

PARCEL #1 (PART OF PARCEL 6-B AND 6-C MATANZAS SHORES)

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 38, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BEING A PORTION OF THE "SUBDIVISION PLAT SECTION 88, PALM COAST" RECORDED IN MAP BOOK 26, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; A POINT OF REFERENCE BEING THE INTERSECTION OF THE SOUTHERLY LINE OF SAID GOVERNMENT SECTION 38 EXTENDED WESTERLY TO THE EASTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (500' RIGHT-OF-WAY); THENCE NORTH 17°14'46" WEST ALONG SAID RIGHT-OF-WAY 551.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF "WILLOW WOODS SUBDIVISION" RECORDED IN MAP BOOK 5, PAGE 76, THENCE DEPARTING SAID INTRACOASTAL WATERWAY NORTH 69°39'06" EAST ALONG THE COMMON BOUNDARY OF SAID "WILLOW WOODS" AND SAID "SECTION 88, PALM COAST" 3024.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (180' RIGHT-OF-WAY), SAID POINT BEING ON A CURVE, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY 585.77 FEET ALONG A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A CENTRAL ANGLE OF 28°21'53", A RADIUS OF 1183.24' FEET, A CHORD BEARING OF NORTH 27°12'50" WEST AND A CHORD DISTANCE OF 579.81 FEET TO A POINT OF TANGENCY, THENCE NORTH 41°23'47" WEST ALONG SAID RIGHT-OF-WAY 875.00 FEET, THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 48°36'13" EAST 180.00 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 593.85 FEET ALONG A CURVE TO THE RIGHT (CONCAVE EASTERLY) HAVING A CENTRAL ANGLE OF 28°45'22", A RADIUS OF 1183.24 FEET, A CHORD BEARING OF NORTH 27°01'06" WEST AND A CHORD DISTANCE OF 587.64 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE NORTH 69°38'32" EAST 433.52 FEET, THENCE SOUTH 65°21'28" EAST 106.70 FEET, THENCE NORTH 69°38'32" EAST 58.53 FEET, THENCE SOUTH 20°21'28" EAST 600.44 FEET, THENCE SOUTH 69°38'32" WEST 55.09 FEET, THENCE SOUTH 17°25'35" WEST 60.85 FEET, THENCE SOUTH 50°22'12" WEST 329.63 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, THENCE NORTH 41°23'47" WEST 266.89 FEET TO THE POINT OF BEGINNING, excepting therefrom the following described parcel.

POOL SITE (PART OF PARCEL 6-B AND 6-C MATANZAS SHORES)

A PARCEL OF LAND LYING IN GOVERNMENT SECTION 38, TOWNSHIP 10 SOUTH, RANGE 31 EAST, BEING A PORTION OF THE "SUBDIVISION PLAT SECTION 88, PALM COAST" RECORDED IN MAP BOOK 26, PAGES 4 AND 5 OF THE PUBLIC RECORDS OF FLAGLER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; A POINT OF REFERENCE BEING THE INTERSECTION OF THE SOUTHERLY LINE OF SAID GOVERNMENT SECTION 38 EXTENDED WESTERLY TO THE EASTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY (500' RIGHT-OF-WAY); THENCE NORTH 17°14'46" WEST ALONG SAID RIGHT-OF-WAY 551.91 FEET TO A POINT BEING THE NORTHWEST CORNER OF "WILLOW WOODS SUBDIVISION" RECORDED IN MAP BOOK 5, PAGE 76, THENCE DEPARTING SAID INTRACOASTAL WATERWAY NORTH 69°39'06" EAST ALONG THE COMMON BOUNDARY OF SAID "WILLOW WOODS" AND SAID "SECTION 88, PALM COAST" 3024.54 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (180' RIGHT-OF-WAY), SAID POINT BEING ON A CURVE, THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY 585.77 FEET ALONG A CURVE TO THE LEFT (CONCAVE WESTERLY) HAVING A CENTRAL ANGLE OF 28°21'53", A RADIUS OF 1183.24' FEET, A CHORD BEARING OF NORTH 27°12'50" WEST AND A CHORD DISTANCE OF 579.81 FEET TO A POINT OF TANGENCY, THENCE NORTH 41°23'47" WEST ALONG SAID RIGHT-OF-WAY 875.00 FEET, THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE NORTH 48°36'13" EAST 180.00 FEET TO A POINT OF CURVATURE ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD A-1-A, THENCE NORTHERLY ALONG SAID RIGHT-OF-WAY 593.85 FEET ALONG A CURVE TO THE RIGHT (CONCAVE EASTERLY) HAVING A CENTRAL ANGLE OF 28°45'22", A RADIUS OF 1183.24 FEET, A CHORD BEARING OF NORTH 27°01'06" WEST AND A CHORD DISTANCE OF 587.64 FEET, THENCE DEPARTING SAID RIGHT-OF-WAY AND CURVE NORTH 69°38'32" EAST 433.52 FEET, THENCE SOUTH 65°21'28" EAST 106.70 FEET, THENCE NORTH 69°38'32" EAST 58.53 FEET, THENCE SOUTH 20°21'28" EAST 525.14 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 43°57'43" WEST 100.61 FEET, THENCE SOUTH 09°11'14" EAST 47.91 FEET, THENCE SOUTH 35°57'32" EAST 123.49 FEET, THENCE SOUTH 58°44'28" EAST 42.43 FEET, THENCE NORTH 69°45'59" EAST 40.40 FEET, THENCE NORTH 20°21'28" WEST 242.89 FEET TO THE POINT OF BEGINNING.