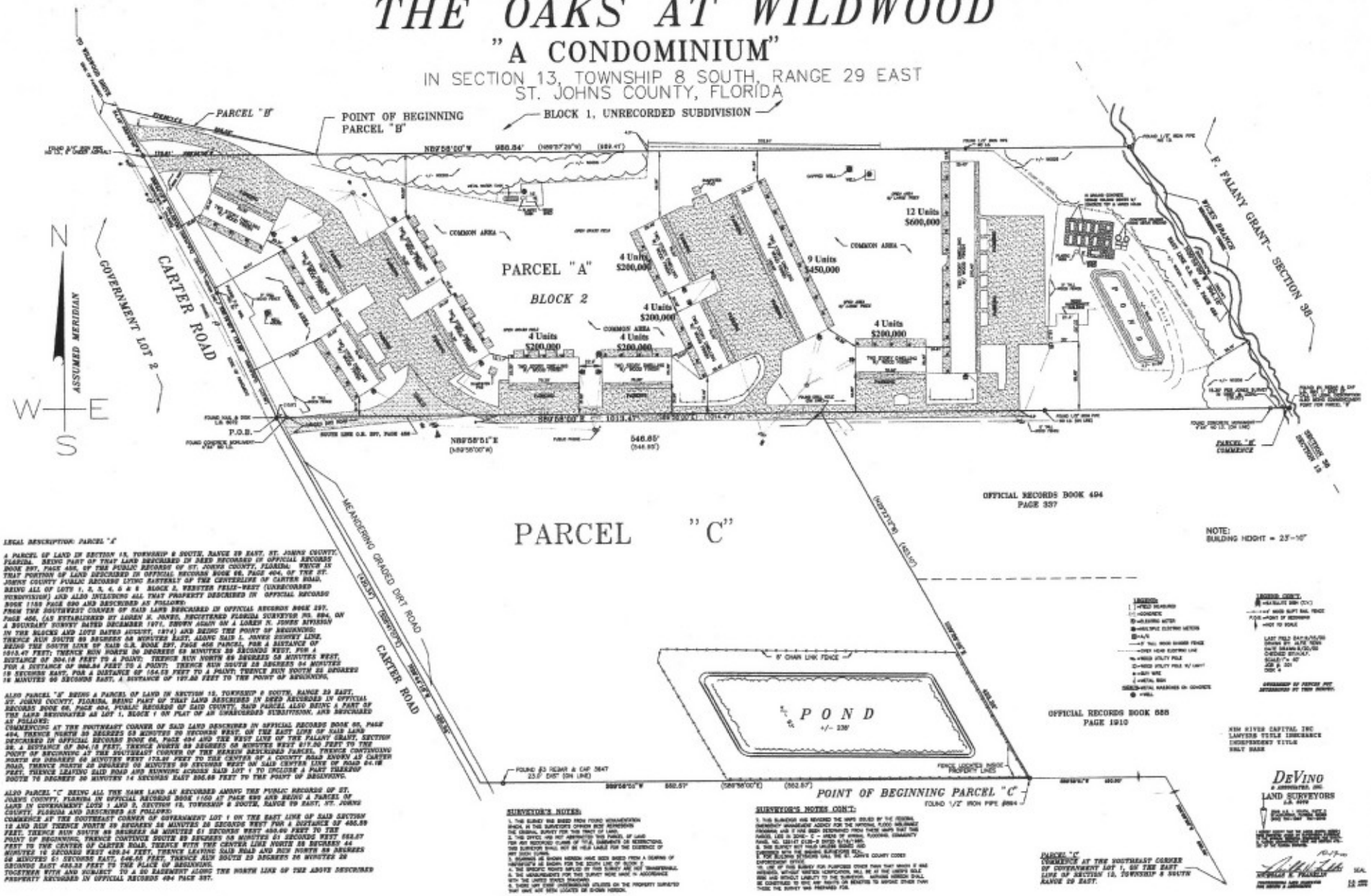
THE OAKS AT WILDWOOD

"A CONDOMINIUM"

IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA



LEGAL DESCRIPTION: PARCEL "A"

A PARCEL OF LAND IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. BEING PART OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 597, PAGE 488, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; WHICH IS THAT PORTION OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 404, OF THE ST. JOHNS COUNTY PUBLIC RECORDS LYING EASTERLY OF THE CENTERLINE OF CARTER ROAD, BEING ALL OF LOTS 1, 2, 3, 4, 5 & 6 BLOCK 2, WEBSTER FELIX-WEST (UNRECORDED SUBDIVISION) AND ALSO INCLUDING ALL THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1150 PAGE 690 AND DESCRIBED AS FOLLOWS:
FROM THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 597, PAGE 488, (AS ESTABLISHED BY LOREN H. JONES, REGISTERED FLORIDA SURVEYOR NO. 894, ON A BOUNDARY SURVEY DATED DECEMBER 1971, SHOWN AGAIN ON A LOREN H. JONES DIVISION IN THE BLOCKS AND LOTS DATED AUGUST, 1974) AND BEING THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 58 MINUTES EAST, ALONG SAID L. JONES SURVEY LINE, BEING THE SOUTH LINE OF SAID O.R. BOOK 597, PAGE 488 PARCEL, FOR A DISTANCE OF 1013.41 FEET; THENCE RUN NORTH 30 DEGREES 00 MINUTES 00 SECONDS WEST, FOR A DISTANCE OF 304.18 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 58 MINUTES WEST, FOR A DISTANCE OF 980.84 FEET TO A POINT; THENCE RUN SOUTH 23 DEGREES 04 MINUTES 15 SECONDS EAST, FOR A DISTANCE OF 154.53 FEET TO A POINT; THENCE RUN SOUTH 22 DEGREES 18 MINUTES 00 SECONDS EAST; A DISTANCE OF 197.80 FEET TO THE POINT OF BEGINNING.

ALSO PARCEL "B" BEING A PARCEL OF LAND IN SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 68, PAGE 404, PUBLIC RECORDS OF SAID COUNTY, SAID PARCEL ALSO BEING A PART OF THE LAND DESIGNATED AS LOT 1, BLOCK 1 ON PLAT OF AN UNRECORDED SUBDIVISION, AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 404, THENCE NORTH 30 DEGREES 03 MINUTES 00 SECONDS WEST, ON THE EAST LINE OF SAID LAND DESCRIBED IN OFFICIAL RECORDS BOOK 68, PAGE 404 AND THE WEST LINE OF THE FALANY GRANT, SECTION 36, A DISTANCE OF 304.18 FEET, THENCE NORTH 89 DEGREES 58 MINUTES WEST 917.50 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES WEST 172.00 FEET TO THE CENTER OF A COUNTY ROAD KNOWN AS CARTER ROAD; THENCE NORTH 22 DEGREES 18 MINUTES 00 SECONDS WEST ON SAID CENTER LINE OF ROAD 64.18 FEET; THENCE LEAVING SAID ROAD AND RUNNING ACROSS SAID LOT 1 TO INCLUDE A PART THEREOF SOUTH 70 DEGREES 30 MINUTES 14 SECONDS EAST 206.00 FEET TO THE POINT OF BEGINNING.

ALSO PARCEL "C" BEING ALL THE SAME LAND AS RECORDED AMONG THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1150 AT PAGE 690 AND BEING A PARCEL OF LAND IN GOVERNMENT LOTS 1 AND 2, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1 ON THE EAST LINE OF SAID SECTION 13 AND RUN THENCE NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 480.89 FEET, THENCE RUN SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST 480.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89 DEGREES 58 MINUTES 51 SECONDS WEST 552.57 FEET TO THE CENTER OF CARTER ROAD, THENCE WITH THE CENTER LINE NORTH 22 DEGREES 44 MINUTES 18 SECONDS WEST 480.54 FEET, THENCE LEAVING SAID ROAD AND RUN NORTH 89 DEGREES 58 MINUTES 51 SECONDS EAST, 546.85 FEET, THENCE RUN SOUTH 23 DEGREES 36 MINUTES 28 SECONDS EAST 480.28 FEET TO THE PLACE OF BEGINNING.
TOGETHER WITH AND SUBJECT TO A 20 EASEMENT ALONG THE NORTH LINE OF THE ABOVE DESCRIBED PROPERTY RECORDED IN OFFICIAL RECORDS 494 PAGE 337.

SURVEYOR'S NOTES:

1. THE SURVEY WAS MADE FROM FOUND MONUMENTATION SHOWN. IN THE SURVEYOR'S OPINION MOST REPRESENTS THE ORIGINAL SURVEY FOR THE TRACT OF LAND.
2. THIS OFFICE, AND NOT ABSTRACTED THIS PARCEL OF LAND FOR ANY RECORDED CLAIMS OF TITLE, EASEMENTS OR RESTRICTIONS. THIS SURVEYOR SHALL NOT BE HELD LIABLE FOR THE EVIDENCE OF ANY SUCH CLAIMS.
3. BEARINGS AS SHOWN HEREON HAVE BEEN BASED FROM A BEARING OF (N89°58'00"W) AS SHOWN FOR THE SOUTH LINE OF BLOCK 2.
4. THE SPECIFIC RIGHTS IMPLIED BY THIS SURVEY ARE NOT TRANSFERABLE.
5. THE MEASUREMENTS FOR THIS SURVEY WERE MADE IN ACCORDANCE WITH THE UNITED STATES STANDARD.
6. THERE ARE NO VISIBLE UNDERGROUND UTILITIES ON THE PROPERTY SURVEYED THAT HAVE NOT BEEN LOCATED OR SHOWN HEREON.

SURVEYOR'S NOTES CONT:

1. THIS SURVEYOR HAS REVIEWED THE MAPS ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE NATIONAL FLOOD INSURANCE PROGRAM, AND IT HAS BEEN DETERMINED FROM THESE MAPS THAT THE PARCEL LIES IN ZONE: C - AREA OF MINIMAL FLOODING, COMMUNITY PANEL NO. 120141 0125-J DATED 12/18/1985.
2. THE SURVEY MUST BEAR LIVELIER SEALED HERE.
3. ANY ALTERATIONS MADE TO THIS SURVEY WILL BE IN ACCORDANCE WITH THE ST. JOHNS COUNTY CODE OF ORDINANCES.
4. THE USE OF THIS SURVEY FOR PURPOSES OTHER THAN THAT WHICH IS HAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE THE SURVEY WAS PREPARED FOR.