"	10.00'	10.00'	S 04°02'29" E
C319	2244.54'	03°05'32"	121.14'	121.12'	S 05°42'54" E
C320	2244.54'	01°23'06"	54.26'	54.26'	S 07°57'13" E
C321	2164.54'	02°03'55"	78.02'	78.02'	S 07°36'49" E
C322	2174.54'	02°20'19"	88.76'	88.75'	S 05°24'41" E
C323	2174.54'	00°47'26"	30.00'	30.00'	S 03°50'49" E
C324	25.00'	90°00'00"	39.27'	35.36'	S 41°32'55" W
C325	194.10'	63°27'06"	214.95'	204.14'	S 61°43'33" E
C326	25.00'	42°50'00"	18.69'	18.26'	S 08°35'00" E
C327	50.00'	70°39'34"	61.66'	57.83'	S 22°29'47" E
C328	50.00'	69°08'07"	60.33'	56.74'	S 87°36'23" W
C329	50.00'	36°56'35"	32.24'	31.68'	S 34°42'01" W
C330	50.00'	68°55'44"	77.61'	70.05'	S 28°22'08" E
C331	25.00'	42°50'00"	18.69'	18.26'	S 51°25'00" E
C332	254.10'	15°59'17"	70.91'	70.68'	S 37°59'39" E
C333	254.10'	22°41'47"	100.66'	100.00'	S 57°20'11" E
C334	254.10'	24°46'02"	109.84'	108.99'	S 81°04'05" E
C335	25.00'	90°00'00"	39.27'	35.36'	S 48°27'06" E
C336	339.60'	18°57'31"	112.37'	111.86'	S 06°01'39" W
C337	339.60'	28°59'23"	171.83'	170.00'	S 30°00'06" W
C338	339.60'	08°53'23"	52.69'	52.64'	S 48°56'30" W
C339	2167.07'	02°02'54"	77.47'	77.47'	S 54°24'36" W
C340	2167.07'	03°10'23"	120.01'	120.00'	S 57°01'16" W
C341	2167.07'	02°35'24"	97.96'	97.95'	S 59°54'10" W
C342	171.68'	01°29'26"	18.67'	18.67'	S 60°27'09" W
C343	25.00'	88°16'26"	37.21'	33.87'	S 77°39'21" E
C344	953.83'	06°02'50"	100.67'	100.62'</	

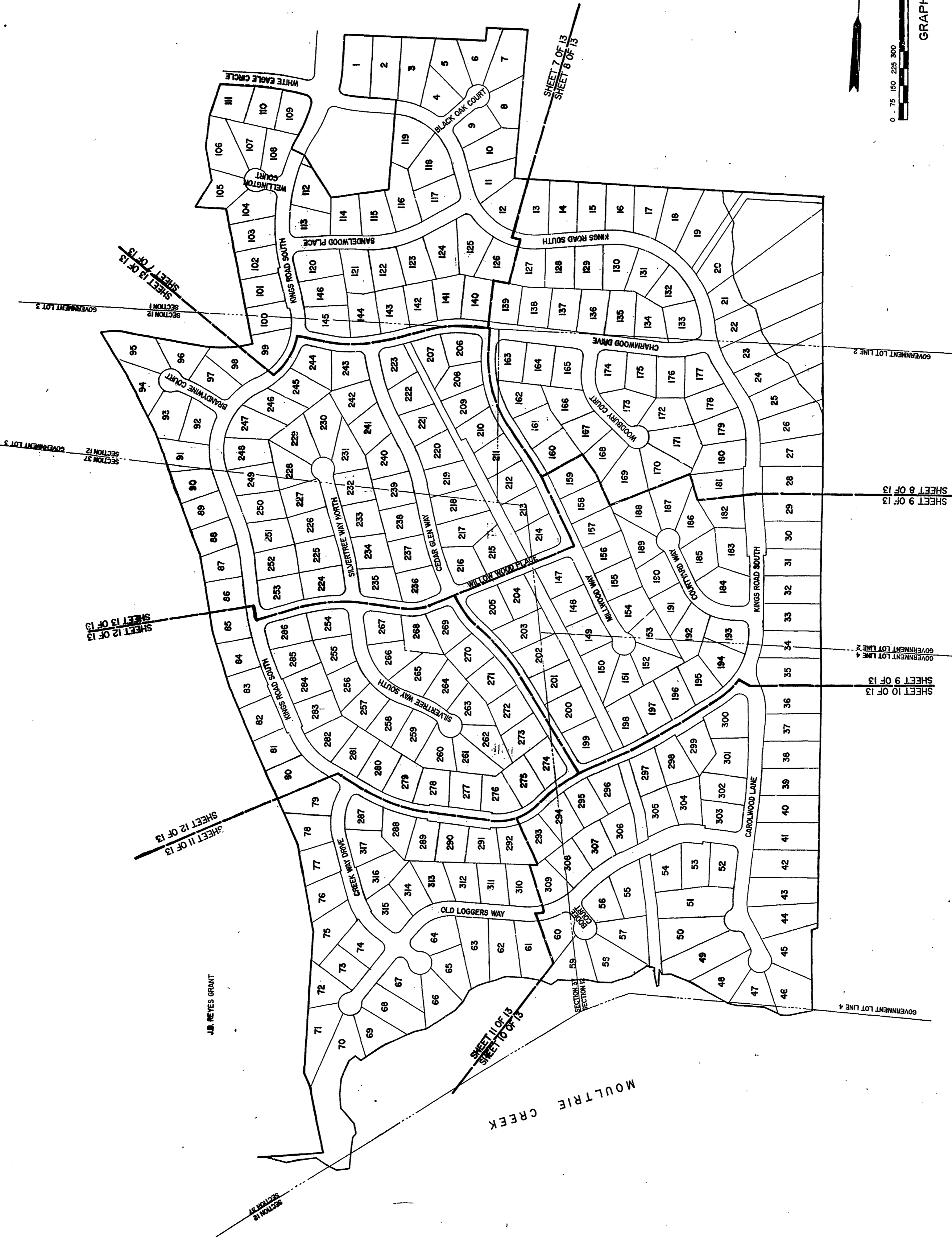
CURVE DATA					
#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C379	50.00'	60°00'00"	52.36'	50.00'	S 79°00'00" E
C380	50.00'	72°50'00"	63.56'	59.37'	S 12°35'00" E
C381	25.00'	06°52'35"	3.00'	3.00'	S 20°34'22" W
C382	25.00'	35°57'25"	15.69'	15.43'	S 01°01'17" E
C383	1300.62'	00°45'33"	17.23'	17.23'	S 18°37'14" E
C384	1300.62'	06°10'13"	140.07'	140.00'	S 19°09'20" E
C385	1300.62'	02°04'14"	47.00'	47.00'	S 11°02'07" E
C386	25.00'	75°26'55"	32.92'	30.59'	S 47°43'27" E
C387	706.63'	01°26'52"	17.86'	17.86'	S 84°43'29" E
C388	179.24'	32°00'04"	100.11'	98.81'	S 79°39'55" W
C389	25.00'	90°35'01"	39.52'	35.58'	S 18°42'22" W
C390	1204.32'	04°16'58"	90.02'	90.00'	S 24°26'39" E
C391	1204.32'	06°25'12"	134.94'	134.87'	S 19°05'34" E
C392	723.98'	05°48'49"	73.46'	73.43'	S 18°47'22" E
C393	723.98'	09°17'47"	117.47'	117.34'	S 26°20'40" E
C394	840.38'	04°58'27"	72.96'	72.94'	S 28°30'21" E
C395	840.38'	07°05'43"	104.07'	104.00'	S 22°28'16" E
C396	840.38'	06°09'28"	90.32'	90.28'	S 15°50'40" E
C397	25.00'	83°27'51"	36.42'	33.28'	S 54°29'51" E
C398	578.69'	10°52'58"	109.86'	109.70'	S 89°12'32" W
C399	578.69'	03°39'53"	37.01'	37.01'	S 83°31'13" E
C400	25.00'	81°06'12"	35.39'	32.51'	S 57°45'38" W
C401	330.64'	16°47'14"	96.53'	96.53'	S 25°36'09" W
C402	330.64'	22°46'50"	131.46'	130.60'	S 45°23'11" W
C403	330.64'	08°13'24"	30.14'	30.13'	S 59°23'18" W
C404	268.81'	21°27'40"	100.69'	100.10'	S 51°16'09" W
C405	268.81'	34°37'41"	162.46'	160.00'	S 23°13'28" W
C406	268.81'	30°11'19"	141.63'	140.00'	S 09°11'01" E
C407	828.42'	03°45'20"	54.30'	54.29'	S 22°42'01" E
C408	828.42'	09°08'21"	152.14'	152.00'	S 15°57'11" E
C409	828.42'	01°23'00"	20.00'	20.00'	S 10°41'30" E
C410	1323.93'	02°00'23"	46.36'	46.36'	S 11°00'12" E
C411	25.00'	96°59'37"	42.32'	37.45'	S 60°30'12" E
C412	706.63'	02°25'58"	30.00'	30.00'	S 72°12'59" W
C413	646.63'	14°21'51"	162.11'	161.69'	S 79°58'17" W
C414	25.00'	83°10'48"	36.29'	33.19'	S 51°35'24" E
C415	334.69'	16°06'23"	94.28'	93.97'	S 18°04'12" E
C416	334.69'	18°55'00"	110.50'	110.00'	S 35°55'55" E
C417	334.69'	18°55'00"	110.50'	110.00'	S 54°30'54" E
C418	334.69'	07°27'47"	43.60'	43.56'	S 67°42'18" E
C419	182.87'	26°04'45"	83.24'	82.52'	S 58°23'49" E
C420	25.00'	43°11'05"	18.84'	18.40'	S 23°45'54" E
C421	50.00'	99°34'10"	86.89'	76.36'	S 51°57'26" E
C422	50.00'	48°27'10"	42.28'	41.03'	S 54°01'54" W
C423	50.00'	47°09'23"	41.15'	40.00'	S 06°13'37" W
C424	50.00'	70°29'12"	61.51'	57.71'	S 52°35'40" E
C425	25.00'	42°37'30"	18.60'	18.17'	S 66°31'31" E
C426	242.87'	02°55'39"	12.41'	12.41'	S 46°40'35" E
C427	242.87'	23°17'46"	98.75'	98.07'	S 59°47'18" E
C428	274.69'	17°20'52"	83.17'	82.85'	S 62°45'45" E
C429	274.69'	37°49'41"	181.36'	178.08'	S 35°10'28" E
C430	274.69'	06°15'38"	30.01'	30.00'	S 13°07'49" E
C431	25.00'	106°00'00"	46.25'	39.93'	S 43°00'00" W
C432	239.24'	28°10'54"	105.15'	104.30'	S 83°24'30" W
C433	239.24'	06°49'10"	28.47'	28.46'	S 67°24'28" W
C434	25.00'	82°27'51"	35.98'	32.96'	S 74°46'12" E
C435	425.05'	18°42'57"	138.84'	138.23'	S 42°55'46" E
C436	893.83'	09°00'40"	140.58'	140.43'	S 47°44'53" E
C437	893.83'	08°13'25"	128.29'	128.18'	S 39°07'50" E
C438	25.00'	86°13'54"	37.63'	34.17'	S 08°05'49" W
C439	717.68'	08°04'12"	101.08'	101.00'	S 47°10'40" W
C440	717.68'	03°08'35"	39.57'	39.36'	S 41°54'17" W
C441	235.47'	21°02'06"	86.45'	85.96'	S 50°31'03" W
C442	235.47'	32°49'46"	134.92'	133.08'	S 77°26'59" W
C443	634.52'	06°41'39"	74.13'	74.09'	S 82°47'18" E
C444	634.52'	13°06'03"	145.45'	145.14'	S 72°52'28" E

CURVE DATA					
#	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C445	634.52'	05°36'41"	62.14'	62.12'	S 63°30'06" E
C446	334.81'	00°01'54"	0.19'	0.19'	S 60°42'42" E
C447	334.81'	27°46'51"	162.34'	160.75'	S 46°40'13" E
C448	334.81'	06°08'27"	35.88'	35.87'	S 29°52'34" E
C449	1323.93'	05°54'28"	136.51'	136.45'	S 23°51'07" E
C450	25.00'	87°52'31"	38.34'	34.69'	S 27°03'44" W
C451	1323.93'	04°01'22"	92.95'	92.93'	S 18°53'12" E
C452	646.63'	01°27'21"	16.43'	16.43'	S 71°43'40" W
C453	248.92'	35°25'23"	153.83'	151.39'	S 07°20'57" W
C454	25.00'	94°14'36"	41.12'	36.64'	S 72°10'37" W
C455	694.52'	09°04'28"	110.00'	109.88'	S 63°13'59" E
C456	694.52'	12°33'58"	152.32'	152.02'	S 76°03'12" E
C457	694.52'	03°47'57"	46.05'	46.04'	S 84°14'09" E
C458	295.47'	04°27'13"	22.97'	22.96'	S 88°21'45" E
C459	295.47'	19°40'55"	101.50'	101.00'	S 79°34'11" W
C460	295.47'	19°40'55"	101.50'	101.00'	S 59°53'16" W
C461	295.47'	10°02'49"	51.81'	51.74'	S 45°01'25" W
C462	697.68'	07°41'42"	88.33'	88.26'	S 45°01'25" W
C463	697.68'	10°28'08"	120.17'	120.00'	S 52°55'45" W
C464	697.68'	03°02'03"	34.83'	34.82'	S 59°40'51" W
C465	2227.07'	02°43'12"	108.73'	105.72'	S 59°50'16" W
C466	2227.07'	02°34'23"	100.01'	100.01'	S 57°11'29" W
C467	2227.07'	02°31'15"	98.42'	98.42'	S 54°38'48" W
C468	399.60'	10°49'45"	75.53'	75.41'	S 47°58'18" W
C469	399.60'	13°59'28"	85.64'	85.64'	S 70°26'50" E
C470	2486.84'	02°46'55"	120.75'	120.75'	S 02°03'39" E
C471	2486.84'	02°45'54"	120.01'	120.00'	S 00°42'46" W
C472	2486.84'	01°43'41"	75.00'	75.00'	S 02°37'34" W
C473	25.00'	90°10'36"	39.35'	35.41'	S 48°54'42" W
C474	209.87'	16°54'51"	61.96'	61.73'	S 85°32'34" W
C475	209.87'	15°53'17"	58.20'	58.01'	S 69°08'31" W
C476	564.40'	02°33'01"	25.12'	25.12'	S 59°55'21" W
C477	564.40'	12°12'18"	120.23'	120.00'	S 52°32'42" W
C478	564.40'	06°26'33"	63.46'	63.43'	S 43°13'17" W
C479	263.52'	35°20'46"	162.57'	160.00'	S 57°40'23" W
C480	263.52'	15°39'14"	72.00'	71.77'	S 83°10'23" W
C481	236.88'	24°22'16"	100.76'	100.00'	S 78°48'52" W
C482	236.88'	07°15'29"	30.01'	29.99'	S 38°37'44" W
C483	236.88'	07°15'29"	39.27'	35.36'	S 80°00'00" W
C484	25.00'	90°00'00"	81.21'	80.91'	S 46°20'48" E
C485	268.87'	17°18'24"	81.21'	80.91'	S 46°20'48" E
C486	263.87'	11°26'26"	52.69'	52.60'	S 31°58'23" E
C487	263.87'	08°15'10"	36.01'	37.97'	S 22°07'35" E
C488	248.82'	07°38'16"	33.17'	33.14'	S 14°10'52" E
C489	632.65'	10°33'03"	120.18'	120.00'	S 85°09'00" W
C490	720.00'	03°03'51"	38.51'	38.50'	S 19°21'59" W
C491	1592.07'	01°08'47"	30.93'	30.93'	N 72°58'43" E

LINE DATA	
#	TANGENT BEARING
L-1	1184° S 78°44'17" W
L-2	82.57° S 74°57'00" W
L-3	37.86° S 85°17'52" W
L-4	81.61° N 85°42'26" W
L-5	54.19° S 89°08'45" W
L-6	57.21° N 88°32'36" W
L-7	47.66° N 79°29'56" W
L-8	47.16° N 59°36'56" W
L-9	62.67° N 63°36'07" W
L-10	68.59° N 61°37'34" W
L-11	51.50° N 72°17'00" W
L-12	45.57° N 71°46'52" W
L-13	36.80° S 82°37'49" W
L-14	24.57° N 53°35'43" W
L-15	68.40° S 01°51'02" E
L-16	9.85° S 64°21'56" W
L-17	56.92° N 10°41'48" W
L-18	30.55° N 07°40'39" W
L-19	29.43° N 84°52'45" W
L-20	30.47° S 53°08'35" W
L-21	46.50° S 53°08'48" W
L-22	49.68° S 67°38'44" W
L-23	41.69° S 65°20'15" W
L-24	59.78° S 87°55'18" W
L-25	63.94° N 82°13'35" W
L-26	71.12° S 83°12'36" W
L-27	35.91° N 89°10'48" W
L-28	36.88° N 72°28'12" W
L-29	49.67° N 72°28'12" W
L-30	62.17° N 81°48'56" W
L-31	48.57° N 88°49'48" W
L-32	41.06° S 69°09'45" W
L-33	38.02° S 64°39'59" W
L-34	41.26° S 73°36'15" W
L-35	46.48° S 65°39'26" W
L-36	45.06° S 52°55'42" W
L-37	51.3° S 24°21'26" W
L-38	49.61° S 35°49'29" W
L-39	45.80° S 52°58'55" W
L-40	52.68° S 50°45'15" W
L-41	51.53° S 53°50'56" W
L-42	49.00° S 71°34'2" W
L-43	37.50° S 59°24'21" W
L-44	44.91° S 58°58'31" W
L-45	50.80° S 65°57'28" W
L-46	40.86° S 53°52'51" W
L-47	86.85° S 51°03'59" W
L-48	20.86° N 53°54'15" W
L-49	41.82° S 49°56'38" W
L-50	73.39° S 18°47'01" W
L-51	46.25° S 01°22'17" W
L-52	23.89° S 02°28'40" E
L-53	65.79° S 08°45'30" E
L-54	50.72° S 43°00'19" E
L-55	34.16° S 46°31'32" E
L-56	44.03° S 12°37'32" E
L-57	21.51° S 33°03'25" W
L-58	84.37° S 03°34'07" W
L-59	54.62° S 00°58'08" E
L-60	57.98° S 78°44'58" W
L-61	46.13° N 65°31'01" W
L-62	54.78° N 56°05'27" W
L-63	63.74° S 80°35'02" W

LINE DATA	
#	TANGENT BEARING
L-64	63.57° S 74°42'29" W
L-65	56.86° N 81°24'43" W
L-66	43.76° N 76°22'37" W
L-67	25.08° S 88°34'50" W
L-68	15.72° S 79°02'44" W
L-69	50.44° S 23°46'56" E
L-70	32.26° S 21°59'49" E
L-71	44.83° S 15°11'00" W
L-72	58.56° S 19°39'37" E
L-73	48.52° S 20°21'05" E
L-74	31.07° S 54°30'38" E
L-75	31.68° S 47°02'13" E
L-76	27.29° S 64°46'52" E
L-77	25.59° S 69°44'00" E
L-78	35.36° N 23°49'24" W
L-79	38.02° N 43°34'56" W
L-80	87.02° N 47°07'27" W
L-81	57.64° N 27°40'27" W
L-82	42.75° N 33°11'35" W
L-83	52.92° N 62°31'21" W
L-84	63.30° N 36°14'02" W
L-85	61.65° N 36°36'49" W
L-86	44.87° N 16°44'10" W
L-87	55.41° N 17°42'09" W
L-88	72.32° N 54°33'09" W
L-89	48.58° N 22°37'02" W
L-90	52.23° N 25°48'20" W
L-91	64.23° N 12°21'17" W
L-92	59.94° N 04°18'39" E
L-93	40.79° N 10°06'39" E
L-94	38.02° N 07°13'04" W
L-95	33.96° N 05°53'31" E
L-96	94.23° N 29°26'35" W
L-97	57.55° N 11°59'38" W
L-98	32.66° N 79°29'56" W
L-99	15.00° N 79°29'

SHEET INDEX



OAKBROOK
 A SUBDIVISION OF PART OF SECTIONS 1, 12 AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A PLAT OF A PORTION OF PRAIRIE CREEK IV, AS RECORDED IN MAP BOOK 14, PAGES 13-15, SECTIONS 1 AND 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST. ST. JOHNS COUNTY, FLORIDA.

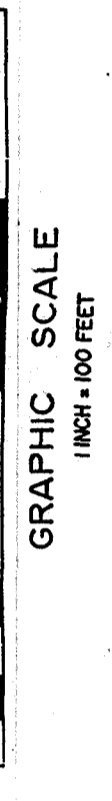
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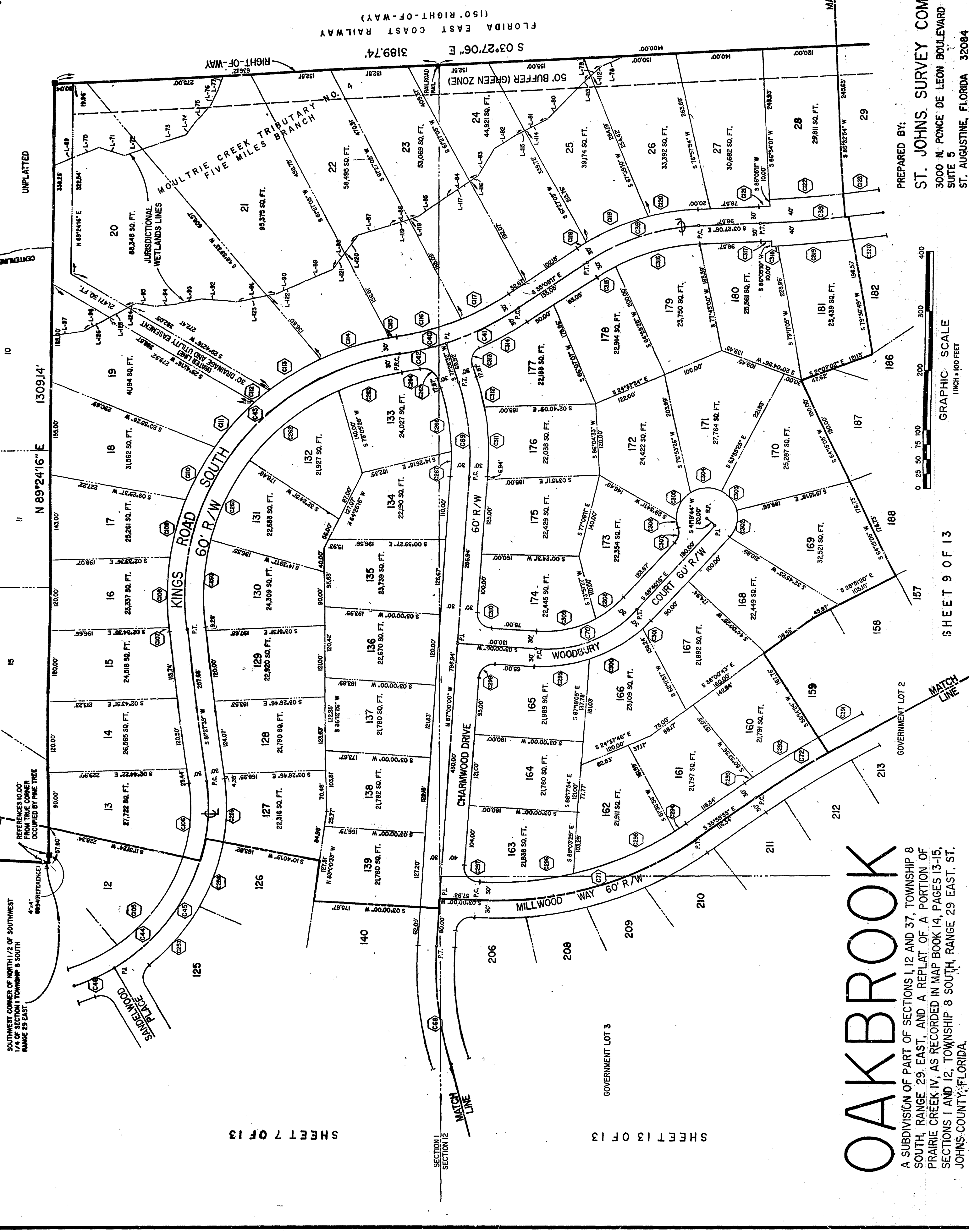


OAKBROOK

A SUBDIVISION OF PART OF SECTIONS 1, 12 AND 37, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND A REPLAT OF A PORTION OF PRAIRIE CREEK IV, AS RECORDED IN MAP BOOK 14, PAGES 13-15, SECTIONS 1 AND 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

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SOUTHWEST CORNER OF NORTH 1/2 OF SOUTHWEST 1/4 OF SECTION 1 TOWNSHIP 8 SOUTH RANGE 29 EAST
 6.44' (REMARKS)
 REFERENCES 10.00' FROM TRUNK CORNER OCCUPIED BY PINE TREE

UNPLATTED
 CENTURINE OF CREEK

FLORIDA EAST COAST RAILWAY (150' RIGHT-OF-WAY)

50' BUFFER (GREEN ZONE)
 3189.74' E
 S 03°27'06" E

GOVERNMENT LOT 2
 GOVERNMENT LOT 3

WOODBURY
 COURT 60' R/W

MILLWOOD WAY
 CHARWOOD DRIVE

KINGS ROAD SOUTH
 60' R/W

JURISDICTIONAL WETLANDS LINES
 MOULTRIE CREEK TRIBUTARY FIVE MILES BRANCH

RIGHT-OF-WAY
 3189.74'

SECTION 1
 SECTION 2
 SECTION 3

SECTION 7 OF 13
 SECTION 13 OF 13

SECTION 13 OF 13

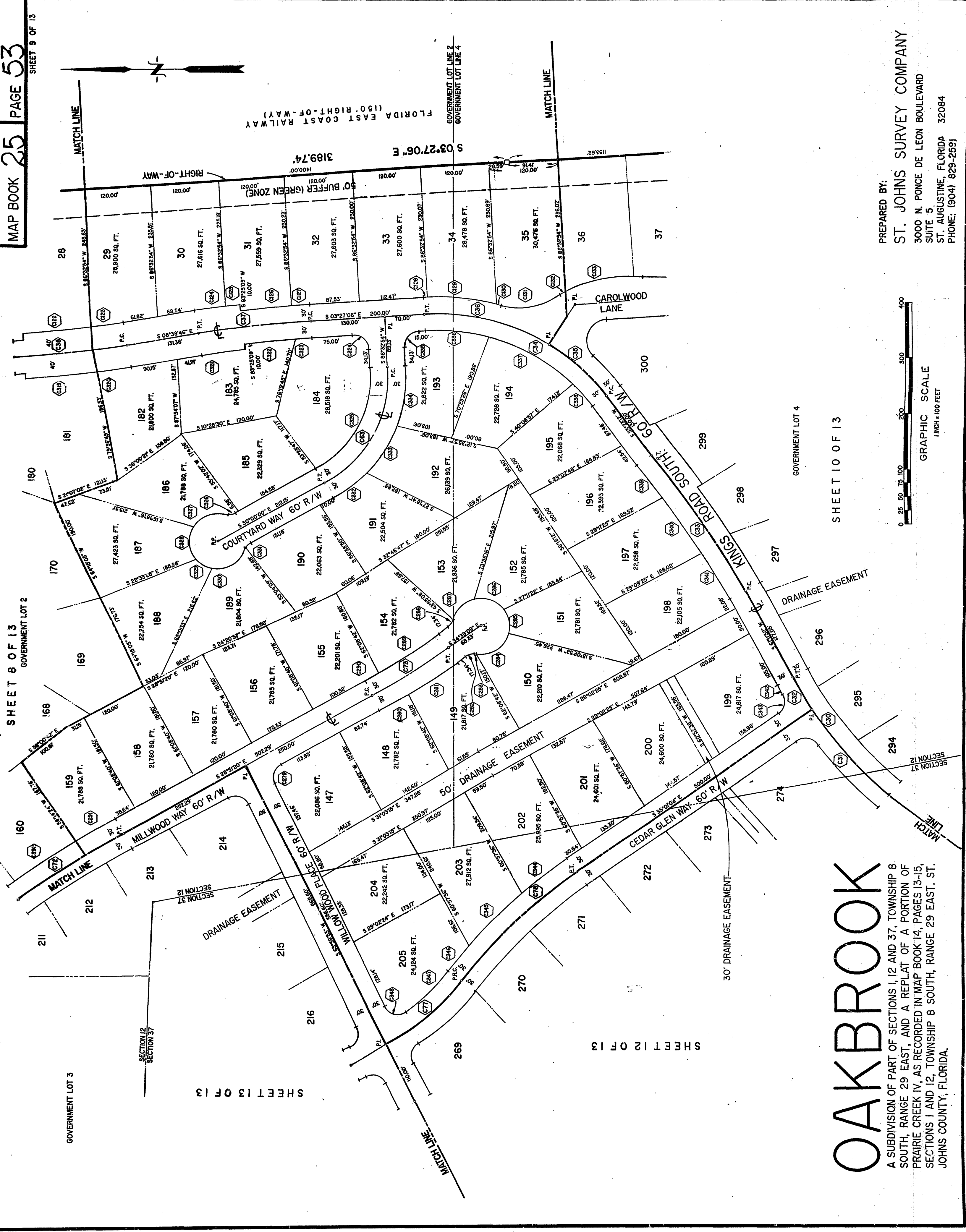
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125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

GRAPHIC SCALE
 1 INCH = 100 FEET

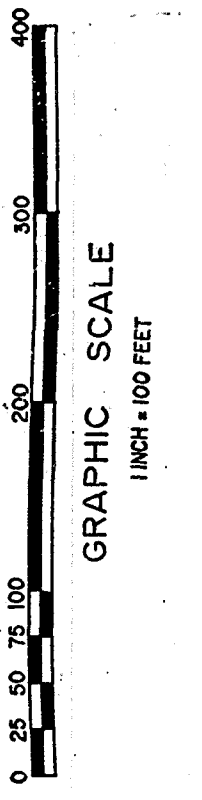
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SHEET 10 OF 13

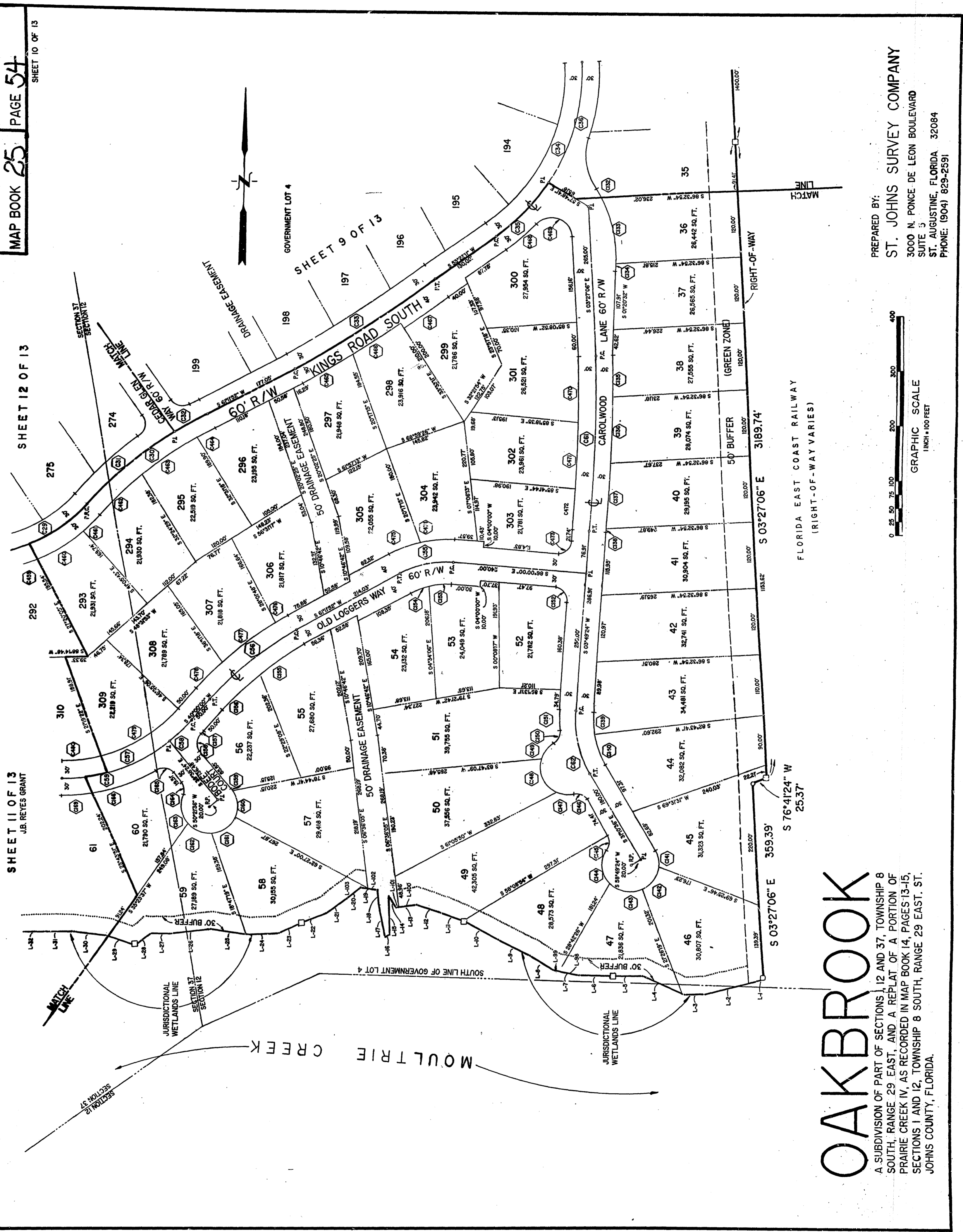
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SHEET 12 OF 13

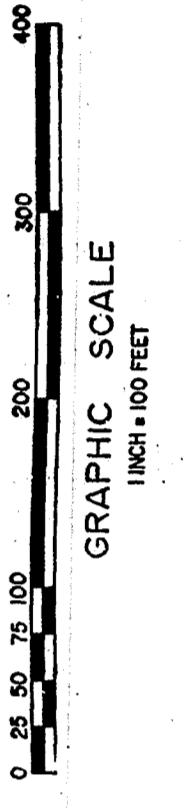
SHEET 13 OF 13



OAKBROOK

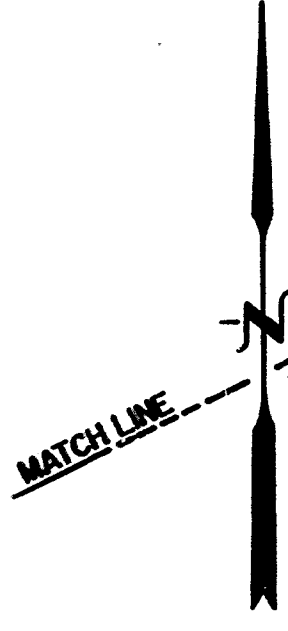
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FLORIDA EAST COAST RAILWAY
(RIGHT-OF-WAY VARIES)

S 03°27'06" E 3189.74'
S 03°27'06" E 359.39'
S 76°41'24" W 25.37'



LONE WOLF TRAIL (66' R/W)

J.B. REYES GRANT

PRAIRIE CREEK III
MAP BOOK 13, PAGES 92-95

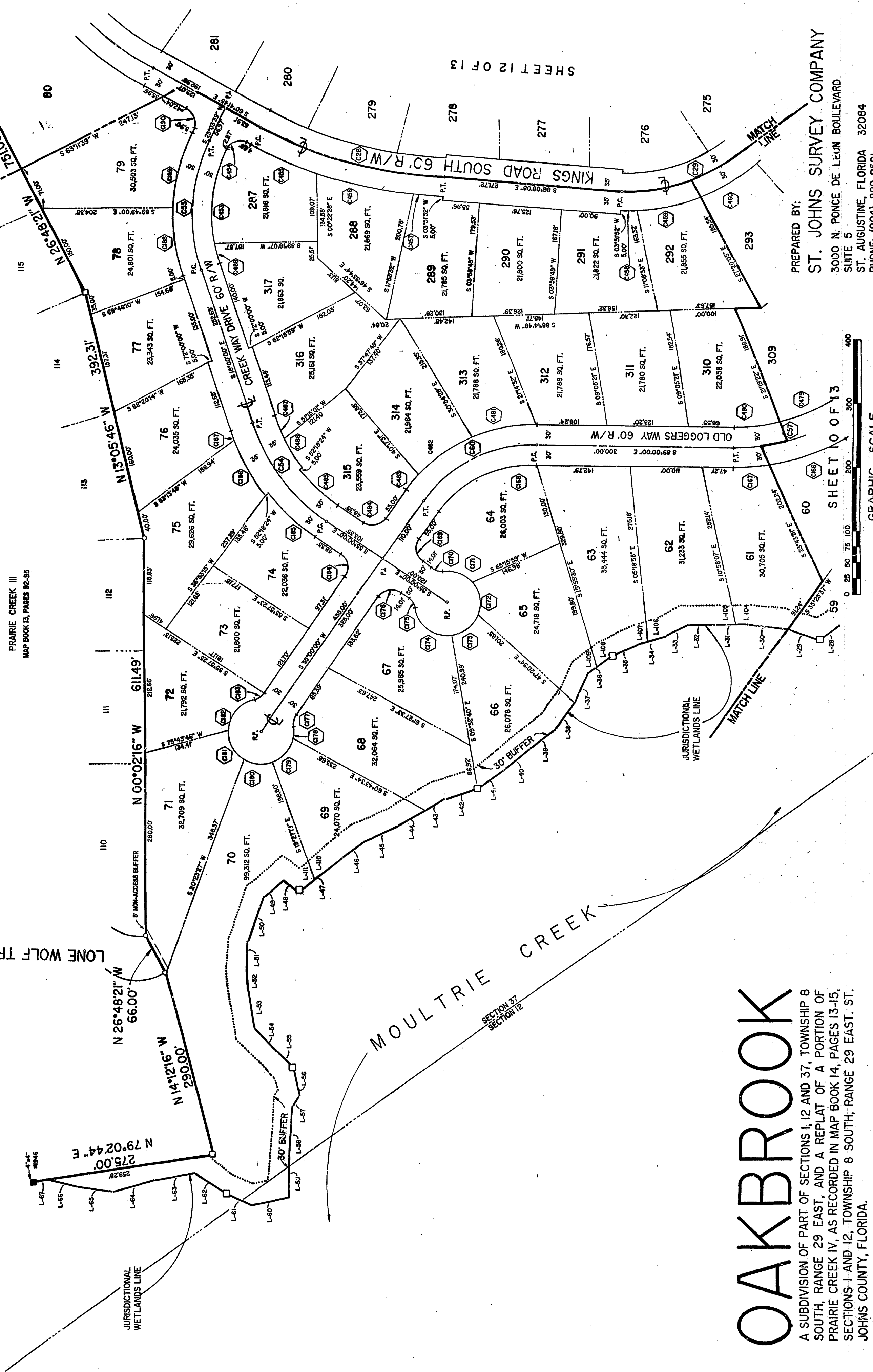
N 79°02'44" E
275.00

N 14°12'16" W
290.00

N 00°02'16" W
611.49

N 13°05'46" W
392.31

N 26°48'21" W
66.00



MOULTRIE CREEK

SECTION 37
SECTION 12

OAKBROOK

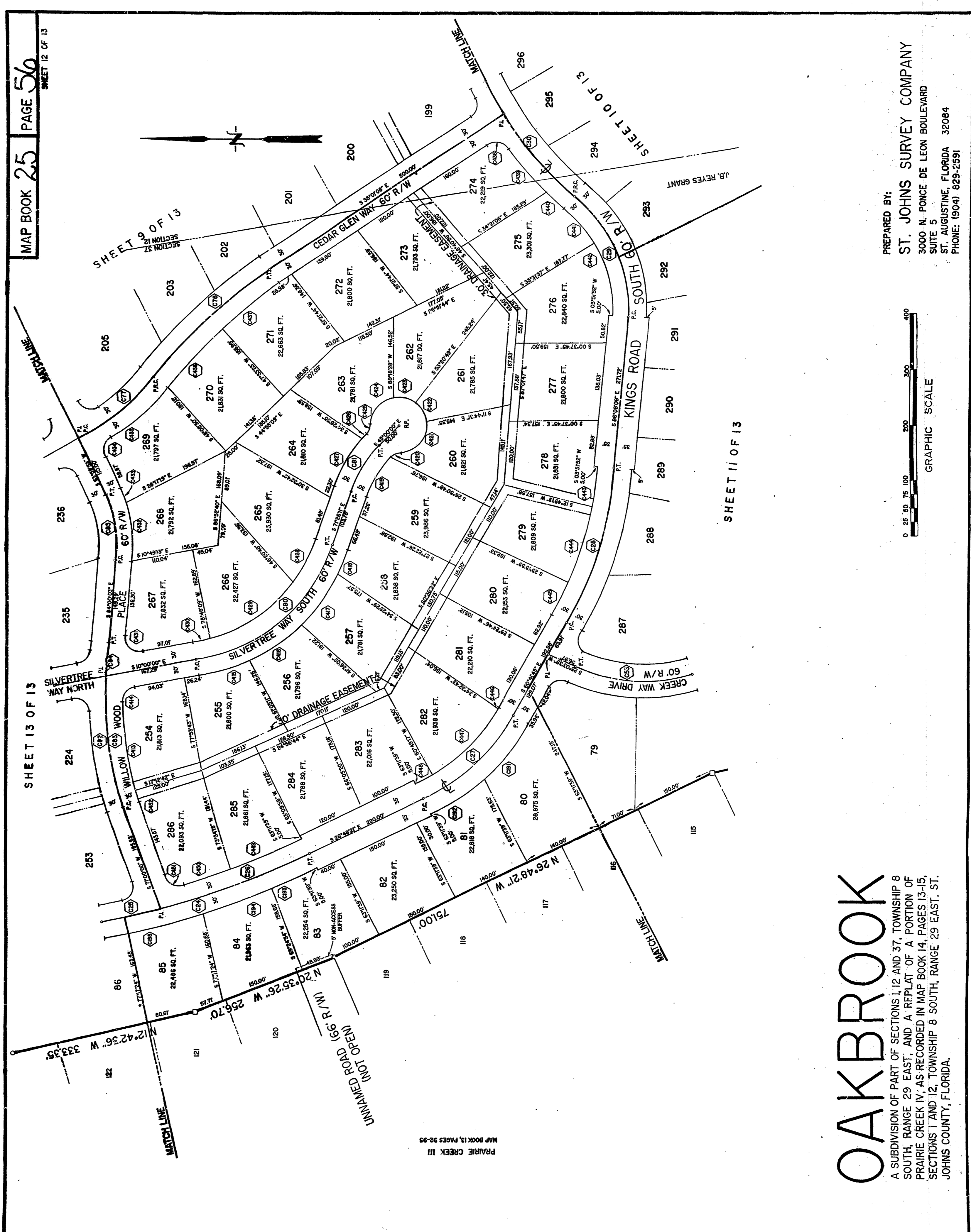
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SHEET 10 OF 13

GRAPHIC SCALE
1 INCH = 100 FEET

SHEET 12 OF 13

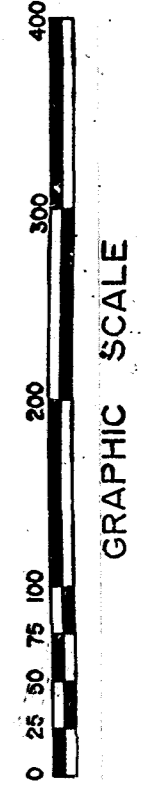


MAP BOOK 13, PAGES 92-95
PRAIRIE CREEK III

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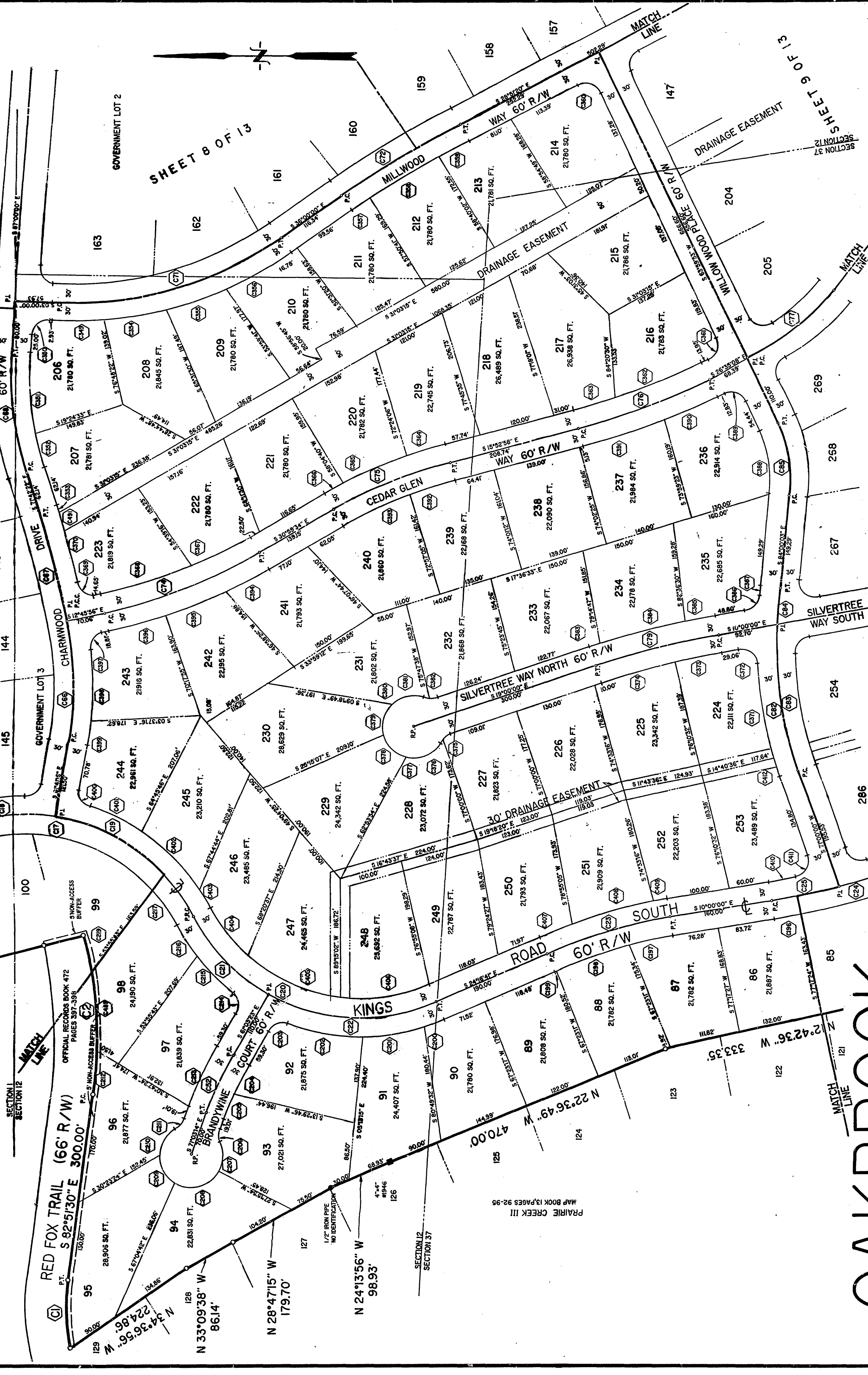
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SHEET 11 OF 13

SHEET 9 OF 13

SHEET 10 OF 13

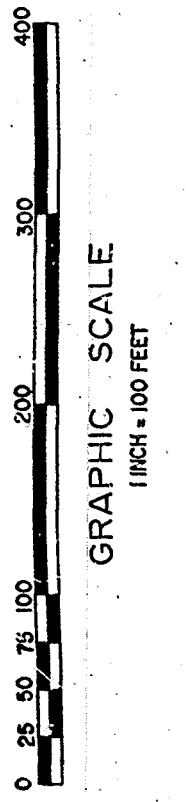


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