

OFFICIAL RECORDS

Quit-Claim Deed

2

Made this 28th day of August, A. D. 19 91 BETWEEN MONUMENT LANDING PARTNERSHIP and MONUMENT LANDING PARTNERSHIP II

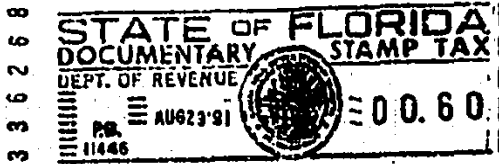
of the County of Duval, State of Florida, parties of the first part, and MONUMENT LANDING PARTNERSHIP, a Florida general partnership whose post office address is 3901 Monument Road, Jacksonville, Fla. 32225 of the County of Duval, State of Florida, party of the second part,

WITNESSETH: that the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) Dollars, in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, have remised, released and quit-claimed, and by these presents do remise, release and quit-claim unto the said party of the second part, and its heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Duval, State of Florida, to-wit:

Legal description attached as Exhibit "A" hereto and by this reference made a part hereof

This instrument prepared under the supervision of Wayland T. Coppedge, III 3901 Monument Road, Jacksonville, Florida 32225

Record and return to: Monument Landing Partnership, 3901 Monument Road Jacksonville, Florida 32225



TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said parties of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part, its heirs, successors and assigns forever.

In Witness Whereof, the said parties of the first part have hereunto set their hand and seal the day and year first above written. Signed and Sealed in Our Presence:

Elinore C. Cox
Kenneth L. Murray

MONUMENT LANDING PARTNERSHIP
MONUMENT LANDING PARTNERSHIP II
By: Wayland T. Coppedge, III, General Partner

STATE OF FLORIDA
COUNTY OF Duval

Before me personally appeared Wayland T. Coppedge, III, General Partner of Monument Landing Partnership & ... to me well known and known to me to be the individual described in and who executed the foregoing instrument, and acknowledged to and before me that he executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 28 day of August at Duval, County and State aforesaid.

Elinore C. Cox
Notary Public in and for the County and State Aforesaid
My Commission expires
Elinore C. Cox, Notary
NOTARY PUBLIC, STATE OF FLORIDA
My commission expires April 20, 1992

EXHIBIT "A"

A portion of the Francis Richard Grant, Section 39, Township 2 South, Range 24 East, 21st of Jacksonville, Duval County, Florida, being more particularly described as follows: BEGIN at the Northwest corner of Lot 2, River Point, as recorded in Plat Book 42, Pages 91, 91A, and 91B, of the current Public Records of said County, said corner is situated on a jurisdictional wetlands line; thence run in a Northwesterly direction along said line the following Seven (7), Courses and Distances: Course Number One (1), North 24°47'16" West, 77.21 feet; Course Number Two (2), North 13°33'47" East, 93.42 feet; Course Number Three (3), North 18°24'15" West, 96.93 feet; Course Number Four (4), North 07°54'46" West, 60.17 feet; Course Number Five (5), North 11°30'54" West, 78.04 feet; Course Number Six (6), North 47°07'27" East, 31.03 feet; Course Number Seven (7), North 49°17'56" West, 52.00 feet; thence North 69°16'19" West, departing from said jurisdictional wetlands line, 17.13 feet; thence North 20°50'03" East, 118.92 feet; thence North 69°09'57" West, 244.10 feet; thence South 20°50'03" West, 119.37 feet; thence North 69°16'19" West, 25.46 feet to a point intersecting with a portion of the aforesaid jurisdictional wetlands line, thence run in a Southwesterly direction along said line the following Six (6), Courses and Distances: Course Number One (1), South 53°00'37" West, 82.07 feet; Course Number Two (2), South 43°07'50" West, 69.54 feet; Course Number Three (3), South 63°39'45" West, 80.92 feet; Course Number Four (4), South 65°45'02" West, 93.23 feet; Course Number Five (5), North 79°37'28" West, 37.50 feet; Course Number Six (6), North 65°41'33" West, 93.94 feet; thence South 65°47'25" West, departing from said jurisdictional wetlands line, 359.40 feet; thence South 71°01'27" West, 195.07 feet; thence North 24°12'35" West, 112.56 feet to a point situate on a curve leading Southwesterly; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 1854.52 feet, an arc length of 188.38 feet, said arc being subtended by a chord bearing and distance of South 75°21'28" West, 188.29 feet to the point of tangency of said curve; thence South 78°16'04" West, 14.13 feet; thence South 11°43'56" East, 132.47 feet; thence South 64°01'46" West, 151.28 feet to a point intersecting with the aforesaid jurisdictional wetlands line; thence run in a Southwesterly direction along said line the following Four (4), Courses and Distances: Course Number One (1), South 50°35'22" West, 32.60 feet; Course Number Two (2), South 86°04'09" West, 25.54 feet; Course Number Three (3), South 87°27'59" West, 84.29 feet; Course Number Four (4), South 85°05'43" West, 73.00 feet; thence South 83°16'35" West, departing from said jurisdictional wetlands line, 87.89 feet; thence North 11°43'56" West, 123.81 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 25.00 feet, an arc length of 39.27 feet, said arc being subtended by a chord bearing and distance of North 33°16'04" East, 35.36 feet to a point on said curve; thence South 78°16'04" West, departing from said curve 153.68 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Northwesterly, and having a radius of 269.52 feet, an arc length of 155.33 feet, said arc being subtended by a chord bearing and distance of North 85°12'00" West, 153.39 feet to the point of tangency of said curve; thence North 68°40'05" West, 9.77 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Southeasterly and having a radius of 25.00 feet, an arc length of 38.76 feet, said arc being subtended by a chord bearing and distance of South 66°54'53" West, 34.19 feet to a point situate on a curve in the Easterly right-of-way line of Monument Road (a 120 foot right-of-way as now established), said curve is leading Northeastly; thence along and around the arc of the curve in said Easterly right-of-way line, said curve being concave Northwesterly and having a radius of 2924.79 feet, an arc length of 118.99 feet, said arc being subtended by a chord bearing and distance of North 21°19'55" East, 118.99 feet to a point situate on a curve leading Southeasterly; thence along and around the arc of the curve departing from said Easterly right-of-way line of Monument Road, said curve being concave Northeastly and having a radius of 25.00 feet, an arc length of 38.76 feet, said arc being subtended by a chord bearing and distance of South 24°15'03" East, 34.44 feet to the point of tangency of said curve; thence South 68°40'05" East, 10.65 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northeastly and having a radius of 320.06 feet, an arc length of 184.70 feet, said arc being subtended by a chord bearing and distance of South 85°12'00" East, 182.15 feet to the point of tangency of said curve; thence North 78°16'04" East, 522.81 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 1804.52 feet, an arc length of 392.97 feet, said arc being subtended by a chord bearing and distance of North 72°01'45" East, 392.20 feet to the point of tangency of said curve; thence North 55°47'25" East, 598.48 feet to the point of curvature of a curve leading to the right; thence along and around the arc of the curve, said curve being concave Southwesterly and having a radius of 386.74 feet, an arc length of 304.04 feet, said arc being subtended by a chord bearing and distance of North 80°18'44" East, 296.37 feet to the point of tangency of said curve; thence South 69°09'57" East, 295.42 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northwesterly and having a radius of 25.00 feet, an arc length of 49.13 feet, said arc being subtended by a chord bearing and distance of North 54°32'26" East, 41.59 feet to a point situate on a curve leading Southeasterly in the Westerly right-of-way line of Running River Road (a right-of-way of various widths), as shown on the aforementioned River Point plat; thence along and around the arc of the curve in said Westerly right-of-way line, said curve being concave Southeasterly and having a radius of 401.32 feet, an arc length of 127.81 feet, said arc being subtended by a chord bearing and distance of South 10°52'36" East, 127.27 feet to the point of tangency of said curve; thence South 20°00'00" East, 370.29 feet to the point of curvature of a curve leading to the left; thence along and around the arc of the curve, said curve being concave Northeastly and having a radius of 746.70 feet, an arc length of 34.86 feet, said arc being subtended by a chord bearing and distance of South 21°20'15" East, 34.86 feet to a point on said curve; thence South 52°04'07" West, departing from the Westerly right-of-way line of said Running River Road, 234.88 feet to the POINT OF BEGINNING.

91-0089171

91 AUG 29 AM 10:54

RECORDED AND INDEXED
DUVAL COUNTY FLA

RECORDS VERIFIED
J. J. FINE
CLERK